



Region of Waterloo

Planning Information Bulletin

Date: May 9, 2023

Subject: 2022 Building Permit Activity and Growth Monitoring

This bulletin presents building permit activity in Waterloo Region, updated for year-end 2022. New non-residential and residential construction is summarized relative to ten-year trends for 2013-2022, with year-over-year comparisons to 2021 and other additional analyses.

Building permit data is collected by the Area Municipalities – who issue the permits – and provided to the Region, where it is consolidated and forms the basis of reports and analysis. 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 permit data.

Summary

The total value of building permits issued for new construction across Waterloo Region in 2022 was \$1.78 billion (Figure 1). Specifically:

- The value of non-residential permits was \$649 million.
- Permits were issued for 4.9 million square feet of non-residential floor space.
- The value of residential permits was over \$1.1 billion.
- Residential permits were issued for 4,662 units.

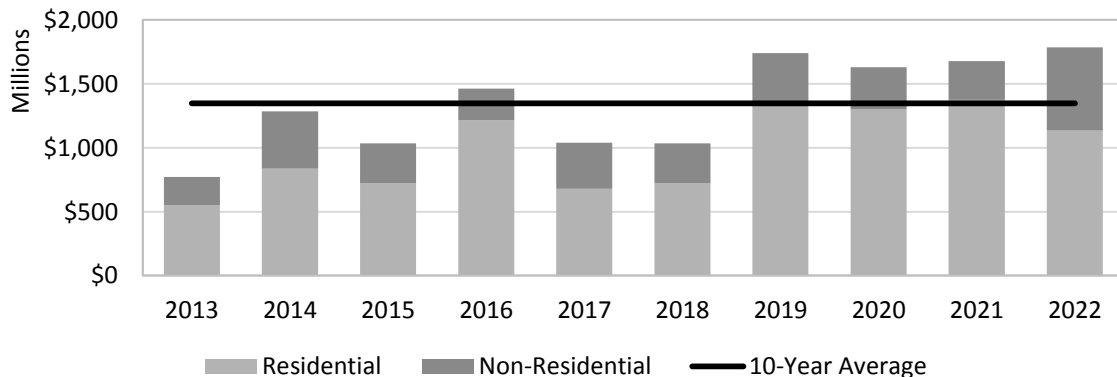
Figure 1. Summary of Building Permit Activity, 2021 and 2022

	2021		2022		Change from 2021		Per cent Change from 2021	
	Value (in millions)	Floor Space (Sq.Ft.)	Value (in millions)	Floor Space (Sq.Ft.)	Value (in millions)	Floor Space (Sq.Ft.)	Value	Floor Space
Non-Residential	\$303.2	1,636,701	\$648.7	4,863,749	\$345.5	3,227,048	114%	197%
Industrial	\$140.2	916,500	\$433.4	3,780,406	\$293.2	2,863,906	209%	312%
Commercial	\$104.6	649,597	\$81.2	609,903	-\$23.4	-39,694	-22%	-6%
Institutional	\$58.4	70,604	\$134.2	473,440	\$75.8	402,836	130%	571%
Residential	\$1,374.7	6,006	\$1,135.9	4,662	-\$238.7	-1,344	-17%	-22%
Single Detached	\$526.9	1,103	\$418.3	940	-\$108.6	-163	-21%	-15%
Semi-Detached	\$23.8	66	\$17.6	38	-\$6.2	-28	-26%	-42%
Townhouse	\$289.8	1,432	\$235.2	1,009	-\$54.6	-423	-19%	-30%
Apartment	\$534.1	3,405	\$464.8	2,675	-\$69.4	-730	-13%	-21%
Total Value	\$1,677.9		\$1,784.7		\$106.8		6%	

Total Value of New Building Permit Activity

Nearly \$1.8 billion in new building permits were issued in Waterloo Region between January and December 2022 (Figure 2). This represents a record year in terms of new building permit value in the Region. The strong year is largely attributed to a significant increase in construction activity in non-residential projects (\$649 million), an increase of 114 per cent (\$345 million) over 2021. The residential sector saw over \$1.1 billion in building activity in 2022, which represents a 17 per cent decline (\$239 million) over 2021, however, it is 15 per cent above the 10-year average. Overall, the value of all new building permits issued in 2022 increased by 6 per cent (\$107 million) over 2021, and was 33 per cent higher than the ten-year average of \$1.35 billion. The total value of building permits for each year provided in this report reflect the values provided in the given year in which the data was collected and no adjustment has been made to state them in constant 2022 dollars.

Figure 2. Total Value of New Building Permits, 2013-2022



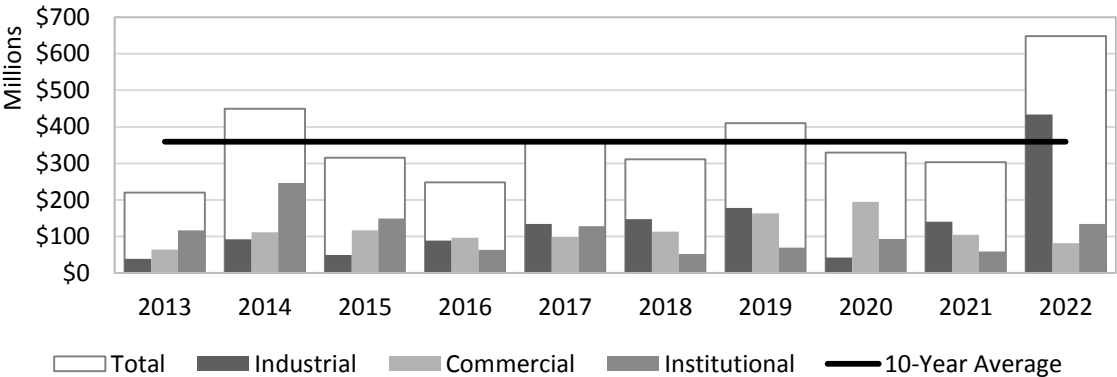
New Building Permit Activity in the Non-Residential Sector

Non-Residential Value

The total value of Industrial, Commercial and Institutional (ICI) building permits issued in 2022 was \$648.7 million, representing a near record breaking year (Figure 3). Value for non-residential projects increased by 114.8 per cent from 2021 and is 80 per cent higher than the 10-year average of \$360 million.

The increase in non-residential permits issued in 2022 is largely attributed to construction activity in the industrial sector which saw a year-over-year increase of 209 per cent (from \$140.2 to \$433.4 million). Construction activity in the institutional sector also saw a notable gain in 2022, increasing by 130 per cent (from \$58.4 million to \$134.2 million). A decrease in value was observed for commercial projects (down 22 per cent (from \$104.6 million to \$81.2 million)).

