



Date: April 13, 2021

Subject: 2020 Building Permit Activity and Growth Monitoring

This bulletin provides a review of building permit activity across Waterloo Region in 2020, along with comparisons to previous years. It reflects data related to new construction, according to information contained on building permits issued by the Region’s seven Area Municipalities. Building permit activity is one indicator of the strength of the local economy, as well as a predictor of population and employment growth. Intensification rates are also monitored using building permits.

Summary

The total value of building permits issued for new construction in Waterloo Region was \$1.6 billion (Figure 1), 33 per cent above the ten-year average and only seven per cent shy of 2019’s record \$1.7 billion.

Figure 1. Summary of Building Permit Activity Change, 2019-2020

Sector	Total Change from 2019	Per cent Change from 2019	2020 Total
Residential	↓ -\$30.7 million	-2%	\$1.3 billion
	↓ -1,170 units	-19%	5,111 units
Industrial	↓ -\$136.1 million	-76%	\$41.9 million
	↓ -769,965 sq.ft.	-72%	298,984 sq.ft.
Commercial	↑ \$23.6 million	14%	\$194.6 million
	↓ -433,467 sq.ft.	-45%	524,452 sq.ft.
Institutional	↑ \$23.5 million	34%	\$92.9 million
	↑ 154,602 sq.ft.	99%	310,471 sq.ft.
Total	↓ -\$119.7 million	-7%	\$1.6 billion

A contributing factor to Waterloo Region’s continued strong residential growth during the COVID-19 pandemic is a combination of rapidly rising housing prices in the Greater Toronto Area and a widespread shift toward working remotely that allowed many workers to move further afield to more affordable mid-size cities and rural areas. The

value of residential building permits, at \$1.3 billion, was close to the Region’s peak value in 2019.

At 5,111 units, the number of new residential units was the third highest in the past thirty years, well over the ten-year average of 3,953 and thirty-year average of 3,364. Apartments remained the largest component of residential building permit activity, with the 3,243 apartments built in 2020 representing 63 per cent of all new units, while 973 new single-detached units comprised 19 per cent of the year’s total residential construction.

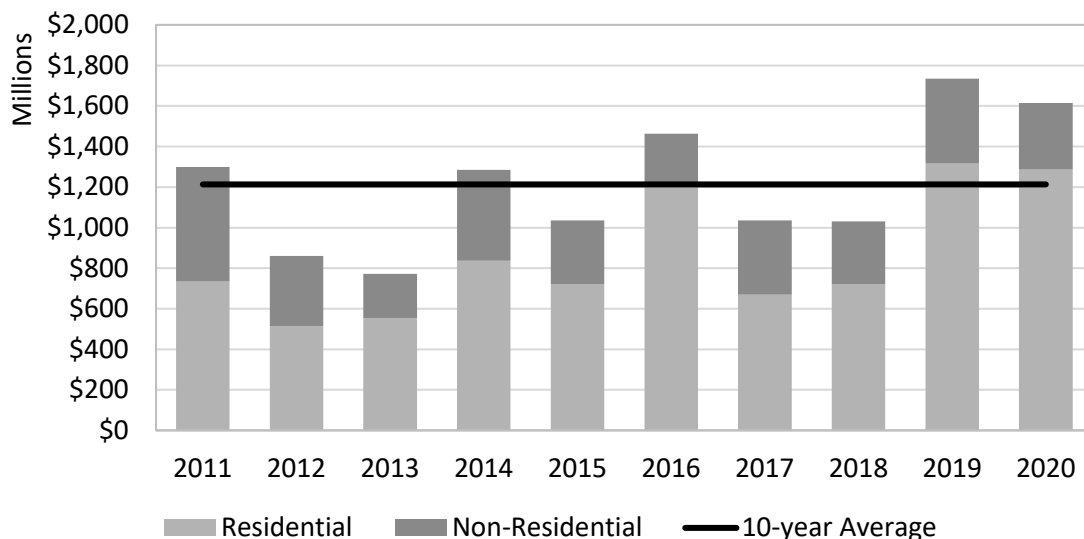
Non-residential building permits were issued for 1.1 million square feet of floor space in 2020, with a total value of \$329.3 million. While this represents a decrease from the 2.2 million square feet added in 2019, the value of new non-residential permits remained average as the value per square foot grew by more than half over 2019.

Total Value of New Building Permit Activity

Following a record year of building activity for Waterloo Region in 2019, and despite the COVID-19 pandemic in 2020, overall building activity remained strong for the year.

The total value of building permits issued in 2020 for new residential and non-residential buildings was \$1.6 billion (Figure 2), 33 per cent higher than the ten-year average of \$1.2 billion, and exceeded only by 2019’s permit value. Approximately 80 per cent of the total 2020 building permit value was associated with residential development (\$1.3 billion), while \$329.3 million came from the industrial, commercial and institutional (ICI) sectors.

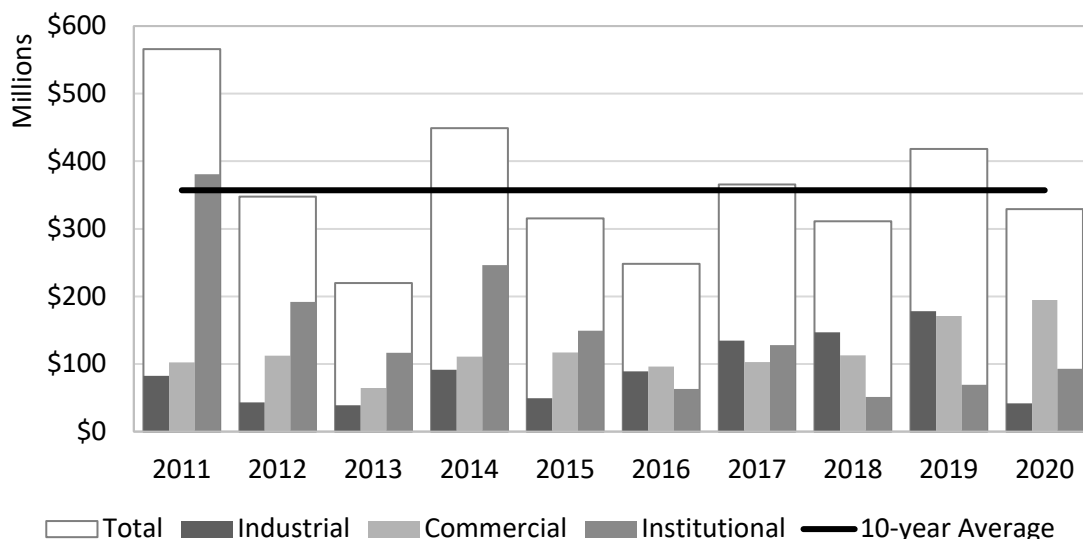
Figure 2. Total Value of New Building Permits, 2011-2020



New Building Permit Activity in the Non-Residential Sector

Non-residential building permit values tend to fluctuate from year-to-year by sector. The total value of non-residential permits issued in 2020 was \$329.3 million (Figure 3), not far from the ten-year average of \$357 million. Notably, almost half of the 2020 permit value came from a single commercial project – Breithaupt Block Phase III in midtown Kitchener. In the commercial and institutional sectors the year-over-year permit values increased by 14 per cent (from \$171.0 to \$194.6 million) and 34 per cent (from \$69.3 to \$92.9 million), respectively, while a 76 per cent decrease was observed in industrial permit values (from \$178.0 to \$41.9 million).

