

Region of Waterloo
Planning, Development, and Legislative Services
Growth, Development, and Sustainability

To: Sustainability, Infrastructure, and Development Committee
Meeting Date: May 6, 2025
Report Title: 2024 Year-end Building Permit Activity and Growth Monitoring

1. Recommendation

For information.

2. Purpose / Issue:

This report provides information to Council on the development activity throughout Waterloo Region in 2024. New building construction, as measured by building permits issued, is an indicator of the continued strength of the local economy. Building permit data is also used in population and employment growth monitoring, development charge estimations, development tracking, budgets and forecasts.

3. Strategic Plan:

Tracking and reporting building permit activity and units in plan of subdivision contributes to Strategic Priority 1, Homes for All, and Strategic Priority 2, Climate Aligned Growth.

4. Report Highlights:

- Building permit activity is one indicator of the strength of the local economy and a predictor on anticipated population and employment growth. The information is also used for strategic planning initiatives, such as assessing and monitoring impacts on regional infrastructure such as water supply, wastewater treatment capacity, waste management and transit.
- The residential sector has seen its first slow down since 2018, consistent with construction trends across Ontario, attributed to interest rates limiting the purchasing power for buyers and reducing the overall feasibility of construction projects. The non-residential sector has remained steady across Waterloo Region.
- The total value of new construction in Waterloo Region in 2024 was \$1.664 billion, a decrease of 17% compared to 2023. Residential building activity, totaled \$952 million in 2024, a decrease of 39% compared to 2023. Construction was valued at \$692 million in 2024 for the non-residential sector, an increase of 72%

compared to 2023.

- Permits were issued for 3,853 residential units in 2024, a decrease of 36% compared to 2023 and 21% below the 10-year average of 4,868. Growth in new residential units was largely driven by an increase in apartment units (2,867 units), which accounted for 74% of all unit types. Construction of single-detached units dropped by 37% in 2024 to 380 units compared to 2023. Construction of townhomes also declined with 500 less permits issued in 2024 compared to 2023.
- New apartment construction accounted for 59% of total value of all units in 2024, valued at \$652.4 million. However, this was a \$344.7 million decrease compared to 2023, representing a 38% year-over-year drop. Despite this, the total value of apartments in 2024 was still 30% higher than the 10-year average of \$499.1 million.
- The trend towards a higher proportion of apartments being constructed has been ongoing for the past 20 years. This shift allows for more efficient land use and, as many units are located within established urban areas, makes the most of existing infrastructure, including transit, utilities, and public services.
- The higher proportion of apartments units also provides for a wider range and mix of housing options in the community, including more affordable choices and rental units.
- A trend of note over the last number of years is the growing number of accessory apartments added to existing dwellings. Accessory apartments, including duplexes, basement apartments, and garden suites, accounted for 23% of total units in 2024. This is up from 18% of units in 2023. While their share of total units has increased, the number of permits accessory permits issued in 2024 decreased by 229 compared to 2023. Prior to 2019, accessory apartments would typically account for 2% to 4% of total units.
- The total inventory of units in pending, draft approved, and registered unbuilt plans of subdivision as of December 31, 2024 increased year-over-year to 41,762, up from 38,898 in 2023, indicating a robust supply of housing within the development approvals process across the Region.
- Permits were issued for the construction of 2.3 million square feet of non-residential floor space. This represents a slight decrease over 2023, which saw 2.4 million square feet of non-residential construction. Construction activity in the non-residential sector in 2024 remained 3% above the 10-year average.

5. Background:

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. Using a 10-year average of activity provides a fulsome view of Waterloo Region's overall growth, while year-over-year changes can be used to assess current market conditions and external factors. In recent years, the housing

crisis in Canada has reached a critical point, which has necessitated urgent action. In response, various task forces have been established, focusing on developing initiatives and recommendations that various levels of government can enact aimed at addressing this issue. These efforts are geared towards catalyzing the necessary growth in housing across the country.

A common thread running through these reports underscores the importance of strategic planning initiatives. Key strategies include the development of housing within established areas equipped with accessible infrastructure, as well as the expansion of accessory apartment options such as duplexes, basement suites, and garden suites. The residential construction sector in Waterloo Region is showing signs of progress in line with these initiatives. Approximately 55% of new developments are situated within pre-existing built-up areas. Additionally, over 1,000 units in accessory apartments were constructed in 2023—an unprecedented level reflective of the changing market conditions and policy environment brought on by the housing crisis.

6. Communication and Engagement with Area Municipalities and the Public

Area Municipalities: Building permit data is collected by Area Municipal staff and compiled by Regional staff. Area Municipal staff are consulted on the analysis of building permit and plan of subdivision information.

7. Financial Implications:

	Current Year	Future Year(s)
Budget Impact?	N/A	N/A
Capital Plan Impact?	N/A	N/A
Tax Rate Increase	N/A	N/A
Impact to Average Household	N/A	N/A

Building permit activity generally results in growth in the property tax assessment base to the extent residential units and commercial/industrial spaces are renovated, built or expanded. Adding assessment to the roll occurs after an occupancy permit is issued for new units/space, and after closure of permits for renovations. According to the Region’s Service Level Agreement with the Municipal Property Assessment Corporation (MPAC) – which is responsible for assessing and classifying all properties in Ontario – the goal is to have 85% of all new assessment resulting from new construction and improvements to existing properties added to the roll within one year of occupancy. The results of this report are consistent with 2026 budget expectations.

8. Conclusion / Next Steps:

The residential sector has seen its first slow down since 2018. This trend is consistent with construction trends across Ontario and has been attributed to increasing interest

rates limiting the purchasing power for buyers and reducing the overall feasibility of construction projects. The non-residential sector has remained steady across Waterloo Region, with permits issued for 2.3 million sq.ft of non-residential space.

While residential construction has slowed down, there is a significant supply of residential units in the development approvals process, with over 41,000 units either pending, draft approved or registered but unbuilt. Over 28,000 of those units are either draft approved or registered unbuilt, meaning the region is well positioned to increase the construction of housing when the market stabilizes.

9. Attachments:

Appendix A: 2024 Year-end Building Permit Activity and Growth Monitoring

Appendix B: Inventory of Units in Plans of Subdivision by Municipality

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Region of Waterloo

Growth Analysis Bulletin

Date: May 6th, 2025

Subject: 2024 Building Permit Activity and Growth Monitoring

This bulletin presents building permit activity in Waterloo Region, updated for year-end 2024. New non-residential and residential construction is summarized relative to ten-year trends for 2015-2024, with year-over-year comparisons to 2023 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 2024 was \$1.644 billion (Figure 1). Specifically:

- The value of non-residential permits was near \$692 million.
- Permits were issued for 2.3 million square feet of non-residential floor space.
- The value of residential permits was \$952 million.
- Residential permits were issued for 3,853 units.

Figure 1. Summary of Building Permit Activity, 2023 and 2024

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2023		2024		Change from 2023		Per cent Change from 2023		
	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	\$403.2	2,428,755	\$692.4	2,317,112	\$289.2	-111,643	72%	-5%
Industrial	\$174.5	1,762,968	\$183.0	1,454,523	\$8.5	-308,445	5%	-17%
Commercial	\$131.8	452,303	\$84.6	220,676	-\$47.1	-231,627	-36%	-51%
Institutional	\$96.9	213,484	\$424.7	641,913	\$327.8	428,429	338%	201%

	Value (in millions)	Units	Value (in millions)	Units	Value (in millions)	Units	Value	Units
Residential	\$1,566.8	6,043	\$952.0	3,853	-\$614.8	-2,190	-39%	-36%
Single Detached	\$351.1	599	\$232.3	380	-\$118.7	-219	-34%	-37%
Semi-Detached	\$15.8	34	\$8.9	23	-\$6.8	-11	-43%	-32%
Townhouse	\$292.9	1,083	\$148.3	583	-\$144.6	-500	-49%	-46%
Apartment	\$907.1	4,327	\$562.4	2,867	-\$344.7	-1,460	-38%	-34%

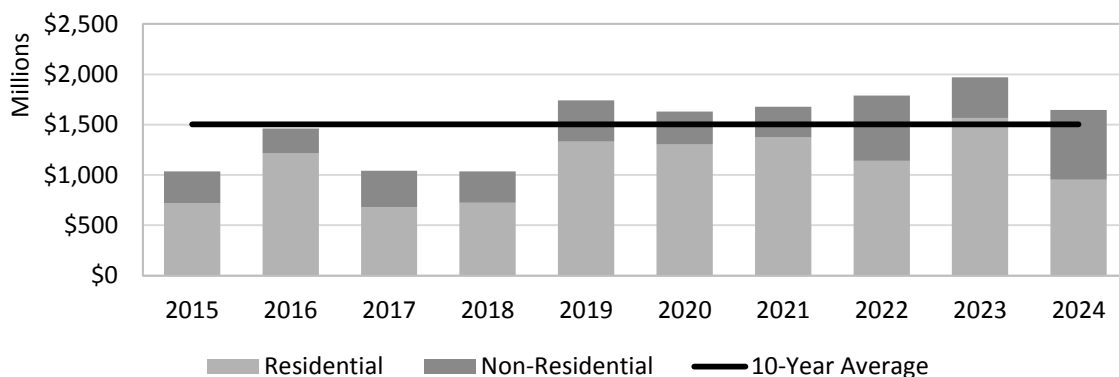
Total Value	\$1,970.0	\$1,644.4	-\$325.6	-17%
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Total Value of New Building Permit Activity

Almost \$1.64 billion in new building permits were issued in Waterloo Region between January and December 2024 (Figure 2). This represents a 9% increase compared to the 10-year average of \$1.5 billion. However, it is 17% lower than in 2023 which was a record high of \$1.97 billion in new building permits in the region.