Figure 3. New Non-Residential Building Permit Value, by Sector, 2013-2022



Attachment 1 lists the top 25 ICI permits by construction value. The highest-value non-residential permits issued in 2022, by sector, were:

- Industrial: \$70 million for a 1,300,000 square foot Amazon warehouse at 140 Old Mill Road in Cambridge. Two additional permits (for the foundation and steel structure) were issued for this project that were not captured on Attachment 1, bringing the total value of the warehouse facility to \$175 million.
- Commercial: \$12 million for a two storey Porsche dealership with an underground vehicle storage garage at 1705 Victoria Street North.
- Institutional: \$20 million for a two pad ice rink expansion at 1001 Franklin Boulevard in Cambridge.

At an area municipal scale, the three cities were responsible for 93 per cent of the Region’s total non-residential activity with a combined 125 per cent increase in ICI building permit values, from \$269.4 million in 2021 to \$605.1 million in 2022 (Figure 4); this was driven by significant increases in Cambridge and Kitchener. Waterloo

experienced moderate growth in non-residential activity, with a \$24.1 million increase over 2021.

Figure 4. New Non-Residential Building Permit Value, by City, 2021 and 2022

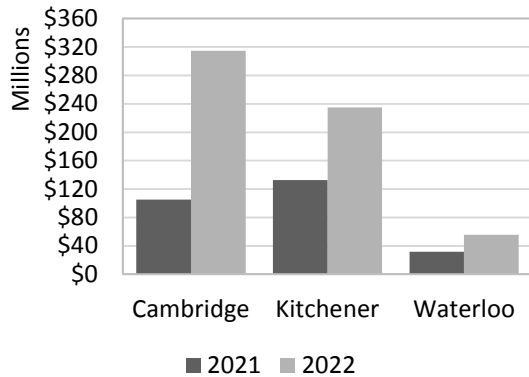
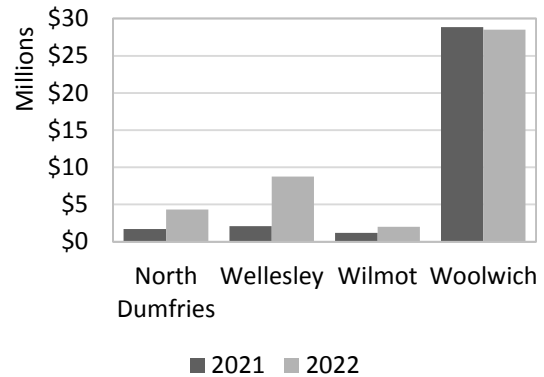


Figure 5. New Non-Residential Building Permit Value, by Township, 2021 and 2022

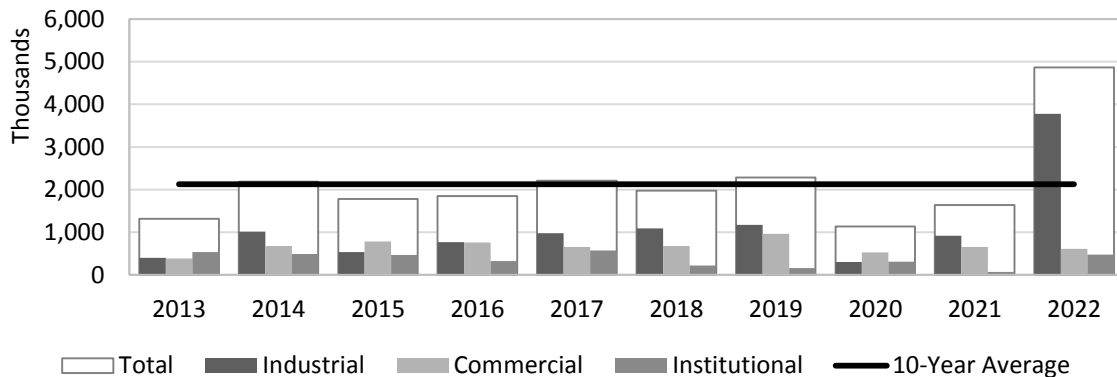


Three of the four townships saw positive growth in non-residential activity from 2021 to 2022 (Figure 5), for a combined township-wide increase of \$9.7 million (29 per cent). Wellesley saw a notable increase in ICI permit value from \$2 million in 2021 to \$8.8 million, largely attributed to the new Recreation Centre. Non-residential activity remained constant in Woolwich, declining slightly from 28.9 million in 2021 to 28.5 in 2022 (1 per cent).

Non-Residential Floor Space

New non-residential floor space totalled 4.8 million square feet, a significant increase of 197 per cent over 2021 and 129 per cent increase over the 10-year average (Figure 6). This trend is fueled by the industrial sector, which saw an increase of nearly 2.9 million square feet (312 per cent) over 2021. The institutional sector has rebounded from a low year in 2021, increasing by over 0.4 million square feet (571 per cent) in 2022. The commercial sector declined slightly in 2022, down 6 per cent from 2021.

Figure 6. New Non-Residential Floor Space, by Sector, 2013-2022



Below is a list of the largest ICI permits, by floor space, by sector type:

- Industrial: A 1,300,000 square foot Amazon warehouse 140 Old Mill Road in Cambridge
- Commercial: A 125,000 square foot parking garage located at 1430 Highland Road West in Kitchener.
- Institutional: An 82,000 square foot, two pad ice rink expansion on an existing two pad ice rink at 1001 Franklin Boulevard in Cambridge.

The Region’s three cities accounted for 91 per cent of total new ICI floor space in 2022 (Figure 7). Cambridge had the largest year-over-year increase (up 264 per cent, or 1.9 million square feet), followed by Kitchener (221 per cent increase, up 1.2 million square feet from 2021). Waterloo saw a year-over-year decrease in new non-residential space (down 55 per cent, or 105,000 square feet).

Figure 7. New Non-Residential Floor Space, by City, 2021 and 2022

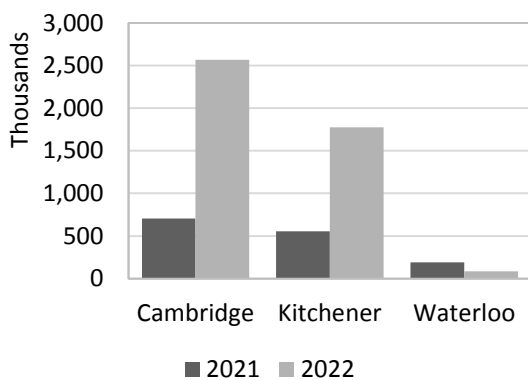
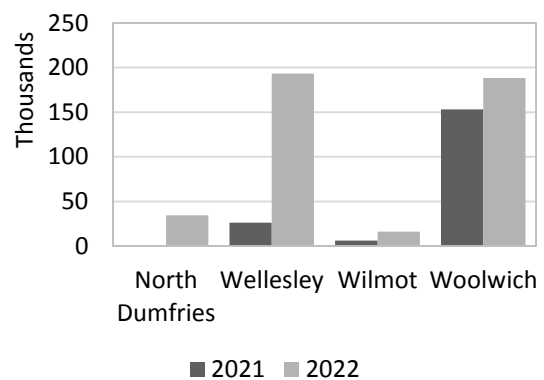


Figure 8. New Non-Residential Floor Space, by Township, 2021 and 2022



The four townships combined for a 133 per cent increase in new non-residential floor space, from 185,566 square feet in 2021 to 431,991 square feet in 2022 (Figure 8). Wellesley led the townships in ICI floor area in 2022, adding 193,000 square feet, 637 per cent more than 2021. Woolwich, added 188,000 square feet in 2022, 23 per cent more than in 2021. North Dumfries and Wilmot both saw increases when compared to 2021, adding 34,000 square feet, and 16,000 square feet, respectively. Attachment 2 provides a detailed year-over-year comparison of new non-residential activity by sector and municipality for 2021 and 2022.