Figure 3. New Non-Residential Building Permit Value, by Sector, 2011-2020

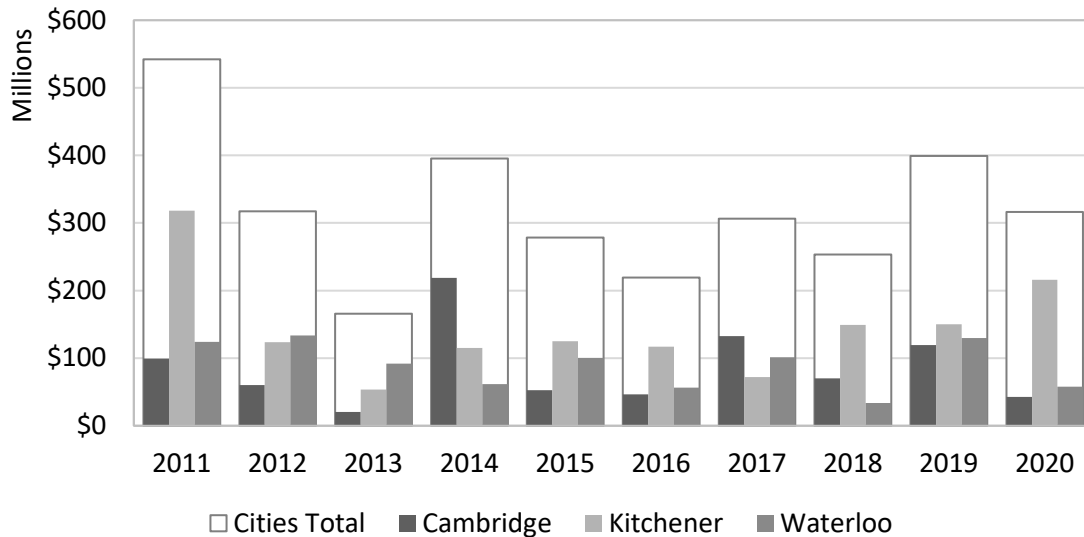


Attachment 1 lists the top 25 non-residential permits by construction value. The highest values for individual 2020 non-residential permits, by type, were:

- Industrial: \$12.5 million for a new food processing facility (Blendtek Ingredients) at 10 Goddard Crescent in northern Cambridge.
- Commercial: \$150 million for a new 11-storey office building (Breithaupt Block Phase III) at 20 Breithaupt Street in Midtown Kitchener.
- Institutional: \$16 million for a new Tartan Avenue Public Elementary School and Community Centre (WRDSB) at 80 Tartan Avenue in southwest Kitchener.

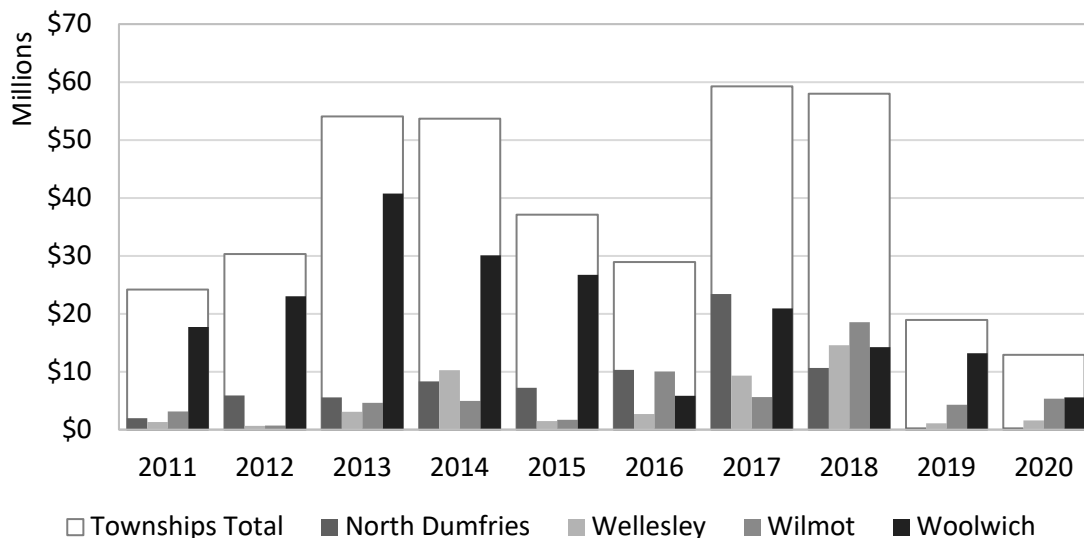
At an area municipal scale, year-over-year trends in non-residential building activity varied. The three cities – responsible for 96 per cent of the Region’s total non-residential value – saw a combined 21 per cent reduction in ICI building permit value, from \$399.3 million in 2019 to \$316.4 million in 2020 (Figure 4); this was driven by decreases in Cambridge and Waterloo. Conversely, Kitchener experienced its second best year on record for non-residential investment, with a \$65.7 million increase over 2019.

Figure 4. New Non-Residential Building Permit Value, by City, 2011-2020



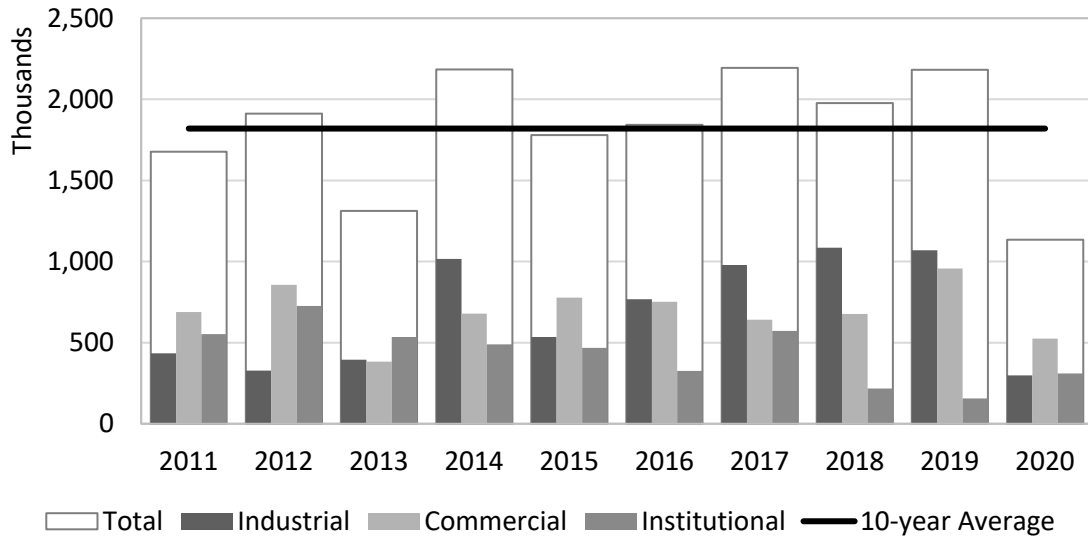
Three of the four townships saw modest, positive growth in non-residential activity from 2019 to 2020 (Figure 5): Wilmot (\$1.1 million or 25 per cent), Wellesley (\$510,000 or 46 per cent) and North Dumfries (\$25,000 or seven per cent). Woolwich, however, experienced a \$7.6 million (58 per cent) decrease in activity, leading to a combined township-wide decrease of \$6 million.