In 2024, the region experienced a 39% decrease in the value of residential projects, dropping from \$1.56 billion in 2023 to \$952 million. But there was a significant 72% increase in the value of non-residential building projects, rising from \$403 million in 2023 to \$692 million in 2024.

Figure 2. Total Value of New Building Permits, 2015-2024



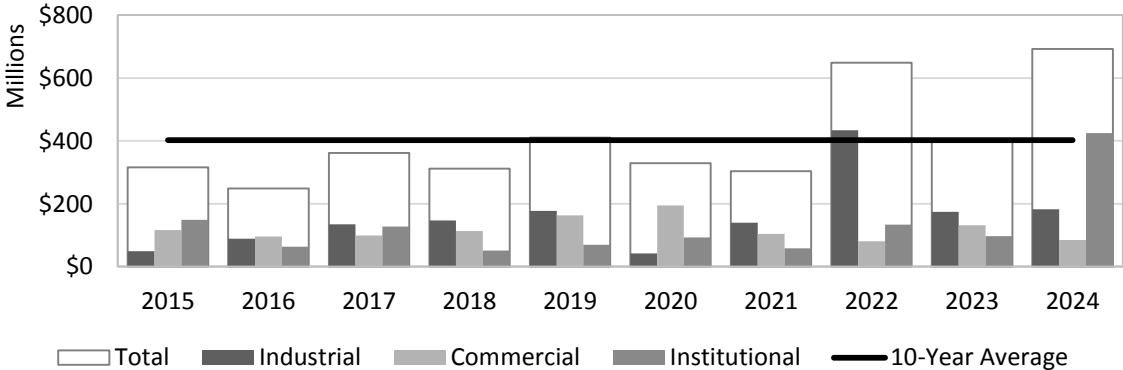
New Building Permit Activity in the Non-Residential Sector

Non-Residential Value

The total value of Industrial, Commercial, and Institutional (ICI) building permits issued in 2024 was \$692.4 million (Figure 3). Non-residential projects saw a 72% increase compared to both 2023 and the 10-year average (both around \$403 million).

This significant rise in non-residential permits in 2024 is primarily due to construction activity in the institutional sector, marking a year-over-year increase of 338% (from \$97 million in 2023 to \$425 million in 2024). Construction activity in the industrial sector remained stable, with a slight 5% increase from \$174 million in 2023 to \$183 million in 2024. However, the commercial sector saw a decrease of 36%, dropping from \$131.8 million to \$84.6 million.

Figure 3. New Non-Residential Building Permit Value, by Sector, 2015-2024



Attachment 1 lists the top 25 ICI permits by construction value. The highest-value non-residential permits issued in 2024, by sector, were:

- Institutional: \$93.8 million for a new community recreation centre and library at 655 Esley Blvd in Cambridge.
- Industrial: \$40 million for a shell and foundation of an industrial building for Golden Windows Ltd at 300 Bridge St E in Kitchener.
- Commercial: \$6.9 million for the shell of a new commercial plaza complex at 1950 Fischer-Hallman Rd in Kitchener.

At the municipal level, the three cities accounted for 99 percent of the Region’s total non-residential activity, with a combined 93 percent increase in ICI building permit values, rising from \$356 million in 2023 to \$688.7 million in 2024 (Figure 4). Specifically, Kitchener, Cambridge, and Waterloo saw increases of 90 percent, 21 percent, and 476 percent, respectively, in non-residential building permit values in 2024 compared to 2023.

Figure 4. New Non-Residential Building Permit Value, by City, 2023 and 2024

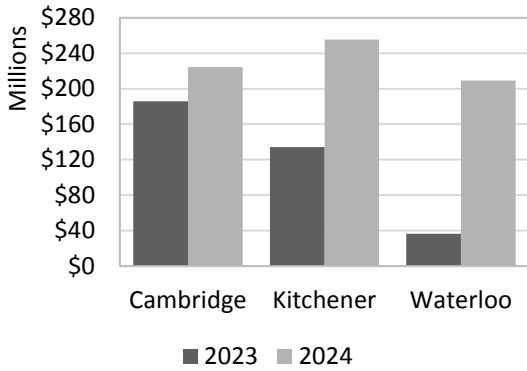
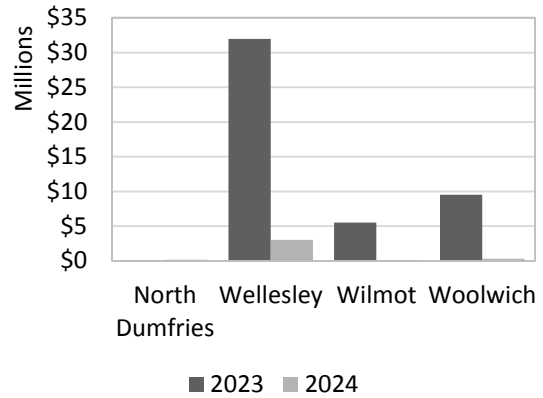


Figure 5. New Non-Residential Building Permit Value, by Township, 2023 and 2024

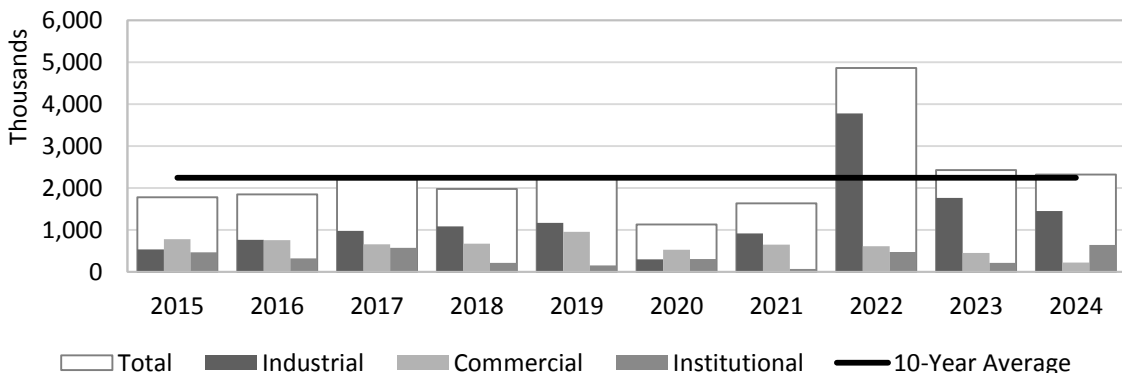


The four townships accounted for 1% of the total non-residential construction value in 2024. Together, the townships experienced a 92% decrease in the value of non-residential permits compared to 2023 (Figure 5). Wellesley, Wilmot, and Woolwich saw year-over-year decreases of over 90%, with Wellesley dropping from \$31.9 million to \$3 million, Wilmot from \$5.5 million to just \$135,000, and Woolwich from \$9.5 million to \$290,000. North Dumfries saw an increase in non-residential activity, rising from \$99,400 to \$175,000 (a 76% increase).

Non-Residential Floor Space

New non-residential floor space totaled 2.3 million square feet in 2024, experiencing a slight decrease (5 percent) compared to 2023, which had 2.4 million square feet. However, it was still 3% higher than the 10-year average of 2.2 million square feet (Figure 6). In the institutional sector, floor space tripled, jumping from 213,484 square feet in 2023 to 641,913 square feet in 2024. Meanwhile, the industrial sector saw a 17% decrease, from 1.76 million to 1.45 million square feet, and the commercial sector experienced a 51% decrease, dropping from 452,303 square feet to 220,676 square feet.