New Building Permit Activity in the Residential Sector

Residential Value

The Region saw over \$1.1 billion in permits issued in 2022, a decline of 17 per cent (\$239 million) compared to 2021. Although 2022 saw a drop in the value of residential building permits, it remains a strong year in terms of residential building activity, with values 15 per cent above the 10-year average (Figure 10). It should be noted that the three-year period between 2019 and 2021 saw unprecedented levels of residential building activity due to favourable market conditions including a Development Charge (DC) exemption in Kitchener’s Core Area which expired in June 2019, low interest rates,

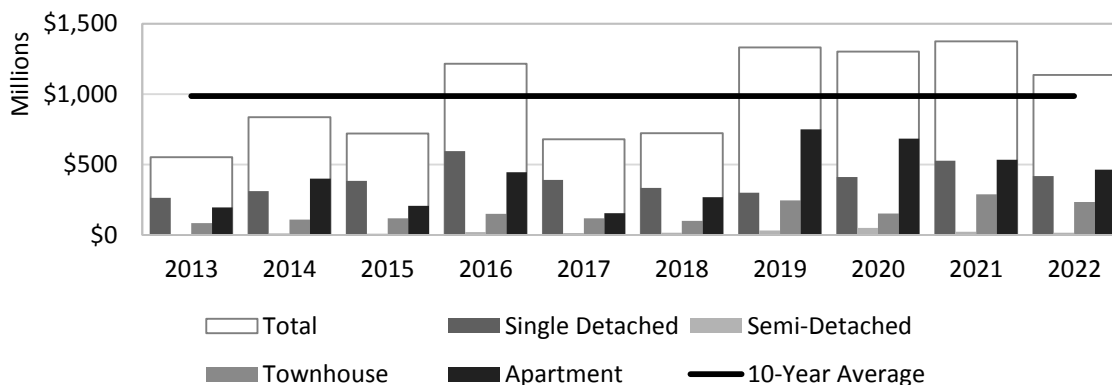
and strong intra-provincial migration. To get a sense of how 2022 compares to the longer term historical average and to adjust for the exceptionally high level of residential building activity starting in 2019, Figure 9 provides two historical averages, one for the 2013-2019 period and a longer term 2013-2021 average.

Figure 9. New Residential Building Permit Value, by Unit Type, 2013-2022 (\$ millions)

Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Single Detached	265.0	312.7	384.1	594.9	391.1	335.2	300.1	410.9	526.9	418.3
Semi-Detached	8.4	12.6	9.9	21.9	14.6	17.7	33.3	50.8	23.8	17.6
Townhouse	83.9	109.7	119.3	151.6	118.0	100.5	247.3	154.2	289.8	235.2
Apartment	195.4	401.1	207.3	446.2	155.7	269.3	750.5	685.2	534.1	464.8
Total	553	836	721	1,215	679	723	1,331	1,301	1,375	1,136
Avg 2013-2018	787.7	787.7	787.7	787.7	787.7	787.7	X	X	X	787.7
Diff from Avg	-30%	6%	-9%	54%	-14%	-8%	69%	65%	74%	44%
10-yr Avg	986.9	986.9	986.9	986.9	986.9	986.9	986.9	986.9	986.9	986.9
Diff from 10-yr Avg	-44%	-15%	-27%	23%	-31%	-27%	35%	32%	39%	15%

Between 2013 and 2018, the Region saw an average of \$788 million of residential building activity every year. In 2022, the Region saw over \$1.1 billion in residential building activity, representing a 44 per cent increase over the historical average seen between 2013 and 2018 and 15 per cent above the longer term 2013-2021 average. (Figure 9).

Figure 10. New Residential Building Permit Value, by Unit Type, 2013-2022



New apartment construction (\$465 million) was the primary contributor to residential value in 2022, with 41 per cent of the total. Overall, the value of new apartment units fell 13 per cent (\$69.3 million) year-over-year, as accessory apartments and duplexes comprised a greater proportion of the total, which have a lower permit value on average as a large proportion of them are renovations of existing basements.

The proportion of new residential value associated with townhouse units and semi-detached units remained steady in 2022 at 21 per cent, and 2 per cent, respectively. The proportion of single detached values declined slightly in 2022 to 37 per cent of total units, down from 38 per cent in 2021.

Figure 11 illustrates the value of new residential permits by city; the total value and overall proportion of residential investment in the three cities in 2022 was just under \$1 billion and 88 per cent, respectively. Both Kitchener and Cambridge experienced

declines in residential permit values, whereas Waterloo saw an increase of 21 percent compared to 2021.

The Region’s townships collectively contributed 12 per cent (\$140.6 million) of new permit value (Figure 12). North Dumfries and Wilmot experienced 28 per cent and 14 per cent residential growth in 2021, respectively. Wellesley and Woolwich saw decreases of 48 per cent, and 41 per cent, respectively.

Figure 11. New Residential Building Permit Value, by City, 2021 and 2022

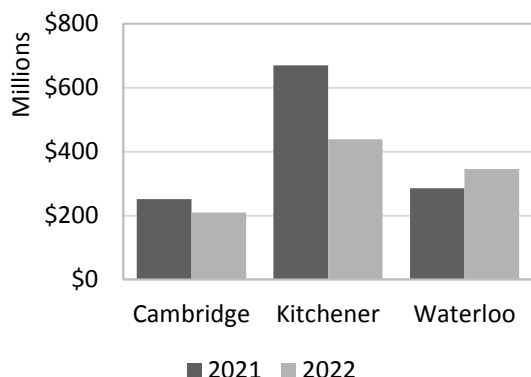
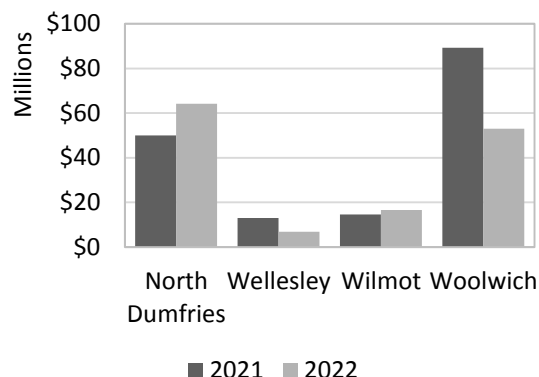