Figure 5. New Non-Residential Building Permit Value, by Township, 2011-2020



New non-residential floor space totalled 1.1 million square feet, about half the square footage added in 2019 (Figure 6). The industrial and commercial sectors both contributed to this trend, with respective 72 per cent and 45 per cent decreases. New institutional square footage, on the other hand, was nearly double the previous year. Of particular note is that the overall value per square foot of new ICI floor space increased by half, from \$192 per square foot in 2019 to \$290 per square foot in 2020.

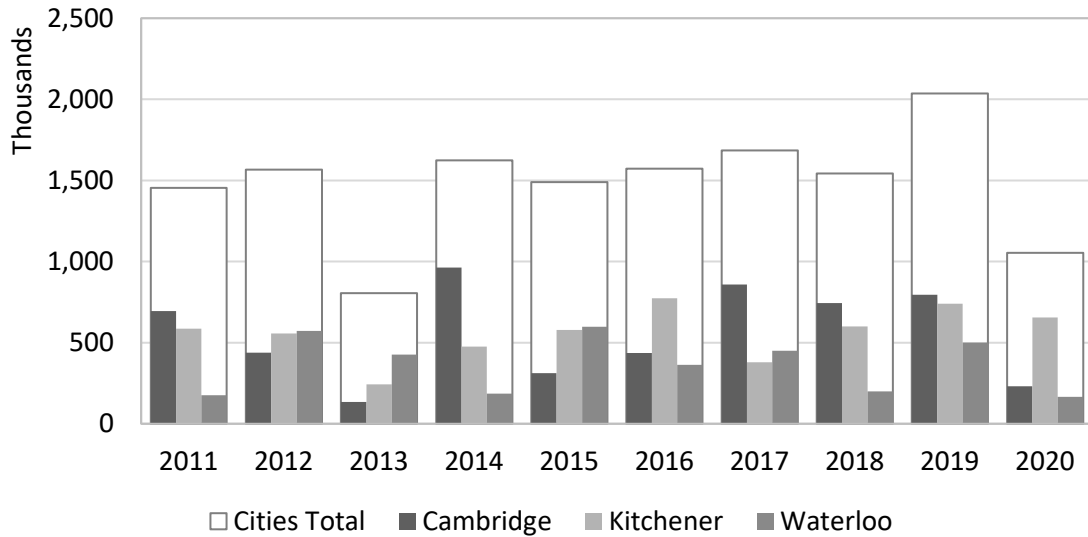
Figure 6. New Non-Residential Floor Space, by Sector, 2011-2020



The Region’s three cities accounted for 93 per cent of total new ICI floor space in 2020, (Figure 7). Cambridge had the largest year-over-year decrease in new floor space (down 71 per cent, or 63,086 square feet), followed by Waterloo (67 per cent decrease, down 335,031 square feet from 2019) and Kitchener (down 12 per cent, or 85,246 square feet). The highest square footage ICI permits issued in each of the cities in 2020 were:

- Kitchener: New 355,000 square foot, 11-storey office building (Breithaupt Block Phase III) at 20 Breithaupt Street in Midtown Kitchener.
- Cambridge: New 95,000 square foot food processing facility (Blendtek Ingredients) at 10 Goddard Crescent in northern Cambridge.
- Waterloo: New 30,000 square foot, two-storey pavilion with an elevated walkway to the adjacent Waterloo Memorial Recreation Complex at 101 Father David Bauer Drive in Uptown Waterloo.

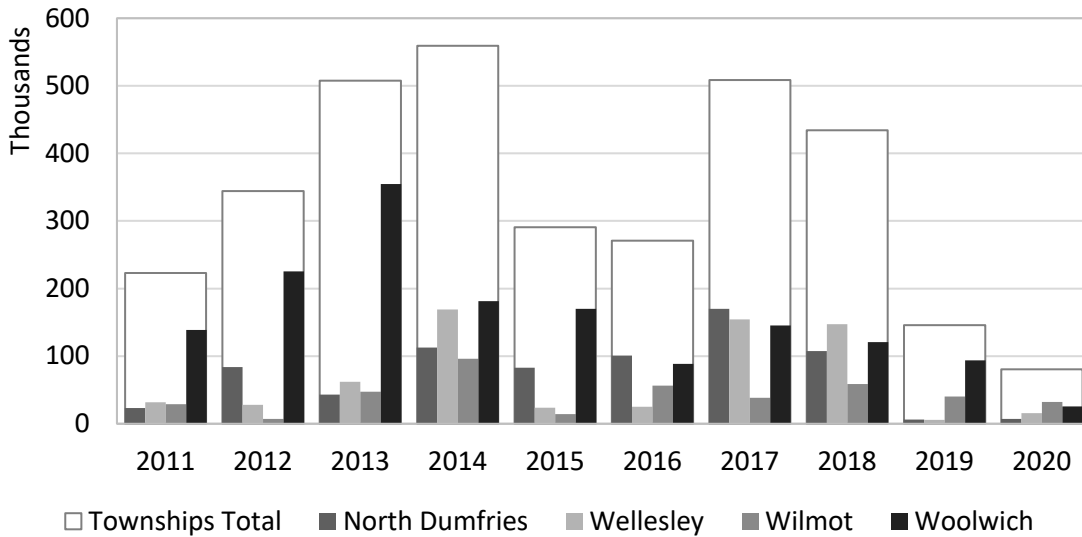
Figure 7. New Non-Residential Floor Space, by City, 2011-2020



The four townships combined for an overall 45 per cent decrease in new non-residential floor space, from 146,034 square feet in 2019 to 80,567 square feet (Figure 8). Wellesley and North Dumfries saw gains of 177 per cent (10,036 square feet) and 13 per cent (829 square feet), respectively, while Woolwich (down 73 per cent, or 68,102 square feet) and Wilmot (down 8,230 square feet, or 20 per cent) added less ICI space than the previous year. The individual ICI permits with the highest square footage in each of the townships were:

- Wilmot: New 27,000 square foot church building (Shantz Mennonite Church) at 2473 Erb's Road.
- Wellesley: New 16,000 square foot industrial building at 1019 Industrial Crescent in St. Clements.
- Woolwich: New 10,000 square foot industrial building at 7 Donway Court in Elmira.
- North Dumfries: 7,000 square foot addition to an existing industrial facility (Starbuck Transportation) at 260 Waydom Drive in the Highway 401/Regional Rd 97 Industrial Area.