Figure 6. New Non-Residential Floor Space, by Sector, 2015-2024



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

- Industrial: A 435,578 square foot new one-storey industrial shell building at 335 Allendale Road in Cambridge
- Institutional: A 154,000 square foot three-storey secondary school located at 20 Woolner Trail in Kitchener.
- Commercial: A 19,709 square foot new facility for Cambridge Volkswagen to replace the existing building at 275 Hespeler Road in Cambridge.

The Region’s three cities combined accounted for 98 percent of the total new ICI floor space in 2024, with Cambridge representing more than half of the total (Figure 7). All three cities saw a year-over-year increase in non-residential space. Waterloo experienced the largest increase, with a 308% rise, growing from 65,915 square feet to 269,253 square feet. Kitchener also saw a significant increase, with 726,842 square feet of new ICI permits issued in 2024, compared to 541,445 square feet in 2023, representing a 34% increase. Cambridge, however, saw a 23% decrease in new non-residential space, dropping from 1.66 million square feet to 1.28 million square feet.

Figure 7. New Non-Residential Floor Space, by City, 2023 and 2024

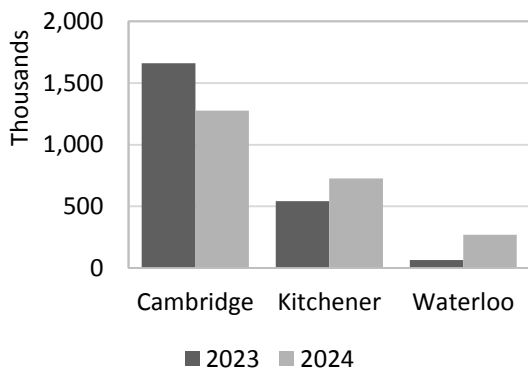
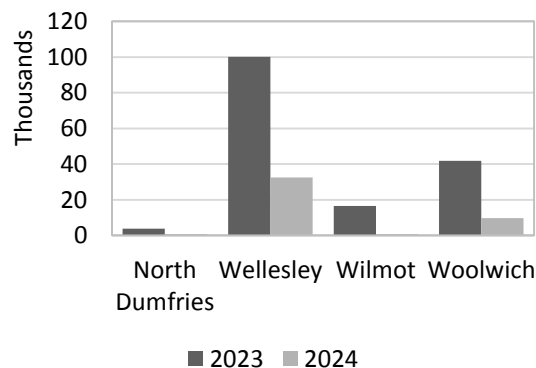


Figure 8. New Non-Residential Floor Space, by Township, 2023 and 2024



The townships saw a 73% decrease in new non-residential floor space, dropping from 162,296 square feet in 2023 to 43,868 square feet in 2024 (Figure 8). Wilmot experienced the sharpest decrease, with a 96% drop (from 16,628 square feet in 2023 to 720 square feet in 2024), followed by North Dumfries with a 79% decrease (from 3,754 to 806 square feet), Woolwich with a 77% decrease (from 41,856 to 9,776 square feet), and Wellesley with a 67% decrease (from 100,058 to 32,566 square feet). Attachment 2 provides a detailed year-over-year comparison of new non-residential activity by sector and municipality for 2023 and 2024.

New Building Permit Activity in the Residential Sector

Residential Value

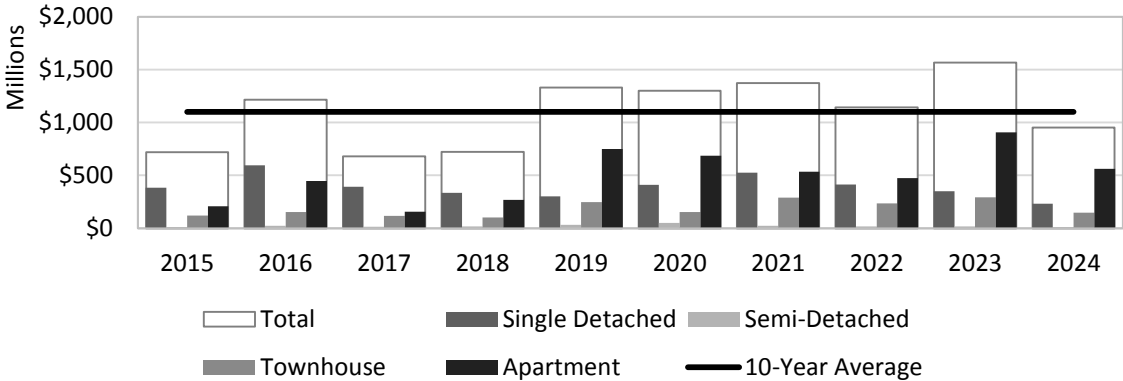
The total residential building permit value was \$952 in the region in 2024, which showed a 39% decrease from 2023 (from over \$1.5 billion to \$952 million). 2023 was a strong year in terms of residential building activity showing 42 per cent above the 10-year average of \$1.1 (Figure 9).

Figure 9. New Residential Building Permit Value, by Unit Type, 2015-2024 (\$ millions)

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Single Detached	384.1	594.9	391.1	335.2	300.1	410.9	525.7	414.8	351.1	232.3
Semi-Detached	9.9	21.9	14.6	17.7	33.3	50.8	23.8	17.6	15.8	8.9
Townhouse	119.3	151.6	118.0	100.5	247.3	154.2	289.8	235.2	292.9	148.3
Apartment	207.3	446.2	155.7	269.3	750.5	685.2	534.1	473.9	907.1	562.4
Total	721	1,215	679	723	1,331	1,301	1,373	1,142	1,567	952
10-yr Avg	1,100.3	1,100.3	1,100.3	1,100.3	1,100.3	1,100.3	1,100.3	1,100.3	1,100.3	1,100.3
Diff from 10-yr Avg	-35%	10%	-38%	-34%	21%	18%	25%	4%	42%	-13%

Residential permit value in 2024 was 13% lower than the 10-year historical average.

Figure 10. New Residential Building Permit Value, by Unit Type, 2014-2023



New apartment construction accounted for 59% of total value of all units in 2024, valued at \$652.4 million. However, this was a \$344.7 million decrease compared to 2023, representing a 38% year-over-year drop. Despite this, the total value of apartments in 2024 was still 30% higher than the 10-year average of \$499.1 million.

The proportion of new residential value associated with semi-detached units was just 1% of the total in 2024. Semi-detached units were valued at \$8.9 million, which was 43% lower than their \$15.8 million in 2023. Townhouses made up 16% of total units in 2024, with a total permit value of \$148.3 million that reflected a 49% decrease from 2023. Single-detached dwellings accounted for 24% of total units in the region in 2024, with a value of \$232.2 million that was 34% down from \$351.1 million in 2023.

Figure 11 illustrates the value of new residential permits by city. The total value of residential investment in the three cities in 2024 was \$855.5 million, making up 90% of the total for the region. Compared to 2023, all the three cities saw a decline in

residential permit values in 2024, with Cambridge experiencing the largest decrease (64%), followed by Kitchener (down 35%) and Waterloo (down 25%).

The region’s townships collectively contributed 10% (\$96.4 million) of the new permit value (Figure 12). North Dumfries, Wilmot, and Woolwich saw year-over-year decreases of 66%, 46%, and 10%, respectively, while Wellesley experienced an 88% increase in the value of new residential building permits.