Figure 12. New Residential Building Permit Value, by Township, 2021 and 2022



Residential Units

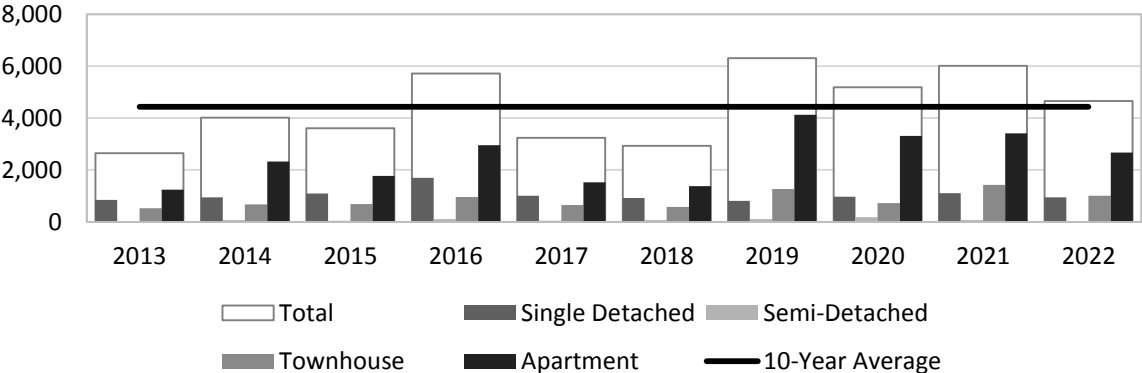
A total of 4,662 building permits for new residential units were added in 2022 – a 22 per cent decrease over 2021. As noted previously, the three year period between 2019 and 2021 were uncharacteristically strong years for residential unit construction. Figure 13 adjusts for these strong years by comparing the 2022 residential unit numbers to a more historically consistent timeframe of 2013-2018. By removing the years of unprecedented levels of development from the average, 2022 remains a strong year in terms of residential unit growth, with 26 per cent more units above the 2013-2018 average. Compared to the longer term average of 2013-2021, there was a marginal increase of 5 per cent in the number of residential permits issued.

In October 2022, the Provincial Government introduced new housing targets for large (100,000+ population) municipalities across Ontario to be achieved by 2031. The total housing target province-wide is 1.5 million homes, with 70,000 of those home required by the Region’s three cities. In order to achieve this goal, the Region’s three cities would need to build 7,000 units per year. While 91% of residential building permit activity occurred in the three cities, the amount of permit activity in 2022 is lower than the Province’s target.

Figure 13. New Residential Units by Type, 2013-2022

Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Single Detached	846	947	1092	1698	1008	918	806	970	1103	940
Semi-Detached	38	70	48	106	50	66	113	186	66	38
Townhouse	524	675	688	955	654	572	1266	729	1432	1009
Apartment	1238	2321	1776	2961	1528	1377	4123	3307	3405	2675
Total	2646	4013	3604	5720	3240	2933	6308	5192	6006	4662
Avg 2013-2018	3693	3693	3693	3693	3693	3693	X	X	X	3693
Diff from 2013-2018 Avg	-28%	9%	-2%	55%	-12%	-21%	71%	41%	63%	26%
10-yr Avg	4432	4432	4432	4432	4432	4432	4432	4432	4432	4432
Diff from 10-yr Avg	-40%	-9%	-19%	29%	-27%	-34%	42%	17%	36%	5%

Figure 14. New Residential Units, by Type, 2013-2022



Growth remains strong for townhouse units with 1,009 permits issued in 2022, higher than the 10-year average of 850 townhouse units (Figure 14). The single detached dwelling category saw the smallest drop when compared to 2021, with permits issued for 940 units, 15 per cent fewer than in 2021. Apartments saw the largest drop in absolute terms, with 2,675 units constructed in 2022, 730 fewer (22 per cent) than in 2021. Although apartment units dropped in 2022, the numbers still reflect a trend seen in recent years where residential development is occurring in more dense forms. Figure 15 illustrates that new units added in 2022 were predominantly apartments (57 per cent) and townhouses (22 per cent). Apartments include accessory units added to existing dwellings (e.g., basement suites or duplex conversions) as well as detached accessory dwellings units (e.g. garden suites).

Figure 15. Mix of New Residential Units, 2022

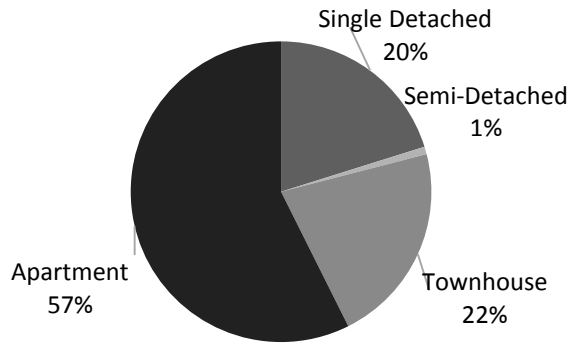
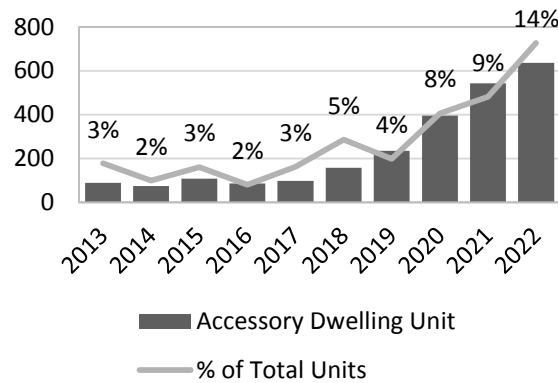


Figure 16. New Accessory Dwelling Units, 2013-2022



Another trend of note is the rapidly growing number of accessory apartments added to existing dwelling units, such as basement suites or duplex conversions. In 2013, only 88 permits were issued for accessory dwelling units across the Region (Figure 16). By 2021, the number reached 546, and increased by a further 17 per cent to 636 units in 2022 – comprising 14 per cent of total new residential units. This number also includes detached additional dwelling units such as garden suites.

The top five residential permits issued in 2022, by number of units were:

- An 18-storey residential tower with 216 units located at 110 Erb Street West in Waterloo (Barrel Yards).
- An 8-storey residential tower with 178 units located at 525 New Dundee Road in Kitchener (The Flats at Rainbow Lake).
- A 12-storey residential tower with 139 units located at 194 Erb Street West in Waterloo (The Carrick).
- A 12-storey residential tower with 127 units located at 1438 Highland Road West in Kitchener.
- A 6-storey residential tower with 105 units located at 101 Golden Eagle Road in Waterloo.