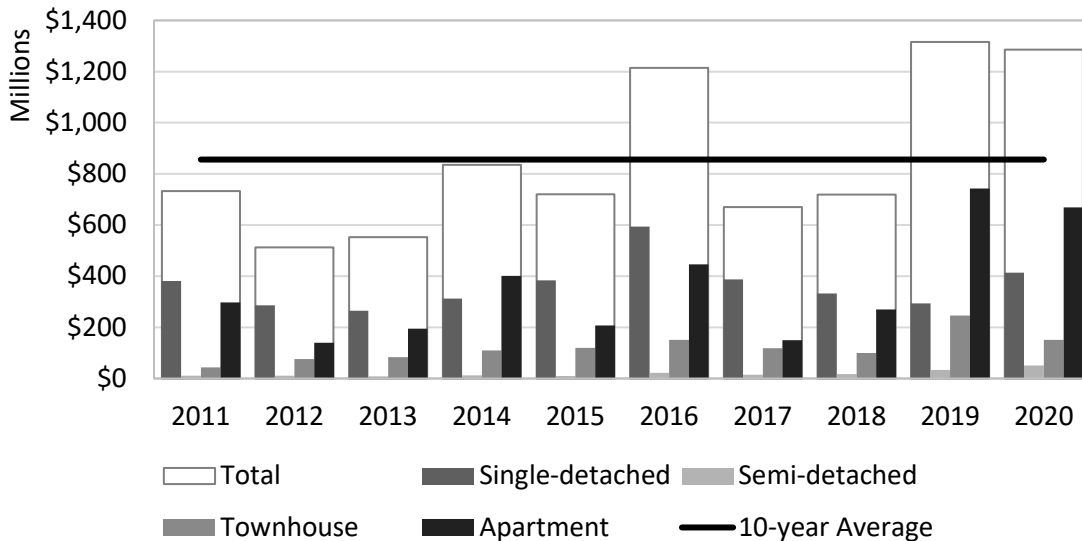
Figure 8. New Non-Residential Floor Space, by Township, 2011-2020



New Building Permit Activity in the Residential Sector

With \$1.3 billion in residential permits issued, 2020 was the second strongest year on record and 50 per cent higher than the ten-year average of \$856.1 million. Despite the COVID-19 pandemic and its widespread impacts on the economy, new residential construction in Waterloo Region was just two per cent short of the record-setting year of 2019 (Figure 9).

Figure 9. New Residential Building Permit Value, by Unit Type, 2011-2020

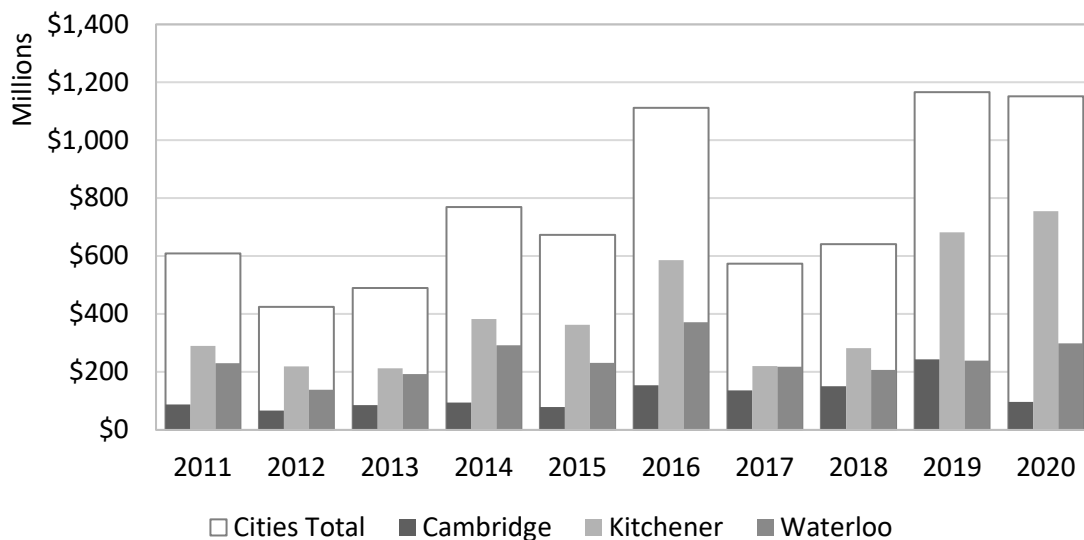


New apartment construction (\$669.2 million) was the primary contributor to residential value in 2020, with 52 per cent of the total. Overall, the value of new apartment units fell 10 per cent (\$73.3 million) year-over-year; however, this decrease in value was more than offset by a strong gain in single-detached permits, which increased by \$119.9

million or 41 per cent. The proportion of new residential value associated with single-detached units increased from 22 per cent last year to 32 per cent in 2020. Semi-detached dwellings and townhouses comprise the balance of residential construction; these saw a 54 per cent increase (\$17.9 million) and 39 per cent decrease (\$95.2 million), respectively.

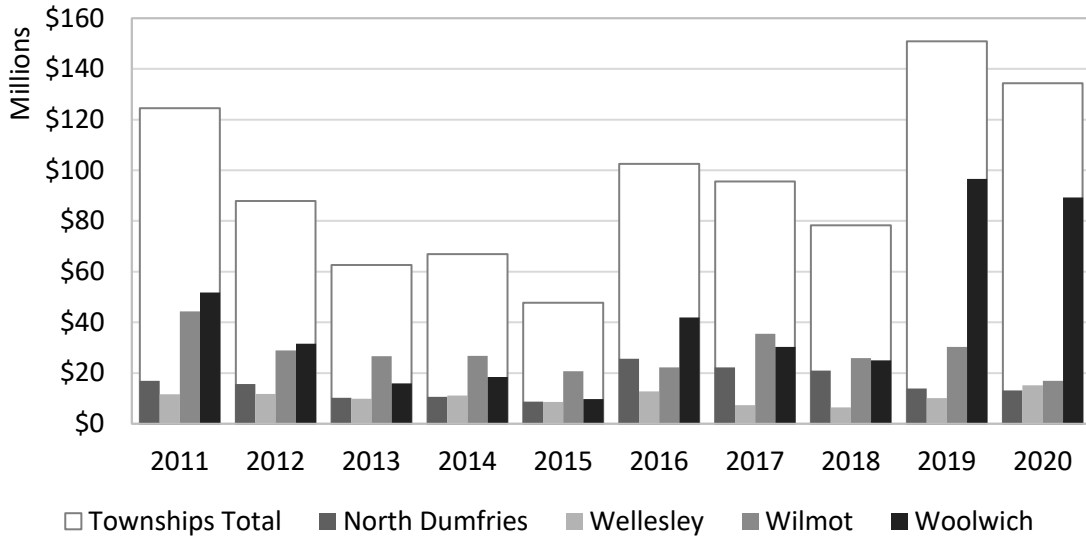
Figure 10 illustrates the value of new residential permits by city; the total value and overall proportion of residential investment in the three cities has remained consistent since last year, at \$1.2 billion and 90 per cent, respectively. Growth in residential permit values in Kitchener (11 per cent) and Waterloo (25 per cent) offset a 60 per cent decrease in Cambridge.

Figure 10. New Residential Building Permit Value, by City, 2011-2020



The Region's townships collectively contributed one-tenth (\$134.4 million) of new permit value (Figure 11). Wellesley experienced 50 per cent net residential growth in 2020, while Wilmot, Woolwich and North Dumfries saw decreases of 44 per cent, eight per cent and 6 per cent, respectively.

Figure 11. New Residential Building Permit Value, by Township, 2011-2020



Building permits were issued for 5,111 new residential units in 2020, the third strongest year in the past thirty years, well over the ten-year average of 3,953 and thirty-year average of 3,364. (Figure 12). Apartments remained the largest component of residential building activity, with 3,243 units comprising 63 per cent of new units (Figure 13). 2020 was the second highest year on record for new apartments.