Figure 11. New Residential Building Permit Value, by City, 2023 and 2024

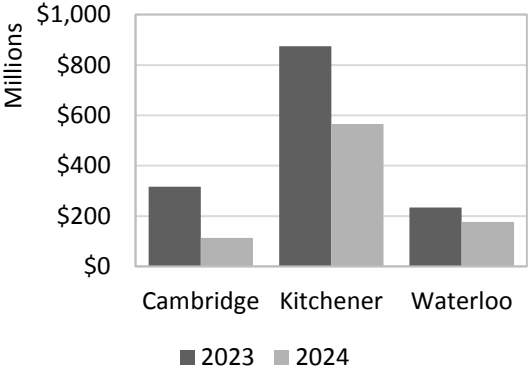
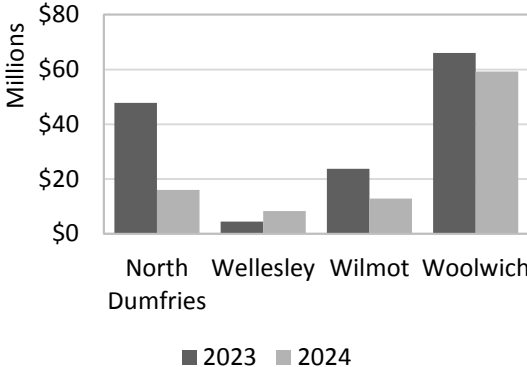


Figure 12. New Residential Building Permit Value, by Township, 2023 and 2024



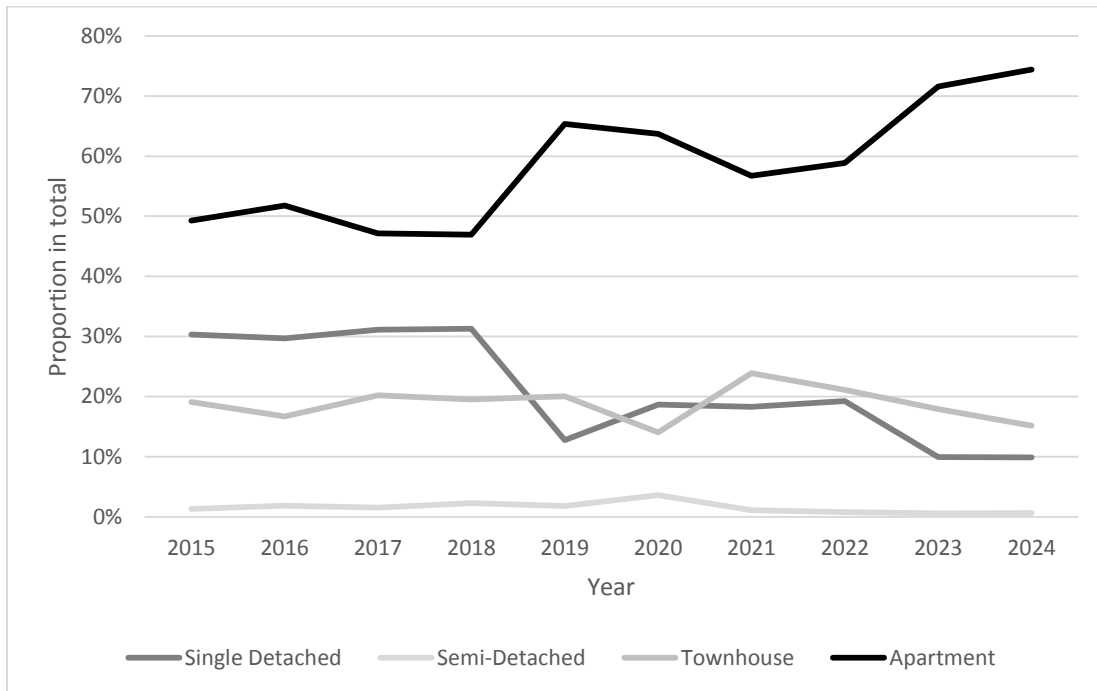
Residential Units

A total of 3,853 new residential units were added through permits issued in 2023, representing a 36% decrease from the previous year (Figure 13). Compared to the 10-year average of 4,868 units, the number of units in 2024 was significantly lower by 1,015 units, or 21%.

Figure 13. New Residential Units by Type, 2015-2024

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Single Detached	1092	1698	1008	918	806	970	1099	919	599	380
Semi-Detached	48	106	50	66	113	186	66	38	34	23
Townhouse	688	955	654	572	1266	729	1432	1009	1083	583
Apartment	1775	2961	1528	1377	4122	3306	3403	2811	4327	2,867
Total	3603	5720	3240	2933	6307	5191	6000	4777	6043	3,853
Avg (2015-2023)	4868	4868	4868	4868	4868	4868	4868	4868	4868	4,868
Diff from Avg	-26%	17%	-33%	-40%	30%	7%	23%	-2%	24%	-21%

Figure 14. New Residential Units, by Type, 2014-2023



Compared to 2023, the share of single-detached and semi-detached units remained the same at 10% and 1%, respectively, in 2024. The proportion of townhouses decreased from 18% in 2023 to 15% in 2024, while the share of apartments increased from 72% in 2023 to 74% in 2024 (Figure 14). This growth in the proportion of apartment units continues a trend seen in recent years, where residential development is shifting toward denser forms.

However, when comparing the number of units to 2023, single-detached, semi-detached, and apartment dwellings all experienced significant declines in 2024. The number of single-detached units declined from 599 in 2023 to 380 in 2024, representing a 37% year-over-year decrease. The number of townhouse units fell by 500, or 46%, from 1,083 in 2023 to 583 in 2024. Apartment units also saw a significant drop, falling from 970 in 2023 to 380 in 2024, a 34% decrease. The number of semi-detached units also decreased by 10 units, or 32%.

Figure 15 illustrates that new units added in 2024 were predominantly apartments, making up 74% of the total. Apartments include both accessory units added to existing dwellings (e.g., basement suites or duplex conversions) as well as detached accessory dwelling units (e.g., garden suites).

Figure 15. Mix of New Residential Units, 2024

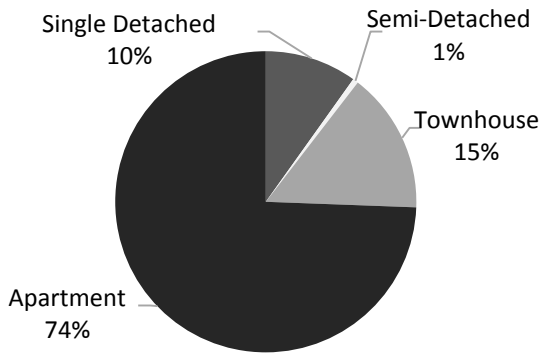
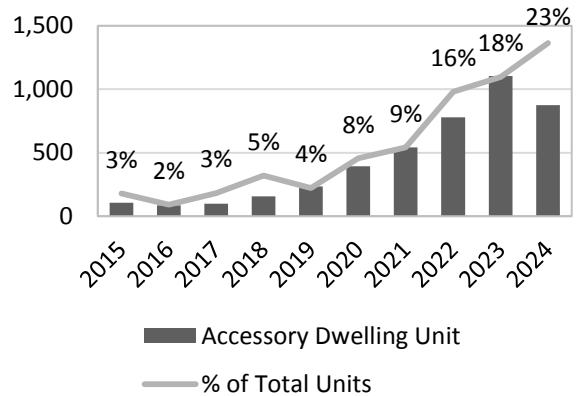


Figure 16. New Accessory Dwelling Units, 2015-2024



Another notable trend is the rapid growth in the number of accessory apartments added to existing dwelling units, such as basement suites or duplex conversions. In 2015, only 107 permits were issued for accessory dwelling units across the region (Figure 16). By 2023, this number had reached a record high of 1,105. In 2024, a total of 876 accessory units were permitted in the region, which was 21% down compared to 2023. However, accessory units made up 23% of all new units in 2024 that was the highest proportion seen in a decade.

Figure 17 shows the number of new accessory units by municipality. Overall, the three cities have experienced strong growth in the number of accessory units over the past 10 years. However, in 2024, Cambridge saw a sharp decline in the number of accessory units, dropping from 241 in 2023 to just 46 in 2024, an 81% decrease. Kitchener also experienced a slight decrease, with 43 fewer units, representing a 6% decline, while Waterloo saw a slight increase, with 14 more units, or an 11% rise.

Figure 17. New Accessory Dwelling units, by Municipality, 2015-2024

Municipality	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Cambridge	1	1	1	8	21	63	58	153	241	46
Kitchener	98	81	94	135	174	265	372	490	683	640
Waterloo	1	0	1	10	31	53	76	95	126	140
North Dumfries	0	0	0	0	0	0	1	0	9	9
Wellesley	2	0	0	1	0	1	4	5	1	2
Wilmot	3	3	2	3	7	8	19	9	12	8
Woolwich	2	1	0	0	1	4	11	28	33	31
Total	107	86	98	157	234	394	541	780	1105	876

The townships did not see a big year-over-year change in terms of accessory units. They saw ups and downs in the number of accessory units over the past 10 years, except for Woolwich that experienced an upward trend since 2019.

The top five residential permits issued in 2024, by number of units were:

- A 12-storey high rise with 423 residential units located at 535 Quiet Pl in Waterloo.
- Two 8-storey residential towers with 266 units located at 15 Palace St in Kitchener.
- A 13-storey residential tower with 202 units located at 1295 Bleams Rd in Kitchener.
- Two residential towers with 182 units located at 75 Fallowfield Dr in Kitchener.
- An 8-storey residential tower with 166 units located at 152 Shanley St in Kitchener.

Other Notable Projects include:

- A 7-storey apartment with 136 units located at 589 Langs Dr in Cambridge.
- A 6-storey apartment with 100 units at 316 Batavia Pl in Waterloo.
- Four 5-storey apartments with total 310 units located at 239 Eden Oak Trail in Kitchener.