Other Notable Projects include:

- The Region’s 73 unit affordable housing project located at 420 Kingscourt Drive in Waterloo.
- The KW Urban Native Wigwam Project, a 30 unit residential building to provide affordable housing for the Indigenous population in Waterloo Region. The project is located at 27 Cambridge Street in Cambridge.

Waterloo Region’s three cities – home to 91 per cent of new units – experienced a collective 24 per cent year-over-year decrease in new residential dwellings (Figure 17). Cambridge and Kitchener saw declines of 26 per cent and 37 per cent, respectively. Whereas Waterloo saw an increase of nine per cent compared to 2021.

Figure 17. New Residential Units, by City, 2021 and 2022

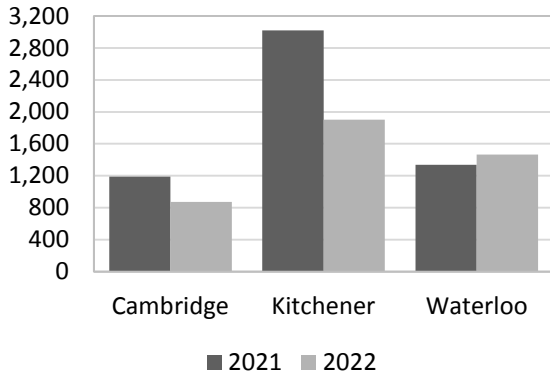
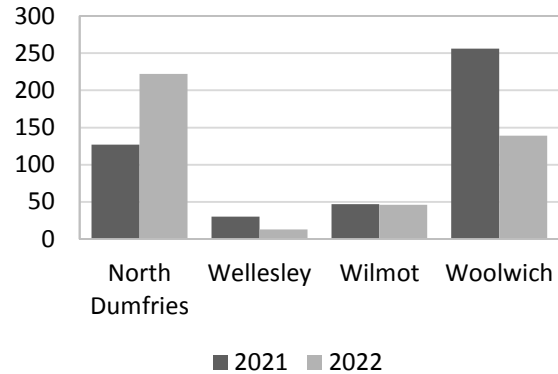


Figure 18. New Residential Units, by Township, 2021 and 2022



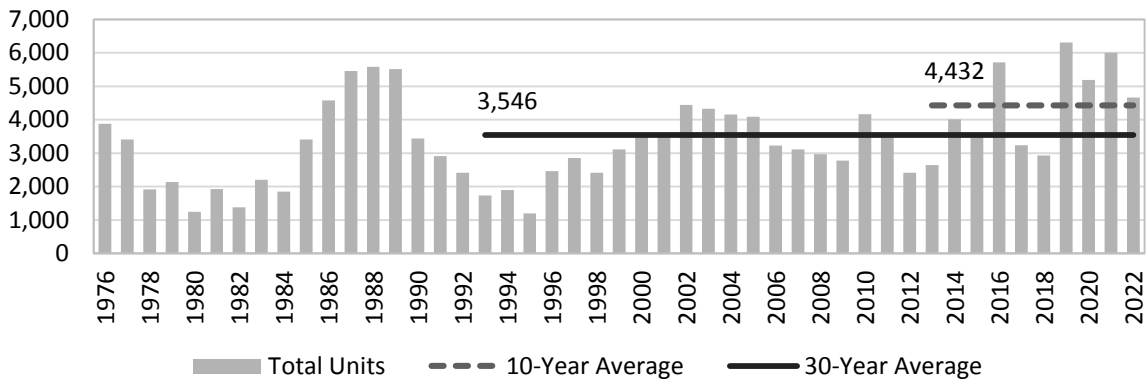
Overall, residential unit construction in the townships declined in 2022 (Figure 18), as 40 fewer permits were issued than in 2021 – a decline of nine per cent. North Dumfries led the townships for permits issued with 222 units in 2022, 75 per cent more than in 2021. However, the three remaining townships all reported declines in units when compared to 2021. Woolwich saw a decline of 46 per cent, Wellesley declined by 57 per cent, and Wilmot saw a slight decline of two per cent compared to 2021.

Attachment 3 provides a detailed year-over-year comparison of new residential activity by unit type and municipality for 2021 and 2022. Attachment 4 lists the top 25 residential permits by number of units, while the location of all new residential building permits issued in 2022 is shown in Map 1 (Attachment 5). The map shows that the ION corridor continues to attract large infill developments with high unit counts. Additionally, new residential permits were clustered in greenfield areas of Southwest Kitchener and West Cambridge. Also of note is that the majority of single-unit permits within the Built Up Area (BUA), the area that was considered developed prior to 2006, were accessory units added to existing single or semi-detached dwellings.

Long-Term Trends in Residential Building Permit Activity

The number of new residential units decreased by 22 per cent from 2021 to 2022; with 4,662 units, 2022 residential growth was slightly higher than the ten-year average (4,432 units) and significantly higher than 30-year average (3,546 units) (Figure 19). 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 interest rates.

Figure 19. Historical Residential Building Activity, 1976-2022



Students and Seniors

Residential building permit value for the post secondary student-oriented market in 2022 was 64 per cent lower than the previous year. The combined value of these permits was \$30.3 million, compared to \$84.3 million in 2021. Building permits were issued for three student-oriented projects in 2022.

- A six-storey, \$15 million residential building with 92 units located at 298 Hemlock Street, Waterloo.
- A five-storey, \$10.5 million residential building with 14 units located at 346 King Street North, Waterloo.
- A six-storey, \$4.8 million residential building with 20 units located at 282 Erb Street West, Waterloo.

One senior oriented permit was issued in 2022. The permit was for an additional six storey building at the Parkwood Mennonite Home location at 730 New Hampshire Street in Waterloo, valued at \$27 million.

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

Monitoring Growth with Building Permits

In August of 2022, Regional Council adopted Regional Official Plan Amendment (ROPA) No. 6, which sets out updated intensification rates and Designated Greenfield Area (DGA) density targets. The targets adopted through ROPA 6 vary by municipality, but overall are more ambitious than the existing Regional Official Plan (ROP) targets. ROPA 6 sets out an overall annual intensification target requiring a minimum of 61 per cent of all new residential development to occur within the BUA. ROPA 6 also sets out new minimum DGA density targets that, overall, equate to 59 people and jobs per hectare across the Region by 2051. Throughout 2022 when permits were issued, ROPA 6 had not been approved by the Minister, and is not in-force and effect. Therefore, any further analysis related to DGA density targets and intensification rates will be in the context of the in-force 2015 ROP.