The remaining two-fifths of residential units were ground-oriented. Single- and semi-detached dwelling units increased from 895 units in 2019 to 1,160 in 2020, representing 23 per cent of total units. Conversely, the number of new townhouse units decreased to 555 units from a record 1,263 in 2019, and represented 14 per cent of total units

Figure 12. New Residential Units, by Type, 2011-2020

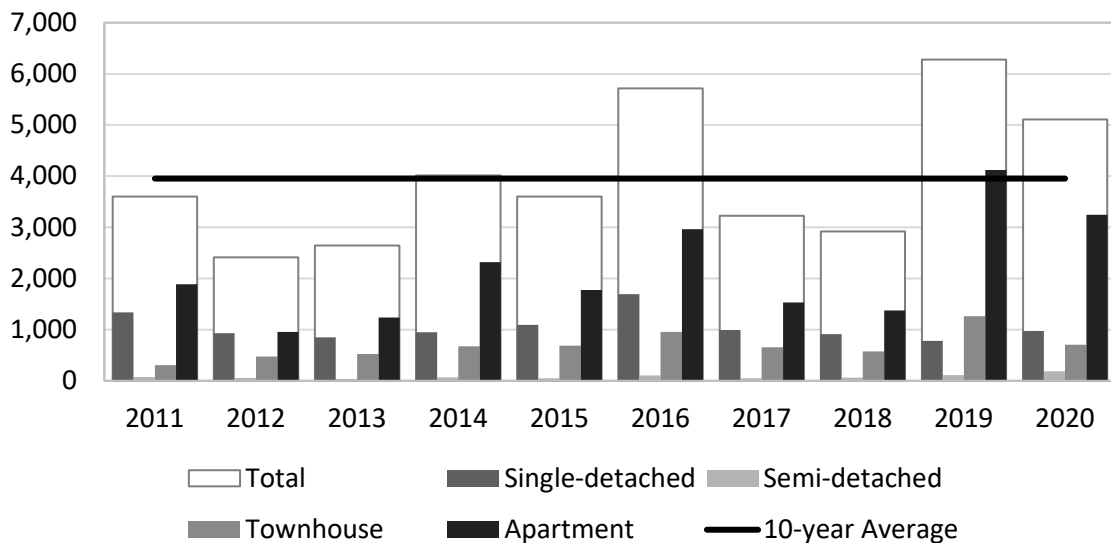
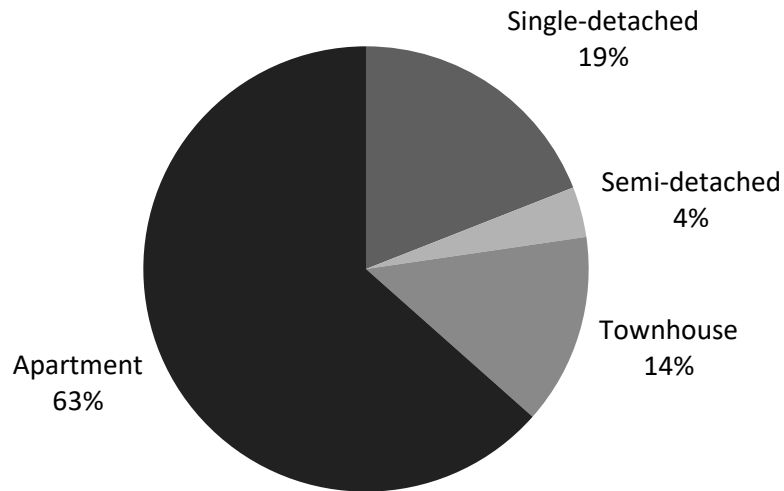
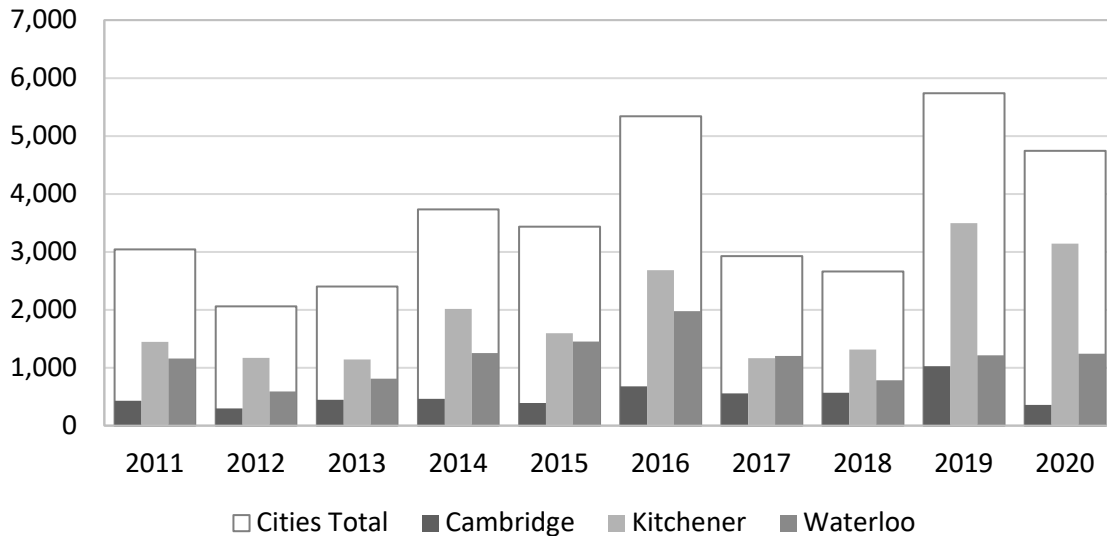


Figure 13. New Residential Units, by Type, 2020



Waterloo Region’s three cities – home to 93 per cent of new units – experienced a collective 17 per cent year-over-year decrease in new residential dwellings (Figure 14). Cambridge and Kitchener saw fewer units in residential permits relative to 2019, with respective decreases of 65 per cent (669 units) and ten per cent (355 units), while new units in Waterloo remained essentially flat (two per cent growth, or 29 units added).

Figure 14. New Residential Units, by City, 2011-2020



Residential growth in the townships was also negative overall (Figure 15), as 175 fewer units were built than in 2019 – a decrease of one-third. The largest decrease occurred in Woolwich, where 2020 permits contained 163 fewer units (a 40 per cent decrease)

than the year prior¹. North Dumfries (50 per cent growth), Wellesley (a 48 per cent increase) and Wilmot (48 per cent fewer new units) saw large swings on a percentage basis, but overall a small number of units were affected (12 fewer units overall).

Figure 15. New Residential Units, by Township, 2011-2020

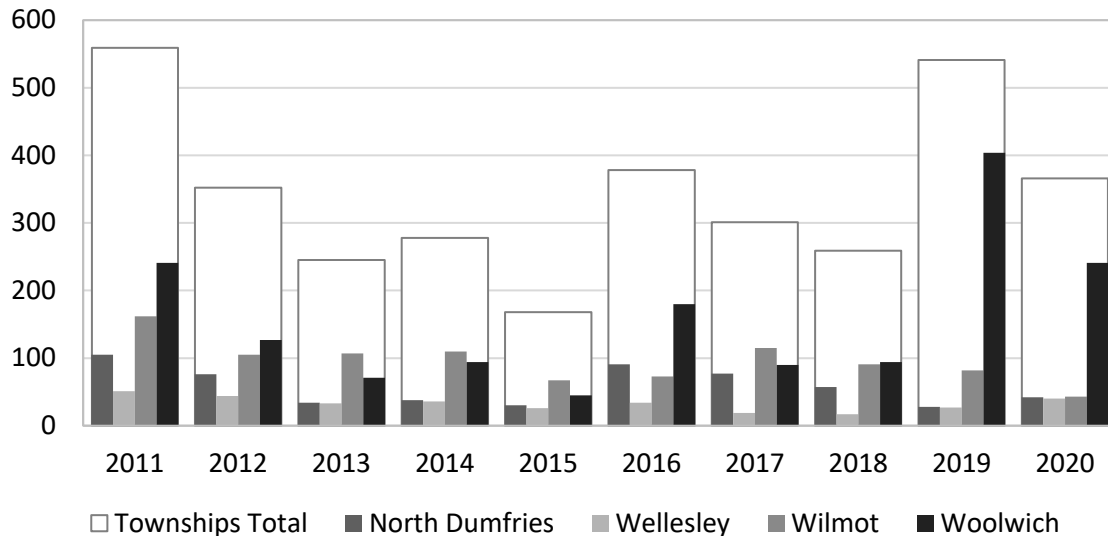


Figure 16 provides a detailed year-over-year comparison of new residential units by type and municipality for 2019 and 2020.