The three cities in Waterloo Region— home to 95 per cent of new units – saw a collective 36 per cent year-over-year decrease in new residential dwellings (Figure 18). Compared to 2023, Cambridge saw a decline of 75% in 2024, followed by Kitchener with a decrease of 35%, whereas Waterloo experienced an increase of 23%.

Figure 18. New Residential Units, by City, 2023 and 2024

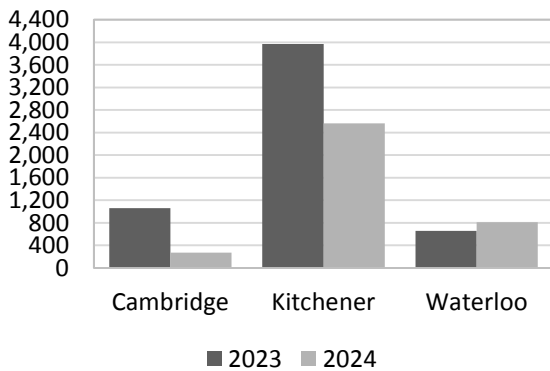
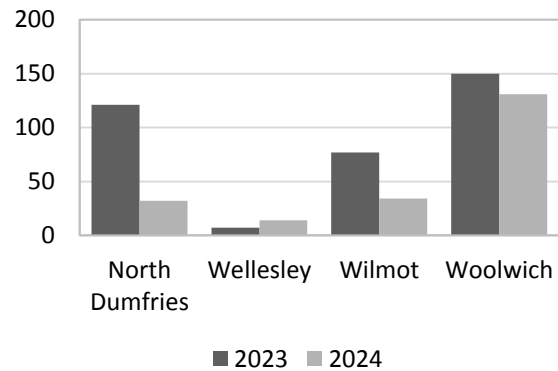


Figure 19. New Residential Units, by Township, 2023 and 2024



Among the townships, Woolwich had the highest number of new residential units, issuing permits for 131 units, or 62% of the total units in the townships in 2024 (Figure 19). However, this was a 13% decrease from 2023. North Dumfries saw a 74% year-over-year decrease, from 121 units in 2023 to 31 in 2024. Wilmot also experienced a decrease of 56%, with the number of units dropping from 77 in 2023 to 34 in 2024. Only Wellesley saw an increase, doubling its number of residential units from 7 in 2023 to 14 in 2024.

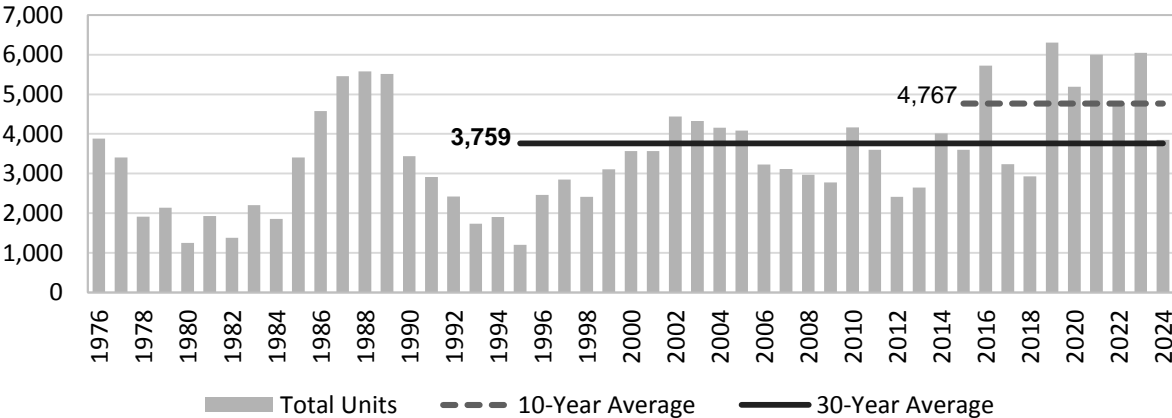
Attachment 3 provides a detailed year-over-year comparison of new residential activity by unit type and municipality for 2023 and 2024. Attachment 4 lists the top 25 residential permits by number of units, while the location of all new residential building permits issued in 2024 is shown in Map 1 (Attachment 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.

Long-Term Trends in Residential Building Permit Activity

The number of new residential units decreased by 36 per cent from 2023 to 2024; with 3,853 units, 2024 residential growth was lower than the ten-year average (4,767 units) but higher than the 30-year average (3,759 units) (Figure 20). 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 20. Historical Residential Building Activity, 1976-2024



Students and Seniors

Residential building permit value for the post secondary student-oriented market in 2024 was \$118 million, compared to 2023 without any student-oriented permit. In 2024, one permit was issued for a 12-storey apartment with 190 units valued at \$105 million for University of Waterloo located at 170 Seagram Dr in Waterloo. Another permit was for a high-rise apartment with a construction value of \$12.5 million with 100 residential units located at 316 Batavia Place, Waterloo. The third permit was issued for conversion and upgrade of 2nd and 22nd floor of an existing apartment located at 1 Columbia St W in Waterloo to student residence.

In 2024, one senior residence building permit valued at \$50 million was issued, reflecting a 7% year-over-year decrease compared to 2023, when the senior permit value was \$53 million. The permit was issued for a long-term care home with 160 beds located at 180 Boullee Street, Wilmot.

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

Figure 21 shows the intensification rate of new residential development in built up areas in Waterloo Region from 2006 to 2024. In 2024, 2,397 new residential units were built in the BUA, representing 62% of total units across the Region (Figure 21). This is also up from 2023, where the intensification rate was 54% (3,278 units). Figure 22 represents detailed information on the intensification rates at the area municipal level.

Figure 21. Percentage of New Residential Units in the Built Up Area, 2006-2024

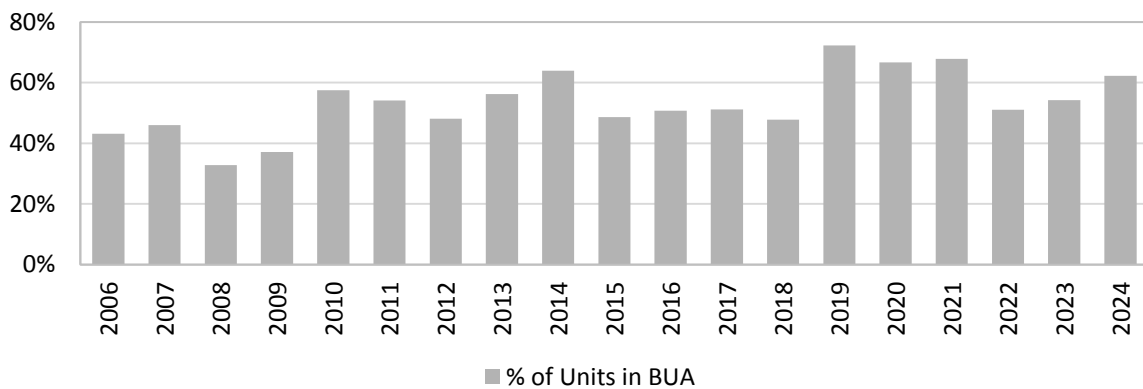


Figure 22. New Residential Units in the Built Up Area, by Municipality, 2006-2024

Year	Total Units in Waterloo Region	Units Inside the BUA	Per cent of Units Inside the BUA							
			Region Total	Cambridge	Kitchener	Waterloo	North Dumfries	Wellesley	Wilmot	Woolwich
2006*	1,408	608	43%	44%	36%	68%	79%	27%	32%	34%
2007	3,112	1,430	46%	71%	44%	58%	13%	15%	17%	23%
2008	2,968	974	33%	12%	31%	68%	8%	16%	8%	11%
2009	2,778	1,032	37%	31%	37%	74%	8%	8%	30%	12%
2010	4,167	2,394	57%	52%	38%	94%	7%	12%	15%	6%
2011	3,599	1,947	54%	59%	55%	72%	3%	14%	4%	19%
2012	2,412	1,160	48%	47%	43%	82%	0%	14%	4%	14%
2013	2,646	1,489	56%	68%	48%	75%	3%	6%	7%	25%
2014	4,013	2,567	64%	76%	54%	83%	5%	3%	47%	36%
2015	3,603	1,753	49%	13%	38%	74%	50%	8%	13%	9%
2016	5,720	2,902	51%	54%	34%	79%	42%	0%	4%	18%
2017	3,240	1,659	51%	22%	60%	67%	1%	11%	17%	2%
2018	2,933	1,401	48%	19%	53%	68%	81%	6%	16%	7%
2019	6,307	4,558	72%	62%	77%	90%	71%	17%	37%	20%
2020	5,191	3,462	67%	44%	69%	87%	17%	0%	16%	5%
2021	6,000	4,069	68%	92%	58%	89%	7%	20%	40%	4%
2022	4,777	2,438	51%	51%	35%	82%	7%	0%	48%	29%
2023	6,043	3,278	54%	25%	69%	33%	3%	0%	79%	9%
2024	3,853	2,397	62%	75%	57%	88%	9%	7%	47%	10%
Avg (2006-2024)	3,935	2,185	56%	49%	53%	78%	16%	11%	22%	15%
5-year Avg	5,173	3,129	60%	57%	60%	80%	7%	7%	51%	10%
10-year Avg	4,767	2,792	59%	49%	58%	78%	20%	7%	30%	12%

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

While there is no policy target for the amount of non-residential activity in the BUA, Figure 23 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 2024, 46 per cent of new non-residential floor space was added inside the BUA.