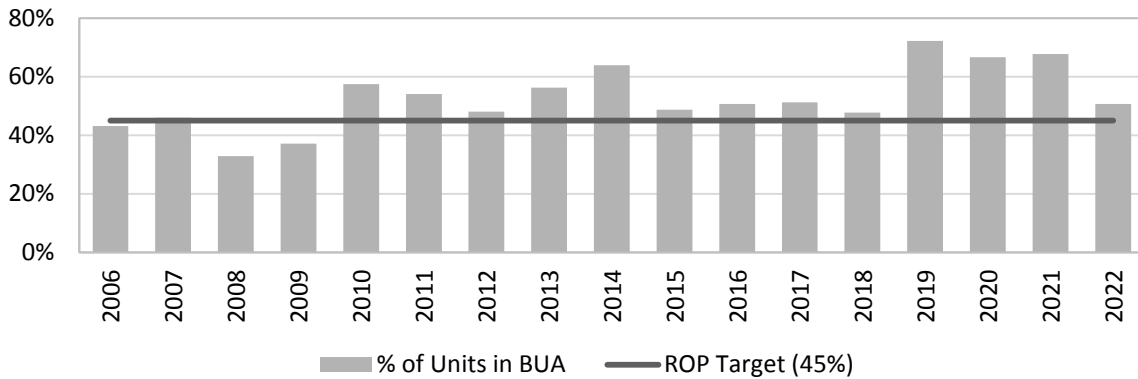
The 2015 ROP sets an intensification target of 45 per cent, requiring 45 per cent of all new residential development on an annual basis to occur within the BUA. In 2022, 2,363 new residential units were built in the BUA, representing 51 per cent of total units across the Region (Figure 20). This is down from 2021, where the intensification rate was 68 per cent (4,070 out of 6,006 units). For thirteen consecutive years, residential growth in Waterloo Region has exceeded the 2015 ROP intensification target (Figure 21); although the target was intended to be achieved by 2015, it has been exceeded each year since 2010.

Figure 20. New Residential Units in the Built Up Area, 2006-2022

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	5,720	2,902	51%
2017	3,240	1,659	51%
2018	2,933	1,401	48%
2019	6,308	4,559	72%
2020	5,192	3,463	67%
2021	6,006	4,070	68%
2022	4,662	2,363	51%

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

Figure 21. Percentage of New Residential Units in the Built Up Area, 2006-2022



While there is no policy target for the amount of non-residential activity in the BUA, Figure 22 shows industrial, commercial and institutional building permit activity both inside the BUA and for the Region as a whole, measured in floor area of new construction. In 2022, 53 per cent of new non-residential floor space was added inside the BUA.

Figure 22. New Non-Residential Floor Space in the Built Up Area, 2006-2022

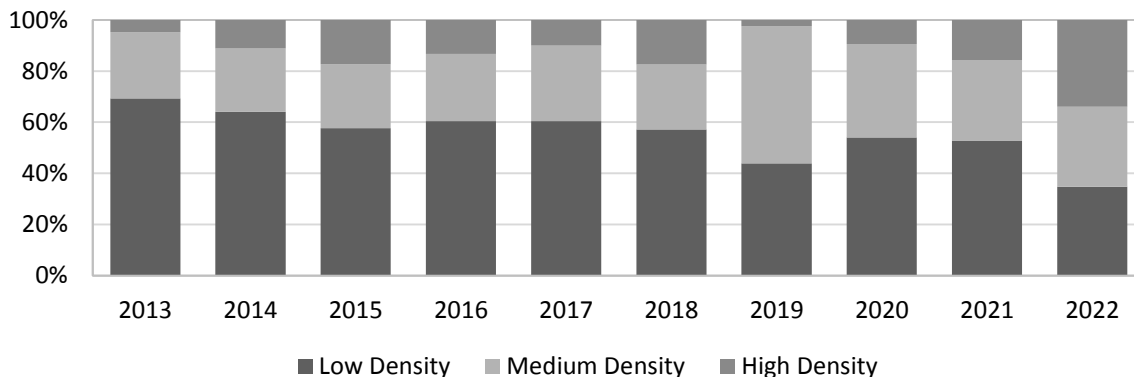
Year	Total Floor Space in Waterloo Region (sq.ft.)	Floor Space Inside the BUA (sq.ft.)	Per cent of Floor Space Inside the BUA
2006*	1,681,654	1,131,309	67%
2007	2,717,615	1,776,949	65%
2008	3,308,661	2,246,020	68%
2009	2,376,159	1,384,990	58%
2010	3,607,425	1,952,672	54%
2011	1,677,879	1,139,911	68%
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	1,848,639	1,143,629	62%
2017	2,207,118	1,467,071	66%
2018	1,977,901	1,112,584	56%
2019	2,283,207	1,745,774	76%
2020	1,133,907	777,634	69%
2021	1,636,701	1,137,501	69%
2022	4,863,749	2,581,102	53%

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

In addition to the intensification target for the BUA, the ROP also includes density targets for new development in the DGA of 55 people and jobs per hectare in Kitchener, Cambridge and Waterloo, and 45 people and jobs per hectare in the townships. Figure

23 illustrates that the mix of new units built in the DGA has become gradually more dense over the past decade, with low-density housing (single and semi-detached dwellings) now comprising a smaller share of the unit mix (35 per cent in 2022, down from 69 per cent in 2012). The share of high density development in the DGA was 34 per cent, more than double the 10-year average of 14 per cent.

Figure 23. Mix of New Residential Units in the Designated Greenfield Area, 2013-2022



Central Transit Corridor

The Central Transit Corridor (CTC) – the area around the Region’s ION light rail transit system – has been a key target for residential intensification since ION’s approval in 2011. In 2022, 1,109 new residential units were built in the CTC (Figure 24). This is down from 2021, where 2,369 units were built in the CTC. The proportion of new units constructed within the CTC fell to 24 per cent, the lowest share since monitoring began in 2011.

Figure 24. New Residential Units in the Central Transit Corridor, 2011-2022

Year	Total Units in Waterloo Region	Units Inside the CTC	Per cent of Units Inside the CTC
2011	3,599	1,204	33%
2012	2,412	823	34%
2013	2,646	690	26%
2014	4,013	1,940	48%
2015	3,604	1,155	32%
2016	5,720	1,861	33%
2017	3,240	1,119	35%
2018	2,933	950	32%
2019	6,308	3,407	54%
2020	5,192	2,350	45%
2021	6,006	2,369	39%
2022	4,662	1,109	24%

Attachments

Attachment 1 – Top 25 Non-Residential Building Permits by Construction Value, 2022

Attachment 2 – Summary of Non-Residential Building Permit Activity, 2021 and 2022

Attachment 3 – Summary of Residential Building Permit Activity, 2021 and 2022

Attachment 4 – Top 25 Residential Building Permits by Number of Units, 2022

Attachment 5 – Map 1 – 2022 Residential Building Permit Activity

For further information, please refer to Report PDL-CPL-23-XX“Building Permit Activity 2022” at www.regionofwaterloo.ca or contact us at:

Ryan Pogrzeba

Supervisor, Policy, Data and Research
Community Planning
Phone: 519-580-3948
Email: rpogrzeba@regionofwaterloo.ca

Bobby Soosaar

Planning Information Specialist
Community Planning
Phone: 226-750-0443
Email: rsoosaar@regionofwaterloo.ca

Attachment 1 – Top 25 Non-Residential Building Permits by Construction Value, 2022