Figure 16. New Residential Units, by Type and Municipality, 2019-2020

Municipality	Single-detached		Semi-detached		Townhouse		Apartment		Total		% Change
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	
Cambridge	57	56	15	6	510	161	447	137	1,029	360	-65%
Kitchener	327	552	32	128	649	463	2,489	1,999	3,497	3,142	-10%
Waterloo	120	73	4	12	6	73	1,084	1,085	1,214	1,243	2%
North Dumfries	4	33	0	9	12	0	12	0	28	42	50%
Wellesley	15	31	8	8	0	0	4	1	27	40	48%
Wilmot	48	32	18	0	8	0	8	11	82	43	-48%
Woolwich	212	196	35	24	78	11	79	10	404	241	-40%
Region Total	783	973	112	187	1,263	708	4,123	3,243	6,281	5,111	-19%
% by Type	12%	19%	2%	4%	20%	14%	66%	63%	100%	100%	
% Change	24%		67%		-44%		-21%		-19%		

Attachment 2 lists the top 25 residential permits by number of units, while the location of all new residential building permits issued in 2020 is shown in Map 1 (Attachment 3). The map shows that the ION corridor continues to attract large infill developments with

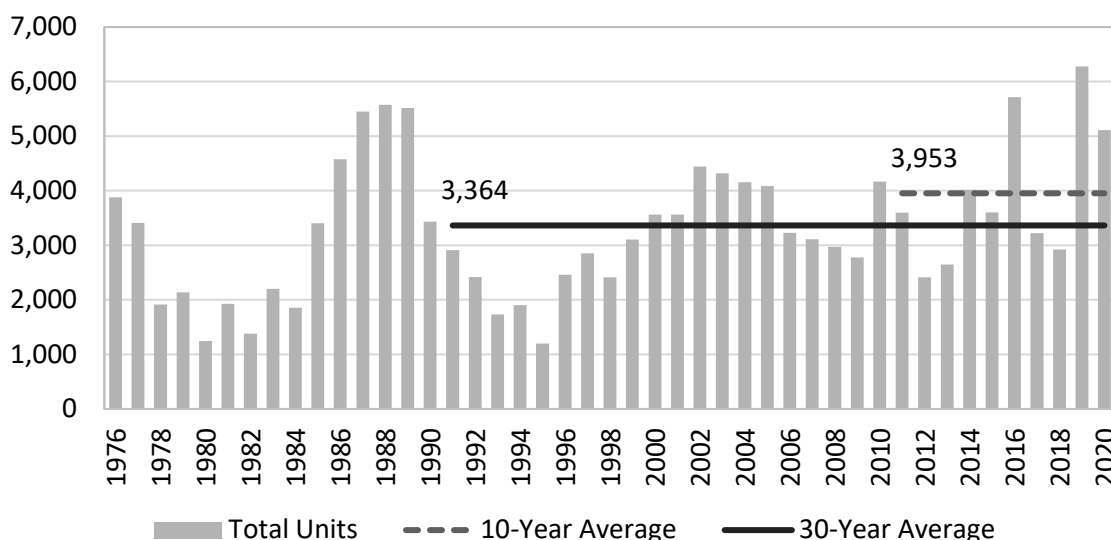
¹2019 was an exceptional year for residential growth in Woolwich, with 97 single-detached and 42 townhouse units constructed in Breslau's Empire Riverland II development and 78 units in the Breslau Mennonite Church Apartments building.

high unit counts. Additionally, new permits were clustered in greenfield areas of Southwest Kitchener. Also of note is that the majority of single-unit permits within the built up area were accessory units added to existing single- or semi-detached dwellings.

Long-Term Trends in Residential Building Permit Activity

Although the number of new residential units fell by one-fifth from 2019 to 2020, it remained far above the ten-year and 30-year averages of 3,953 and 3,364 units, respectively (Figure 17). The cyclical nature of residential building activity over the past four-and-a-half decades reflects many social and economic factors including demographic change, demand, housing prices and mortgage rates.

Figure 17. Historical Residential Building Activity, 1976-2020



Students and Seniors

Residential building permit value for the student-oriented market in 2020 was more than double the previous year, with a 121 per cent increase. The combined value of these permits was \$136.4 million, compared to \$61.8 million in 2019. Building permits were issued for four student-oriented projects in 2020:

- District Condos, a 22-storey, \$40.6 million residential tower with 186 units (236 bedrooms) located at 155 King St North, Waterloo. This project is targeting investors and international buyers.
- Rez-One Phillip Square (Elora House), a 20-storey, \$36.1 million student residence building with 107 units (estimated 428 bedrooms) located at 250 Phillip Street, Waterloo.
- 203 Albert Street, a 25-storey, \$31.6 million residential tower with 179 units (179 bedrooms) in Waterloo.
- Accommod8u, a 12-storey, \$28.0 million student-oriented building with 193 units (193 bedrooms) located at 239 Albert Street, Waterloo.

There were two residential building permits issued for senior-oriented projects in 2020, with a combined value of \$12.2 million:

- Schlegel Villages (The Village of Winston Park) – a new five-storey nursing home building valued at \$9.6 million and located at 695 Block Line Road, Kitchener.
- Schlegel Villages (The Village of Winston Park) – an addition to an existing five-storey nursing home building, valued at \$2.6 million and located at 695 Block Line Road, Kitchener.

While some student- and senior-oriented projects are identified as such on the permit itself, Regional staff identifies additional permits by their location and marketing.