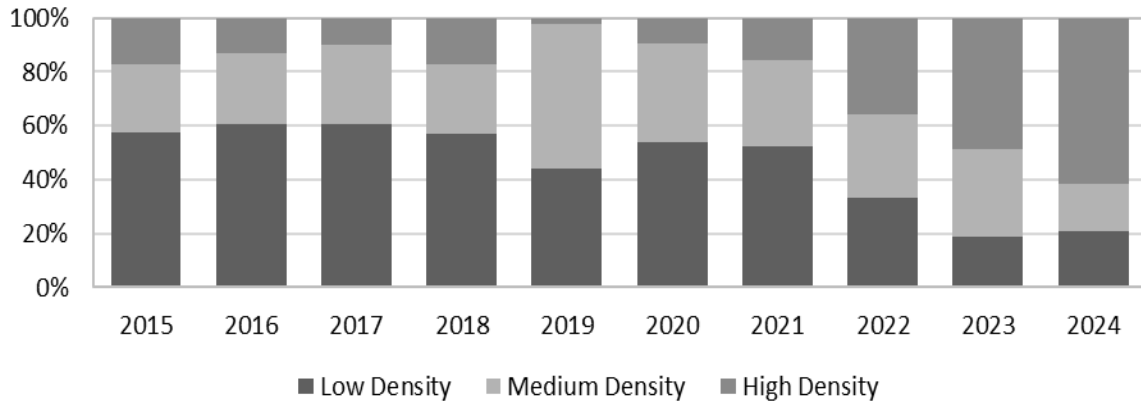
Figure 23. New Non-Residential Floor Space in the Built Up Area, 2006-2024

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	2,207,097	1,467,050	66%
2018	1,977,901	1,112,584	56%
2019	2,283,207	1,745,774	76%
2020	1,129,386	773,113	68%
2021	1,635,201	1,137,501	70%
2022	4,862,995	2,580,348	53%
2023	2,428,755	656,582	27%
2024	2,317,112	1,058,650	46%

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

Figure 24 illustrates that the mix of new units built in the DGA has become gradually denser over the past decade, with low-density housing (single and semi-detached dwellings) comprising a small share of the unit mix (21 per cent in 2024, down from 58 per cent in 2015). The share of high-density development in the DGA was 61.7% per cent in 2024, a significant increase from its 2015 share of 17 percent.

Figure 24. Mix of New Residential Units in the Designated Greenfield Area, 2014-2024



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 2024, 1,113 new residential units were built in the CTC (Figure 25). This number decreased compared to 2023, where 2,149 units were built in the CTC. The proportion of new units constructed within the CTC went down from 36% in 2023 to 29% in 2024.

Figure 25. New Residential Units in the Central Transit Corridor, 2011-2024

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	3,603	1,155	32%
2016	5,720	1,861	33%
2017	3,240	1,119	35%
2018	2,933	950	32%
2019	6,307	3,407	54%
2020	5,191	2,350	45%
2021	6,000	2,369	39%
2022	4,777	1,137	24%
2023	6,043	2,149	36%
2024	3,853	1,113	29%

Units in Plans of Subdivision

An inventory of units in plans of subdivision is maintained to assess the future supply of residential units anticipated to be built throughout the Region. The inventory is categorized by the stage in which each plan is in the subdivision application process.

There are three stages in the development approvals process, Pending, Draft Approved and Registered unbuilt. Units in the pending phase have been received by the Region and are actively being reviewed but have not yet been recommended for approval. Plans are considered draft approved when the plans have been approved but have remaining conditions that need to be satisfied before the plan can be fully approved. Registered unbuilt plans are plans that have met all conditions under draft approval but have not yet been built. The Region of Waterloo currently has 41,762 units in plans of subdivision (Figure 26). Attachment 6 contains a fulsome table of inventory broken out by municipality.

Figure 26: Inventory of dwelling units in Plans of Subdivision as of December 31, 2024

Region	Pending Units	Draft Approved Units	Registered Unbuilt Units	Total Units
TOTAL INVENTORY	13,259	20,118	8,385	41,762
Single Detached Units	3,512	6,784	2,232	12,527
Semi-Detached Units	188	17	51	256
Townhouse Units	4,336	5,776	2,511	12,622
Apartment Units	5,224	7,542	3,591	16,357

Attachments

- Attachment 1 – Top 25 Non-Residential Building Permits by Construction Value, 2024
- Attachment 2 – Summary of Non-Residential Building Permit Activity, 2023 and 2024
- Attachment 3 – Summary of Residential Building Permit Activity, 2023 and 2024
- Attachment 4 – Top 25 Residential Building Permits by Number of Units, 2024
- Attachment 5 – Map 1 – 2024 Residential Building Permit Activity

For further information, please refer to Report PDL-CPL-23-XX“Building Permit Activity 2024” at www.regionofwaterloo.ca or contact us at:

Attachment 1 – Top 25 Non-Residential Building Permits by Construction Value, 2024

Address	Municipality	Structure Type	Floor Area	Construction Value	Project Name	Comment	Addition
655 Wesley Blvd	Cambridge	Institutional	112,235	\$93,800,000	Cambridge Recreation Complex	New Community Recreation Centre And Library	New Construction
200 University Ave W	Waterloo	Institutional	119,637	\$87,575,000		5 storey addition to Davis Centre Library at University of Waterloo	Addition
20 Woolner Trail	Kitchener	Institutional	154,000	\$68,000,000		Permit Is For A New Three-Storey 7-12 Catholic Secondary School.	New Construction
200 Columbia St W	Waterloo	Institutional	27,943	\$50,000,000		2 storey addition with new mechanical penthouse, and renovation to the existing ground, second and fourth floors of the existing building, including a new retail space, for Optometry Building at University of Waterloo	Addition
300 Bridge St E	Kitchener	Industrial	246,483	\$40,000,000		Permit Is For Shell And Foundation Only For A New Steel Structure Building For Golden Windows.	New Construction
108 University Ave E	Waterloo	Institutional	635	\$35,000,000		Addition and interior finish from shell and Replacement of exterior walls for New geothermal system at Conestoga College.	Addition
200 Rosenberg Way	Kitchener	Institutional	69,352	\$26,500,000		Permit Is For A 2-Storey Elementary School, Including A Community Centre.	New Construction
335 Allendale Rd	Cambridge	Industrial	435,578	\$25,000,000		Construction Of New 1-Storey Industrial Shell Building (Building C)	New Construction
1201 River Rd E	Kitchener	Institutional	59,567	\$24,428,297		Permit Is For A New St. Patrick Catholic Elementary School And Child Care Centre.	New Construction
670 Thomas Slee Dr	Kitchener	Institutional	62,657	\$20,720,000		Permit Is For A New Elementary School And Child Care Centre.	New Construction
451 Franklin Blvd	Cambridge	Industrial	225,099	\$20,000,000		Construction Of New Single Storey Industrial Shell Building With 2-Storey Office Component (Phase 1 - Building 1)	New Construction
315 Allendale Rd	Cambridge	Industrial	219,082	\$15,000,000		Construction Of New 1-Storey Industrial Shell Building. (Known As Building A)	New Construction
325 Allendale Rd	Cambridge	Industrial	22,708	\$15,000,000		Construction Of New 1-Storey Industrial Shell Building. (Known As Building B)	New Construction
299 Doon Valley Dr	Kitchener	Institutional	138	\$13,000,000		Permit Is For An Addition To Convert The Existing Overhang Entrance Into An Enclosed Vestibule,	Addition