Address	Municipality	Structure Type	Floor Area	Construction Value	Project Name	Comment	Addition
140 Old Mill Rd	Cambridge	Industrial	1,330,324	\$70,244,386	Amazon warehouse	New warehouse facility.	New Construction
355 Shirley Ave	Kitchener	Industrial	363,109	\$50,000,000		New industrial shell building.	New Construction
140 Old Mill Rd	Cambridge	Industrial	0	\$38,857,991	Amazon warehouse	Permit is for the steel structure for a new warehouse facility.	New Construction
120 Bullock St	Kitchener	Industrial	508,220	\$38,000,000	Homer Watson Business Park	New shell for an industrial warehouse.	New Construction
160 Bullock St	Kitchener	Industrial	148,198	\$25,150,000	Homer Watson Business Park	New shell for an industrial warehouse.	New Construction
1001 Franklin Blvd	Cambridge	Institutional	82,495	\$20,000,000	Cambridge Sports Park	Two pad ice rink expansion (Cambridge Sports Park).	Addition
75 University Ave W	Waterloo	Institutional	8,213	\$19,400,000	Wilfrid Laurier University Sawvas Chamberlain Music Building	Two storey addition and renovations to Aird Building (Wilfrid Laurier University).	Addition
25 Beckview Dr	Kitchener	Institutional	71,838	\$18,672,984	Catholic Elementary School	New 3-Storey Huron Brigadoon Catholic Elementary School.	New Construction
10 Pearson St	Kitchener	Industrial	59,479	\$13,000,000		New shell for an industrial warehouse.	New Construction
1705 Victoria St N	Kitchener	Commercial	74,906	\$12,000,000		Two storey Porsche dealership with an underground vehicle storage garage.	New Construction
4881 Fountain St N	Woolwich	Institutional	7,007	\$12,000,000	Region of Waterloo International Airport	New outbound baggage sortation building & interior renovations to check in hall and passenger screening areas.	New Construction
340 University Ave E	Waterloo	Institutional	3,154	\$12,000,000	Region of Waterloo - Waterloo WWTP	New control building and storage tanks	New Construction
230 Water St S	Cambridge	Institutional	1,265	\$12,000,000	Region of Waterloo - Galt WWTP	Additional biosolids storage including above ground storage tanks and equipment building.	New Construction
25 Cherry Blossom Rd	Cambridge	Industrial	116,466	\$10,000,000		Addition to warehousing and manufacturing area.	Addition
375 New Dundee Rd	Kitchener	Industrial	100,069	\$10,000,000		The balance of construction for a three storey self storage warehouse facility.	New Construction
2 Stewart St	Kitchener	Commercial	20,000	\$10,000,000		The balance of construction for a four storey open-air parking garage for google.	New Construction
4881 Fountain St N	Woolwich	Institutional	51,576	\$9,108,705	Region of Waterloo International Airport	The construction of a new aircraft hanger.	New Construction
65 Tyler St	Cambridge	Industrial	107,101	\$9,000,000		New multi-tenant industrial facility.	New Construction
632 Victoria St N	Kitchener	Commercial	33,078	\$8,000,000		New 2-storey Crosby Volkswagen dealership.	New Construction
255 Maple Grove Rd	Cambridge	Industrial	58,518	\$6,500,000		New multi-tenant industrial building.	New Construction
899 Langs Dr	Cambridge	Industrial	42,632	\$6,200,000		New warehouse facility.	New Construction
15 Pearson St	Kitchener	Commercial	34,628	\$6,100,000		New 3 storey health office building.	New Construction
1572 Highland Rd W	Kitchener	Industrial	21,366	\$6,000,000		New 2 storey manufacturing building with offices for Westmount Signs & Printing.	New Construction
25 Wolseley Crt	Cambridge	Industrial	19,203	\$6,000,000		New two storey addition - superstructure only.	Addition
180 Boychuk Dr	Cambridge	Industrial	102,965	\$5,500,000		Shell building intended for light industrial occupancies.	New Construction

Attachment 2 – Summary of Non-Residential Building Permit Activity, 2021 and 2022

New Non-Residential Building Permit Value, by Sector and Municipality, 2021 and 2022

Municipality	Industrial		Commercial		Institutional		Total		% Change
	2021	2022	2021	2022	2021	2022	2021	2022	
Cambridge	\$76,611,798	\$265,185,891	\$28,759,275	\$11,350,273	\$0	\$38,216,000	\$105,371,073	\$314,752,164	199%
Kitchener	\$35,115,000	\$154,383,379	\$55,624,722	\$53,715,648	\$41,725,600	\$26,666,484	\$132,465,322	\$234,765,511	77%
Waterloo	\$8,391,550	\$5,725,000	\$16,475,563	\$8,800,000	\$6,650,000	\$41,104,257	\$31,517,113	\$55,629,257	77%
North Dumfries	\$1,700,000	\$1,300,000	\$0	\$3,000,000	\$0	\$10,000	\$1,700,000	\$4,310,000	154%
Wellesley	\$2,075,000	\$2,704,251	\$10,000	\$550,000	\$0	\$5,515,000	\$2,085,000	\$8,769,251	321%
Wilmot	\$1,200,000	\$200,000	\$0	\$1,800,000	\$0	\$0	\$1,200,000	\$2,000,000	67%
Woolwich	\$15,135,000	\$3,885,665	\$3,710,000	\$1,950,000	\$10,004,400	\$22,658,864	\$28,849,400	\$28,494,529	-1%
Region Total	\$140,228,348	\$433,384,186	\$104,579,560	\$81,165,921	\$58,380,000	\$134,170,605	\$303,187,908	\$648,720,712	114%
% by Type	46%	67%	34%	13%	19%	21%	100%	100%	
% Change	209%		-22%		130%		114%		

New Non-Residential Floor Space, by Sector and Municipality, 2021 and 2022

Municipality	Industrial		Commercial		Institutional		Total		% Change
	2021	2022	2021	2022	2021	2022	2021	2022	
Cambridge	635,690	2,377,505	70,547	86,234	0	105,446	706,237	2,569,185	264%
Kitchener	146,534	1,271,305	393,002	381,097	13,961	124,064	553,497	1,776,466	221%
Waterloo	4,467	31,496	163,296	25,879	23,638	28,732	191,401	86,107	-55%
North Dumfries	0	14,326	0	19,349	0	754	0	34,429	0%
Wellesley	25,906	42,865	297	3,076	0	147,273	26,203	193,214	637%
Wilmot	6,072	262	0	15,755	0	0	6,072	16,017	164%
Woolwich	97,831	42,647	22,455	78,513	33,005	67,171	153,291	188,331	23%
Region Total	916,500	3,780,406	649,597	609,903	70,604	473,440	1,636,701	4,863,749	197%
% by Type	56%	78%	40%	13%	4%	10%	100%	100%	
% Change	312%		-6%		571%		197%		