Monitoring Growth with Building Permits

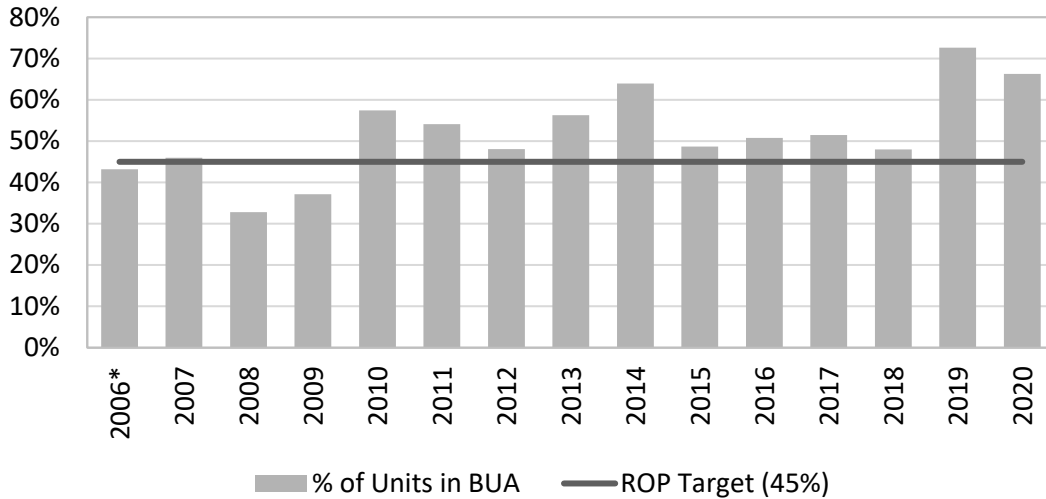
The Region of Waterloo Official Plan’s intensification target is 45 per cent of units within the Built Up Area (BUA) – that is, the area that was developed prior to 2006. In 2020, there were 3,389 residential units built in the BUA, representing two-thirds of total new units across the Region (Figure 18). This is a small decrease from the 73 per cent intensification rate (4,561 out of 6,281 units) achieved in 2019. For eleven consecutive years, residential growth in Waterloo Region has exceeded the Regional Official Plan intensification target (Figure 19); although the target was intended to be achieved by 2015, it has been exceeded each year since 2010.

Figure 18. Residential Units Constructed in the Built Up Area, 2006-2020

Year	Total Units in Waterloo Region	Units Inside the BUA	Per cent of Units Inside the BUA
2006*	1,408	608	43%
2007	3,112	1,430	46%
2008	2,968	974	33%
2009	2,778	1,032	37%
2010	4,167	2,394	57%
2011	3,599	1,947	54%
2012	2,412	1,160	48%
2013	2,646	1,489	56%
2014	4,013	2,567	64%
2015	3,604	1,754	49%
2016	5,718	2,902	51%
2017	3,225	1,659	51%
2018	2,921	1,401	48%
2019	6,281	4,561	73%
2020	5,111	3,389	66%

**Since effective date of Places to Grow, June 16, 2006*

Figure 19. Percentage of Residential Units in the Built Up Area, 2006-2020



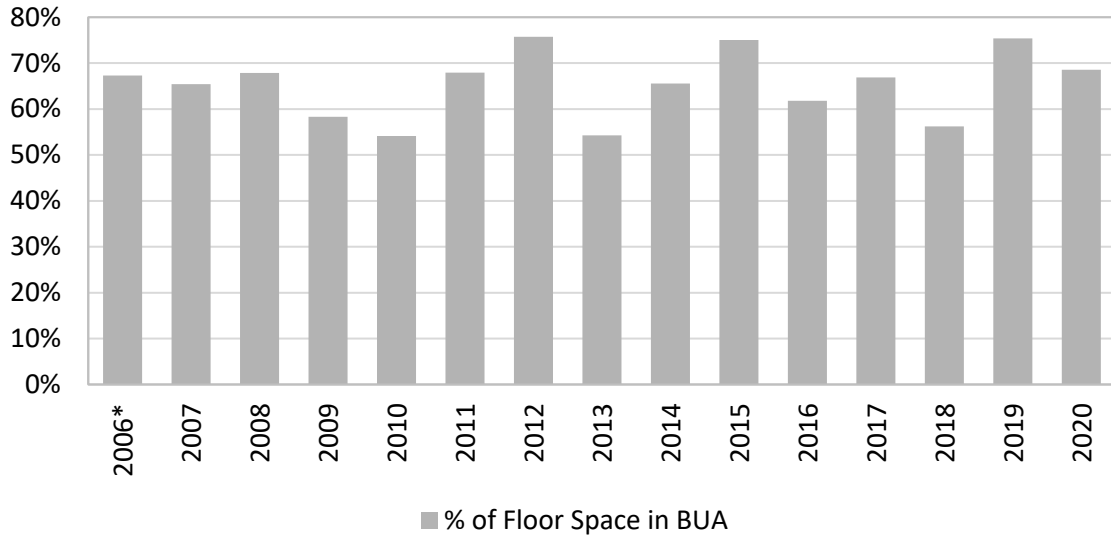
While there is no policy target for the amount of non-residential activity in the BUA, Figures 20 and 21 show industrial, commercial and institutional building permit activity both inside the BUA and for the Region as a whole, measured in size of new construction (i.e., floor space). In 2020, 69 per cent of new non-residential floor space was added inside the BUA, a decrease from 75 per cent in 2019.

Figure 20. Non-Residential Floor Space Added in the Built Up Area, 2006-2020

Year	Total Floor Space in Waterloo Region (sq.ft.)	Floor Space Inside the BUA (sq.ft.)	Per cent of Floor Space Inside the BUA
2006*	1,681,654	1,131,309	67%
2007	2,717,615	1,776,949	65%
2008	3,308,661	2,246,020	68%
2009	2,376,159	1,384,990	58%
2010	3,607,425	1,952,672	54%
2011	1,677,879	1,139,911	68%
2012	1,910,846	1,446,908	76%
2013	1,312,230	712,496	54%
2014	2,184,068	1,431,411	66%
2015	1,780,447	1,336,240	75%
2016	1,843,737	1,138,727	62%
2017	2,194,053	1,467,071	67%
2018	1,977,901	1,112,584	56%
2019	2,182,737	1,645,304	75%
2020	1,133,907	777,634	69%

**Since effective date of Places to Grow, June 16, 2006*

Figure 21. Percentage of Non-Residential Floor Space in the Built Up Area, 2006-2020



Attachments

Attachment 1 – Top 25 Non-Residential Building Permits by Construction Value, 2020

Attachment 2 – Top 25 Residential Building Permits by Number of Units, 2020

Attachment 3 – Map 1 – 2020 Residential Building Permit Activity

For further information, please refer to Report PDL-CPL-21-12 “Building Permit Activity 2020” at www.regionofwaterloo.ca or contact us at:

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Attachment 1 – Top 25 Non-Residential Building Permits by Construction Value, 2020