						Including Interior Alterations For Animal Education Facility At Conestoga College.	
190 Frobisher Dr	Waterloo	Industrial	81,135	\$12,000,000		Building an addition to connect the existing industrial buildings at 620 McMurray Rd. and 190 Frobisher Dr. into a single building on one consolidated parcel of land.	Addition
1574 Eagle St N	Cambridge	Industrial	158,678	\$10,000,000		Permit is for shell only of an Industrial Building.	New Construction
23 William St E	Waterloo	Industrial	1,765	\$9,000,000		Construction of new well house and demolition of existing well houses, removal of reservoirs and rework of piping.	New Construction
1950 Fischer-Hallman Rd	Kitchener	Commercial	0	\$6,933,748		Permit Is For A New Commercial Shell Only For Building 100.	New Construction
44 Crestview Pl	Kitchener	Commercial	17,575	\$5,500,000		Permit Is For A New One-Storey Transportation Facility.	New Construction
275 Hespeler Rd	Cambridge	Commercial	19,709	\$5,423,305		New Facility For Cambridge Volkswagen To Replace Existing Facility.	New Construction
200 Northfield Dr W	Waterloo	Commercial	11,421	\$5,000,000		New 1 storey shell only addition to multi-use building (Groups A and Group E) - Building M	Addition
158 Bridgeport Rd E	Waterloo	Commercial	7,911	\$4,700,000		Four classroom child care addition at École élémentaire L'Harmonie and renovation of existing classroom	Addition
1950 Fischer-Hallman Rd	Kitchener	Commercial	17,518	\$2,750,326		Permit Is For A New Commercial Shell Only For Building 200.	New Construction
75 Heroux Devtek Dr	Cambridge	Industrial	20,000	\$2,500,000		Expansion Of Existing Facility On North End For Additional Manufacturing Space.	Addition
507 Frederick St	Kitchener	Commercial	6,932	\$2,350,000		Permit Is A One-Storey Addition To The Henry Walsler Funeral Home (Phase 1).	Addition

Attachment 2 – Summary of Non-Residential Building Permit Activity, 2023 and 2024

New Non-Residential Building Permit Value, by Sector and Municipality, 2023 and 2024

Municipality	Industrial		Commercial		Institutional		Total		% Change
	2023	2024	2023	2024	2023	2024	2023	2024	
Cambridge	\$142,279,348	\$114,999,610	\$8,161,771	\$12,123,415	\$35,200,000	\$97,210,000	\$185,641,119	\$224,333,025	21%
Kitchener	\$20,969,467	\$44,005,500	\$101,478,817	\$56,525,218	\$11,745,000	\$154,778,297	\$134,193,284	\$255,309,015	90%
Waterloo	\$6,194,800	\$21,700,000	\$13,126,500	\$14,816,334	\$16,995,000	\$172,575,000	\$36,316,300	\$209,091,334	476%
North Dumfries	\$0	\$0	\$85,000	\$175,000	\$14,400	\$0	\$99,400	\$175,000	76%
Wellesley	\$1,000,000	\$2,014,000	\$160,000	\$1,000,000	\$30,790,668	\$20,000	\$31,950,668	\$3,034,000	-91%
Wilmot	\$0	\$0	\$3,291,980	\$0	\$2,200,000	\$135,000	\$5,491,980	\$135,000	-98%
Woolwich	\$4,034,560	\$290,000	\$5,475,000	\$0	\$0	\$0	\$9,509,560	\$290,000	-97%
Region Total	\$174,478,175	\$183,009,110	\$131,779,068	\$84,639,967	\$96,945,068	\$424,718,297	\$403,202,311	\$692,367,374	72%
% by Type	43%	26%	33%	12%	24%	61%	100%	100%	
% Change	5%		-36%		338%		72%		

New Non-Residential Floor Space, by Sector and Municipality, 2023 and 2024

Municipality	Industrial		Commercial		Institutional		Total		% Change
	2023	2024	2023	2024	2023	2024	2023	2024	
Cambridge	1,551,245	1,085,213	14,562	49,519	93,292	142,416	1,659,099	1,277,148	-23%
Kitchener	154,018	252,869	358,504	123,796	28,923	350,178	541,445	726,843	34%
Waterloo	18,630	83,255	44,848	37,783	2,437	148,215	65,915	269,253	308%
North Dumfries	0	0	0	806	3,754	0	3,754	806	-79%
Wellesley	14,681	23,410	2,323	8,772	83,054	384	100,058	32,566	-67%
Wilmot	0	0	14,604	0	2,024	720	16,628	720	-96%
Woolwich	24,394	9,776	17,462	0	0	0	41,856	9,776	-77%
Region Total	1,762,968	1,454,523	452,303	220,676	213,484	641,913	2,428,755	2,317,112	-5%
% by Type	73%	63%	19%	10%	9%	28%	100%	100%	
% Change	-17%		-51%		201%		-5%		

Attachment 3 – Summary of Residential Building Permit Activity, 2023 and 2024

New Residential Building Permit Value, by Type and Municipality, 2023 and 2024

Municipality	Single Detached		Semi-Detached		Townhouse		Apartment		Total		% Change
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	
Cambridge	\$132,507,789	\$50,598,841	\$900,000	\$847,100	\$130,681,839	\$0	\$52,256,601	\$62,049,005	\$316,346,229	\$113,494,946	-64%
Kitchener	\$92,561,816	\$76,828,213	\$4,989,578	\$3,693,000	\$138,800,987	\$99,123,000	\$638,250,130	\$386,280,979	\$874,602,511	\$565,925,192	-35%
Waterloo	\$31,377,501	\$45,966,255	\$0	\$0	\$3,240,767	\$21,100,000	\$199,242,045	\$109,069,378	\$233,860,313	\$176,135,633	-25%
North Dumfries	\$33,673,575	\$10,882,700	\$0	\$0	\$12,694,285	\$4,394,487	\$1,470,500	\$771,175	\$47,838,360	\$16,048,362	-66%
Wellesley	\$3,506,288	\$8,181,000	\$0	\$0	\$0	\$0	\$900,000	\$105,000	\$4,406,288	\$8,286,000	88%
Wilmot	\$10,655,000	\$7,150,000	\$1,150,000	\$0	\$0	\$4,200,000	\$11,972,627	\$1,555,000	\$23,777,627	\$12,905,000	-46%
Woolwich	\$46,782,114	\$32,725,300	\$8,712,800	\$4,405,000	\$7,500,000	\$19,500,000	\$2,979,750	\$2,571,145	\$65,974,664	\$59,201,445	-10%
Region Total	\$351,064,083	\$232,332,309	\$15,752,378	\$8,945,100	\$292,917,878	\$148,317,487	\$907,071,653	\$562,401,682	\$1,566,805,992	\$951,996,578	-39%
% by Type	22%	24%	1%	1%	19%	16%	58%	59%	100%	100%	
% Change	-34%		-43%		-49%		-38%		-39%		

New Residential Units, by Type and Municipality, 2023 and 2024

Municipality	Single Detached		Semi-Detached		Townhouse		Apartment		Total		% Change
	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	
Cambridge	221	84	2	2	444	0	393	182	1,060	268	-75%
Kitchener	150	131	10	10	560	454	3,249	1,969	3,969	2,564	-35%
Waterloo	62	71	0	0	13	76	584	663	659	810	23%
North Dumfries	73	13	0	0	39	10	9	9	121	32	-74%
Wellesley	6	12	0	0	0	0	1	2	7	14	100%
Wilmot	17	9	8	0	0	14	52	11	77	34	-56%
Woolwich	70	60	14	11	27	29	39	31	150	131	-13%
Region Total	599	380	34	23	1,083	583	4,327	2,867	6,043	3,853	-36%
% by Type	10%	10%	1%	1%	18%	15%	72%	74%	100%	100%	
% Change	-37%		-32%		-46%		-34%		-36%		