Attachment 3 – Summary of Residential Building Permit Activity, 2021 and 2022

New Residential Building Permit Value, by Unit Type and Municipality, 2021 and 2022

Municipality	Single Detached		Semi-Detached		Townhouse		Apartment		Total		% Change
	2021	2022	2021	2022	2021	2022	2021	2022	2021	2022	
Cambridge	\$36,011,861	\$117,273,447	\$0	\$800,000	\$143,847,366	\$56,751,798	\$72,128,298	\$35,260,015	\$251,987,525	\$210,085,260	-17%
Kitchener	\$285,884,880	\$187,605,776	\$12,351,000	\$5,732,000	\$122,201,000	\$92,629,000	\$250,110,694	\$153,338,181	\$670,547,574	\$439,304,957	-34%
Waterloo	\$74,767,292	\$14,294,221	\$2,617,800	\$2,275,000	\$1,500,000	\$64,329,274	\$206,395,791	\$265,090,360	\$285,280,883	\$345,988,855	21%
North Dumfries	\$30,721,901	\$53,208,579	\$2,019,724	\$0	\$17,248,266	\$10,969,770	\$70,000	\$0	\$50,059,891	\$64,178,349	28%
Wellesley	\$9,475,000	\$6,180,000	\$2,400,000	\$0	\$0	\$0	\$1,055,000	\$575,000	\$12,930,000	\$6,755,000	-48%
Wilmot	\$10,390,000	\$8,445,000	\$760,000	\$2,300,000	\$0	\$5,269,000	\$3,390,000	\$610,000	\$14,540,000	\$16,624,000	14%
Woolwich	\$79,665,383	\$31,333,665	\$3,640,000	\$6,460,000	\$5,021,100	\$5,300,000	\$993,240	\$9,918,490	\$89,319,723	\$53,012,155	-41%
Region Total	\$526,916,317	\$418,340,688	\$23,788,524	\$17,567,000	\$289,817,732	\$235,248,842	\$534,143,023	\$464,792,046	\$1,374,665,596	\$1,135,948,576	-17%
% by Type	38%	37%	2%	2%	21%	21%	39%	41%	100%	100%	
% Change	-21%		-26%		-19%		-13%		-17%		

New Residential Units, by Type and Municipality, 2021 and 2022

Municipality	Single Detached		Semi-Detached		Townhouse		Apartment		Total		% Change
	2021	2022	2021	2022	2021	2022	2021	2022	2021	2022	
Cambridge	81	297	0	2	669	271	438	304	1,188	874	-26%
Kitchener	549	366	34	12	674	384	1,762	1,140	3,019	1,902	-37%
Waterloo	167	26	8	4	5	272	1,159	1,164	1,339	1,466	9%
North Dumfries	59	177	6	0	61	45	1	0	127	222	75%
Wellesley	17	9	6	0	0	0	7	4	30	13	-57%
Wilmot	17	12	4	6	0	20	26	8	47	46	-2%
Woolwich	213	53	8	14	23	17	12	55	256	139	-46%
Region Total	1,103	940	66	38	1,432	1,009	3,405	2,675	6,006	4,662	-22%
% by Type	18%	20%	1%	1%	24%	22%	57%	57%	100%	100%	
% Change	-15%		-42%		-30%		-21%		-22%		

Attachment 4 – Top 25 Residential Building Permits by Number of Units, 2022

Address	Municipality	Structure Type	Storeys	Units	Construction Value	Project Name	Comment
110 Erb St. W.	Waterloo	Apartment	18	216	\$30,000,000	The Barrel Yards	18-storey residential tower.
525 New Dundee Rd.	Kitchener	Apartment	8	178	\$38,186,424	The Flats at Rainbow Lake	Eight-storey mixed use building.
194 Erb St. W.	Waterloo	Apartment	12	139	\$50,000,000	The Carrick	12-storey apartment building with three levels of underground parking.
1438 Highland Rd W.	Kitchener	Apartment	12	127	\$20,000,000		12-storey apartment building.
101 Golden Eagle Rd.	Waterloo	Apartment	6	105	\$18,500,000		New 6 Storey Residential Building With underground parking garage.
1673 Huron Rd.	Kitchener	Apartment	5	99	\$18,840,000		Five-storey apartment building.
312 Erb St. W.	Waterloo	Apartment	6	93	\$18,000,000	Moda Condos	6-storey, 93 unit residential building with attached parking structure.
298 Hemlock St	Waterloo	Apartment	6	92	\$15,000,000		New Six Storey residential apartment building.
730 New Hampshire St.	Waterloo	Apartment	6	90	\$27,000,000	Parkwood Seniors Community	Parkwood seniors independent living building - 6 Storey apartment building with underground parking.
107 Roger St.	Waterloo	Apartment	6	90	\$19,000,000	Spur Line Common	6-storey multi-unit residential building with one level of underground parking.
28 Westhill Dr.	Waterloo	Apartment	4	86	\$25,000,000	Vale Station	4-storey residential building.
301 Westmount Rd. W.	Kitchener	Apartment	4	85	\$7,500,000	301 Westmount	4-storey apartment building with commercial on ground floor and underground parking garage.
1673 Huron Rd.	Kitchener	Apartment	5	83	\$13,375,000		Five-storey apartment building with underground parking garage.
1673 Huron Rd.	Kitchener	Apartment	5	79	\$10,690,000		Five-storey apartment building.
420 Kingscourt Dr.	Waterloo	Apartment	6	73	\$25,000,000	Kingscourt Affordable Housing Project	6-Storey affordable apartment building with main floor government use Space.
16 Queen St. W.	Cambridge	Apartment	5	64	\$11,200,000		Mixed use 5-storey residential apartment building.
24 Union St. E.	Waterloo	Apartment	6	46	\$11,000,000		6-Storey apartment building.
99 Milford Ave.	Waterloo	Townhouse	3	44	\$9,500,000		3-Storey stacked townhouse bock with 44 units.
30 George St. S.	Cambridge	Apartment	4	42	\$7,500,000		4-storey rental apartment.
168 King St. S.	Waterloo	Apartment	8	33	\$8,025,000		8-storey mixed-use building with on-grade open air Parking garage.
27 Cambridge St.	Cambridge	Apartment	N/A	30	\$6,900,000	KW Urban Native Wigwam Project	Multi-unit residential building with 30 units.
33 Front St. W.	Woolwich	Apartment	N/A	28	\$7,069,000		
292 Sheldon Ave. N.	Kitchener	Apartment	3	25	\$7,700,000	292 Sheldon	3-storey affordable housing apartment with 25 units.
282 Erb St. W.	Waterloo	Apartment	6	20	\$4,800,000		6-Storey residential building.
405 Myers Rd.	Cambridge	Townhouse	3	20	\$2,500,000	The Birches	3-Storey 20 unit stacked townhouse.

Attachment 5 – Map 1 – 2022 Residential Building Permit Activity

Map 1
2022 Residential Building Permit Activity
Regional Municipality of Waterloo