Address	Municipality	Structure Type	Floor Area	Construction Value	Project Name	Comment	Addition
20 Breithaupt St	Kitchener	Commercial	355,339	\$150,000,000	Breithaupt Block Phase III	New 11-storey office building with one level of underground parking and a bridge connecting to 25 Breithaupt St.	New Construction
80 Tartan Ave	Kitchener	Institutional	81,537	\$16,000,000	WRDSB - Tartan Avenue Public Elementary School	New public elementary school, community centre with EarlyON centre, and childcare centre.	New Construction
101 Father David Bauer Dr	Waterloo	Institutional	29,709	\$12,220,000	City of Waterloo - Waterloo Memorial Recreation Complex	New two-storey community pavilion with elevated walkway to adjacent recreation complex building.	New Construction
10 Goddard Cres	Cambridge	Industrial	95,228	\$12,000,000	Blendtek Ingredients	New food processing facility and warehouse.	New Construction
25 Strange St	Kitchener	Institutional	9,330	\$9,750,000	Region of Waterloo - Strange Street Water Supply System	Addition to existing pumping station and conversion to water treatment station and pumping facility.	Addition
695 Block Line Rd	Kitchener	Institutional	46,232	\$9,606,000	Schlegel Villages - Village of Winston Park	New five-storey building at existing nursing home.	New Construction
299 Trillium Dr	Kitchener	Industrial	20,268	\$9,000,000	Conestoga Cold Storage	Addition of freezer warehouse (phase 12b).	Addition
35 King St N	Waterloo	Commercial	13,792	\$8,000,000	Historic Post Office Redevelopment	Addition and renovation to historic post office to create mixed-use building (shell only).	Addition
101 Father David Bauer Dr	Waterloo	Institutional	15,759	\$7,690,000	City of Waterloo - Waterloo Memorial Recreation Complex	Addition to existing recreation complex (two storeys).	Addition
2001 University Ave E	Waterloo	Institutional	12,432	\$7,200,000	City of Waterloo - RIM Park	Addition to East Side Branch Library and renovations to Manulife Sportsplex.	Addition
785 Coronation Blvd	Cambridge	Institutional	2,583	\$7,000,000	Region of Waterloo - New Cam 1W Pressure Zone	New booster pumping station.	New Construction
450 Maple Grove Rd	Cambridge	Institutional	22,604	\$6,500,000	CSC MonAvenir - École Secondaire Père-René-de-Galinée	Addition to Père-René-de-Galinée catholic secondary school.	Addition
417 King St N	Waterloo	Commercial	26,726	\$5,260,000	Farm Boy	New one-storey grocery store with mezzanine.	New Construction
2473 Erb's Rd	Wilmot	Institutional	27,397	\$5,000,000	Shantz Mennonite Church	New church.	New Construction
65 Heroux Devtek Dr	Cambridge	Industrial	45,911	\$2,900,000		New one-storey manufacturing facility with office and mezzanine.	New Construction
203 Albert St	Waterloo	Commercial	12,971	\$2,752,000	203 Albert Street	New commercial/office space on first two floors of 25-storey residential tower.	New Construction
695 Block Line Rd	Kitchener	Institutional	953	\$2,615,000	Schlegel Villages - Village of Winston Park	Addition to existing five-storey nursing home building.	Addition
239 Albert St	Waterloo	Commercial	13,631	\$2,549,600	Accommod8u - 239 Albert St.	New ground floor commercial space below two 12-storey student apartment towers.	New Construction
1100 Fountain St N	Cambridge	Commercial	5,000	\$2,300,000		New two-storey mixed-use building with one floor commercial and one residential.	New Construction
191 Pinebush Rd	Cambridge	Institutional	1,818	\$2,100,000	Region of Waterloo - Rahmans Water System	New water treatment plant.	New Construction
225 Fairway Rd S	Kitchener	Commercial	5,113	\$2,000,000	Chick-Fil-A	New building for a restaurant.	New Construction
654 Trillium Dr	Kitchener	Institutional	2,686	\$2,000,000	Canada Post Depot	Addition to existing industrial building.	Addition
155 King St N	Waterloo	Commercial	7,567	\$1,934,000	District Condos	New commercial space on ground floor of 22-storey apartment building with two levels of underground parking.	New Construction
250 Phillip St	Waterloo	Commercial	10,053	\$1,900,000	RezOne Phillip Square (Elora House)	New commercial space on ground floor of 20-storey student residence building with underground parking.	New Construction
135 Goddard Cres	Cambridge	Industrial	22,058	\$1,813,630	Armour Alloys Inc.	Addition to existing processing and distribution building.	Addition

Attachment 2 – Top 25 Residential Building Permits by Number of Units, 2020

Address	Municipality	Structure Type	Storeys	Units	Construction Value	Project Name	Comment
641 King St W	Kitchener	Apartment	29	583	\$128,000,000	Station Park	Two residential towers (20 and 29 storeys) with a shared podium and three levels of underground parking.
475 King St E	Kitchener	Apartment	18	488	\$90,500,000	Drewlo Downtown	Two residential towers (14 and 18 storeys) with a five-storey mixed-use podium (including three levels of aboveground parking) and one level of underground parking.
460 Columbia St W	Waterloo	Apartment	12	221	\$53,000,000	460 Columbia	12-storey rental apartment building, with two-storey townhouse-style units on ground floor and three levels of underground parking.
239 Albert St	Waterloo	Apartment	12	193	\$28,045,000	Accommod8u - 239 Albert St.	12-storey student apartment building with two towers and ground floor commercial.
155 King St N	Waterloo	Apartment	22	186	\$40,617,000	District Condos	22-storey apartment building with ground floor commercial and two levels of underground parking.
203 Albert St	Waterloo	Apartment	25	179	\$31,648,000	203 Albert Street	25-storey residential tower with a four-storey podium including commercial/office space on the first two floors.
66 Weber St E	Kitchener	Apartment	11	170	\$45,000,000	Civic 66	11-storey apartment building with ground floor commercial and one level of underground parking.
110 Fergus Ave	Kitchener	Apartment	4	123	\$36,000,000	Hush Towns & Flats	Four-storey apartment building with underground parking.
242 Queen St S	Kitchener	Apartment	11	120	\$18,000,000	242 Queen	11-storey apartment building with one level of underground parking.
250 Phillip St	Waterloo	Apartment	20	107	\$36,100,000	Rez-One Phillip Square (Elora House)	20-storey student residence building with ground floor commercial and underground parking.
255 Northfield Dr E	Waterloo	Apartment	6	79	\$25,000,000	Blackstone Condos	Six-storey residential building on top of parking structure.
350 Fisher Mills Rd	Cambridge	Apartment	3	64	\$29,750,000	COHO Village	Three-storey stacked townhouse building.
1430 Highland Rd W	Kitchener	Apartment	8	64	\$8,000,000	Avalon Urban Lofts	Eight-storey apartment building with parking garage.
387 King St E	Kitchener	Apartment	8	60	\$9,187,500	387 King Street East	Eight-storey apartment building with ground floor commercial and underground parking.
255 Northfield Dr E	Waterloo	Apartment	6	58	\$25,000,000	Blackstone Condos	Six-storey residential building on top of parking structure.
544 Bridgeport Rd	Kitchener	Apartment	5	48	\$6,800,000	MennoHomes (St. Paul's Lutheran Church)	Five-storey non-profit apartment building with ground floor church.
124 Seabrook Dr	Kitchener	Townhouse	3	20	\$2,860,000	The 124	Three-story stacked townhouse building.
20 John Wallace Dr	Kitchener	Townhouse	3	18	\$2,530,000	Wallaceton	Three-story stacked townhouse building.
20 John Wallace Dr	Kitchener	Townhouse	3	18	\$2,530,000	Wallaceton	Three-story stacked townhouse building.
20 John Wallace Dr	Kitchener	Townhouse	3	18	\$2,530,000	Wallaceton	Three-story stacked townhouse building.
124 Seabrook Dr	Kitchener	Townhouse	3	16	\$2,293,000	The 124	Three-story stacked townhouse building.
124 Seabrook Dr	Kitchener	Townhouse	3	16	\$2,293,000	The 124	Three-story stacked townhouse building.
124 Seabrook Dr	Kitchener	Townhouse	3	16	\$2,293,000	The 124	Three-story stacked townhouse building.
581 Strasburg Rd	Kitchener	Apartment	4	14	\$4,000,000	581 Strasburg Rd	Two-storey addition on top of existing two-storey residential apartment building.
24 Compass Trail	Cambridge	Townhouse	3	14	\$2,419,200	Bloom Towns	Three-storey townhouse block.

Attachment 3 – Map 1 – 2020 Residential Building Permit Activity

Map 1
2020 Residential Building Permit Activity
Regional Municipality of Waterloo