Attachment 4 – Top 25 Residential Building Permits by Number of Units, 2024

Address	Municipality	Structure Type	Storeys	Units	Construction Value	Project Name	Comment
535 Quiet Pl	Waterloo	Apartment	12	423	\$90,000,000		New 12 storey high rise residential bldg with 1 level underground parking.
15 Palace St	Kitchener	Apartment	8	266	\$31,024,324		Permit Is For The Balance Of Construction For A New Residential Development, Including Two 8 Storey Towers With One Level Of Underground Parking.
1295 Bleams Rd	Kitchener	Apartment	13	202	\$61,185,242		Permit Is For A New 13-Storey Residential Apartment Building With One Level Underground Parking Garage.
75 Fallowfield Dr	Kitchener	Apartment		182	\$63,641,294		Permit Is For The Balance Of Construction To Build Two Towers With A 1-Level Underground Parking Garage.
152 Shanley St	Kitchener	Apartment	8	166	\$77,000,000		Permit Is For An 8-Storey Residential Building With 166 Units, Including One Level Of Underground Parking.
589 Langs Dr	Cambridge	Apartment	7	136	\$60,000,000		Permit is for a 7 Storey, 136 Unit Residential Apartment Building
316 Batavia Pl	Waterloo	Apartment	6	100	\$12,500,000	316 Batavia Place Condos	A new 6 storey residential building with 100 units.
239 Eden Oak Trail	Kitchener	Apartment	5	80	\$16,642,000		5-Storey Residential Apartment, Including Fitness, Games And Wash Rooms In The Amenity Space (Building C)
239 Eden Oak Trail	Kitchener	Apartment	5	80	\$15,640,000		5-Storey Residential Apartment, Including Lounge And Co-Worker Amenity Space (Building B)
239 Eden Oak Trail	Kitchener	Apartment	5	80	\$14,863,000		5-Storey Residential Apartment (Building D)
239 Eden Oak Trail	Kitchener	Apartment	5	70	\$14,200,000		5-Storey Residential Apartment (Building A)

54 Eighth Ave	Kitchener	Apartment	6	60	\$10,293,000		A New Six-Storey Apartment Building With Commercial Space On The First Storey (Building C)
31 Mill St	Kitchener	Townhouse		36	\$7,829,000		Permit Is For A New 36 Unit Back To Back Stacked Townhouse Development (Block 3)
25 Palace St	Kitchener	Townhouse		36	\$6,700,000		Permit Is For A New 36 Unit Three-Storey Stacked Townhouse Development (Block P)
25 Palace St	Kitchener	Townhouse		36	\$6,700,000		Permit Is For A New 36 Unit Three-Storey Stacked Townhouse Development (Block Q)
31 Mill St	Kitchener	Townhouse		34	\$7,702,000		Permit Is For A New 34 Unit Back To Back Stacked Townhouse Development (Block 4)
25 Palace St	Kitchener	Townhouse		32	\$6,700,000		Permit Is For A New 32 Unit Three-Storey Stacked Townhouse Development (Block R)
25 Sportsworld Crossing Rd	Kitchener	Apartment		27	\$0		Permit Is To Track An Additional 27 Residential Dwelling Units On Floors 3 To 16.
525 Erinbrook Dr	Kitchener	Townhouse		24	\$5,790,000		Permit Is For A New 24 Unit Back To Back Stacked Rowhouse Development (Block C)
854 Doon Village Rd	Kitchener	Townhouse		24	\$5,500,000		Permit Is For A New 24 Unit Stacked Rowhouse Development.
630 Benninger Dr	Kitchener	Townhouse		24	\$4,687,000		Permit Is For A New 24 Unit Stacked Rowhouse Development. (Block F - Units 181 To 204)
31 Mill St	Kitchener	Townhouse		21	\$5,750,000		Permit Is For A 21 Unit Back-To-Back Half Stacked Townhouse Development With 14 Half Stacked Units And 7 Townhouses. (Block 1).
10 South Creek Dr	Kitchener	Townhouse		20	\$4,000,000		Permit Is For A New 20 Unit Stacked Townhouse Development. (Block A).
878 Frederick St	Kitchener	Apartment	4	18	\$7,500,000		Permit Is For A New Four-Storey Multi-Residential Building For Kw Habilitation.
410 Northfield Dr W	Waterloo	Townhouse		18	\$4,800,000		New 18 unit Stacked Townhouse with 3 storeys above grade and 1 below (Block D)

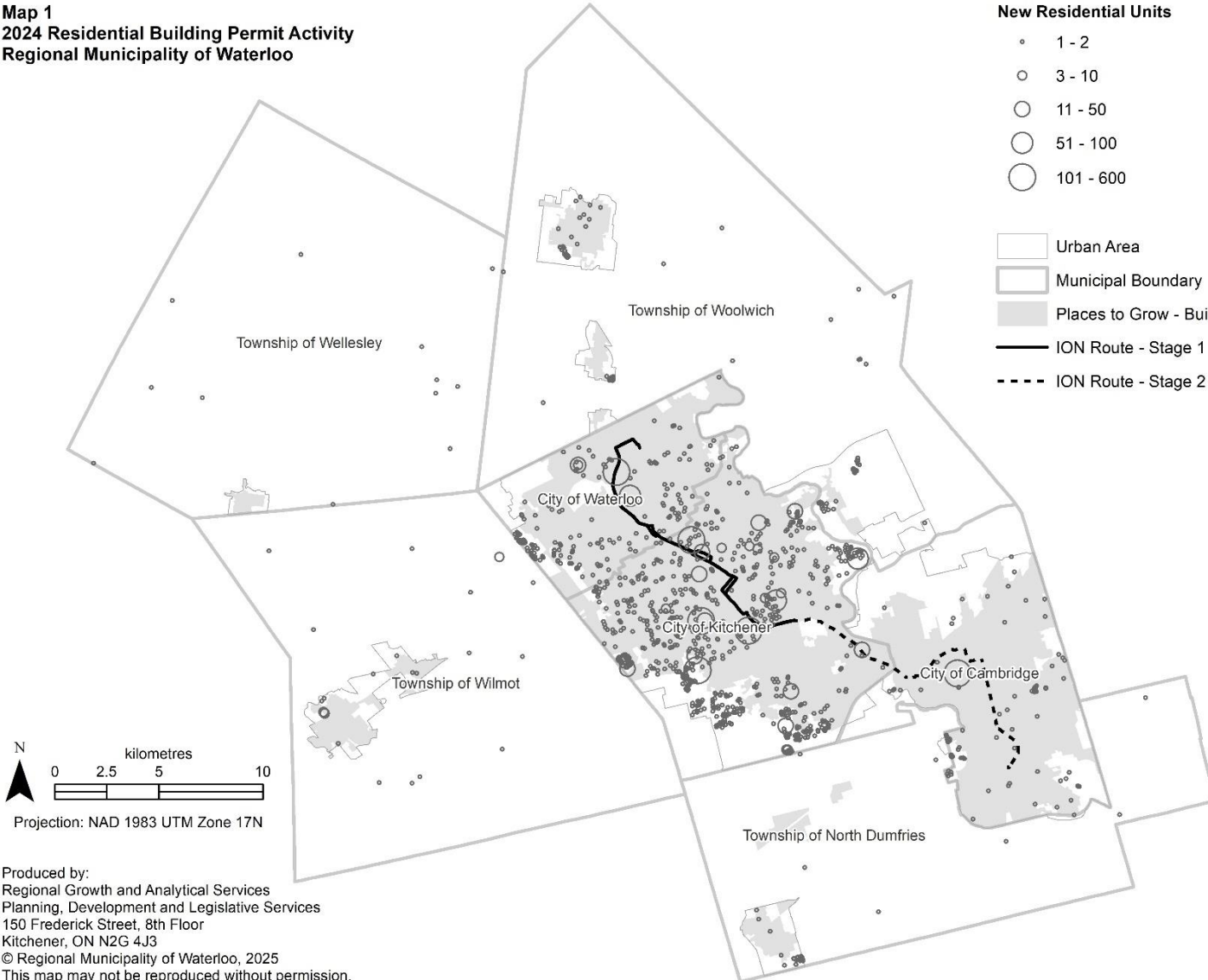
Attachment 5 – Map 1 – 2024 Residential Building Permit Activity

Map 1
2024 Residential Building Permit Activity
Regional Municipality of Waterloo

New Residential Units

- 1 - 2
- 3 - 10
- 11 - 50
- 51 - 100
- 101 - 600

Urban Area
 Municipal Boundary
 Places to Grow - Built Up Area
 ION Route - Stage 1
 ION Route - Stage 2



N
 0 2.5 5 10
 kilometres
 Projection: NAD 1983 UTM Zone 17N

Produced by:
 Regional Growth and Analytical Services
 Planning, Development and Legislative Services
 150 Frederick Street, 8th Floor
 Kitchener, ON N2G 4J3
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Region of Waterloo

Growth Analysis Bulletin

Date: May 6th, 2025

Subject: Year End 2024 Units in Plans of Subdivision

The following table provides a summary of the number of units in plans of subdivision by Area Municipality, residential unit type and stage of planning approval. There are three stages in the development approvals process, Pending, Draft Approved and Registered unbuilt. Units in the pending phase have been received by the Region and are actively being reviewed but have not yet been recommended for approval. Plans are considered draft approved when the plans have been approved but have remaining conditions that need to be satisfied before the plan can be fully approved. Registered unbuilt plans are plans that have met all conditions under draft approval, but have not yet been built.

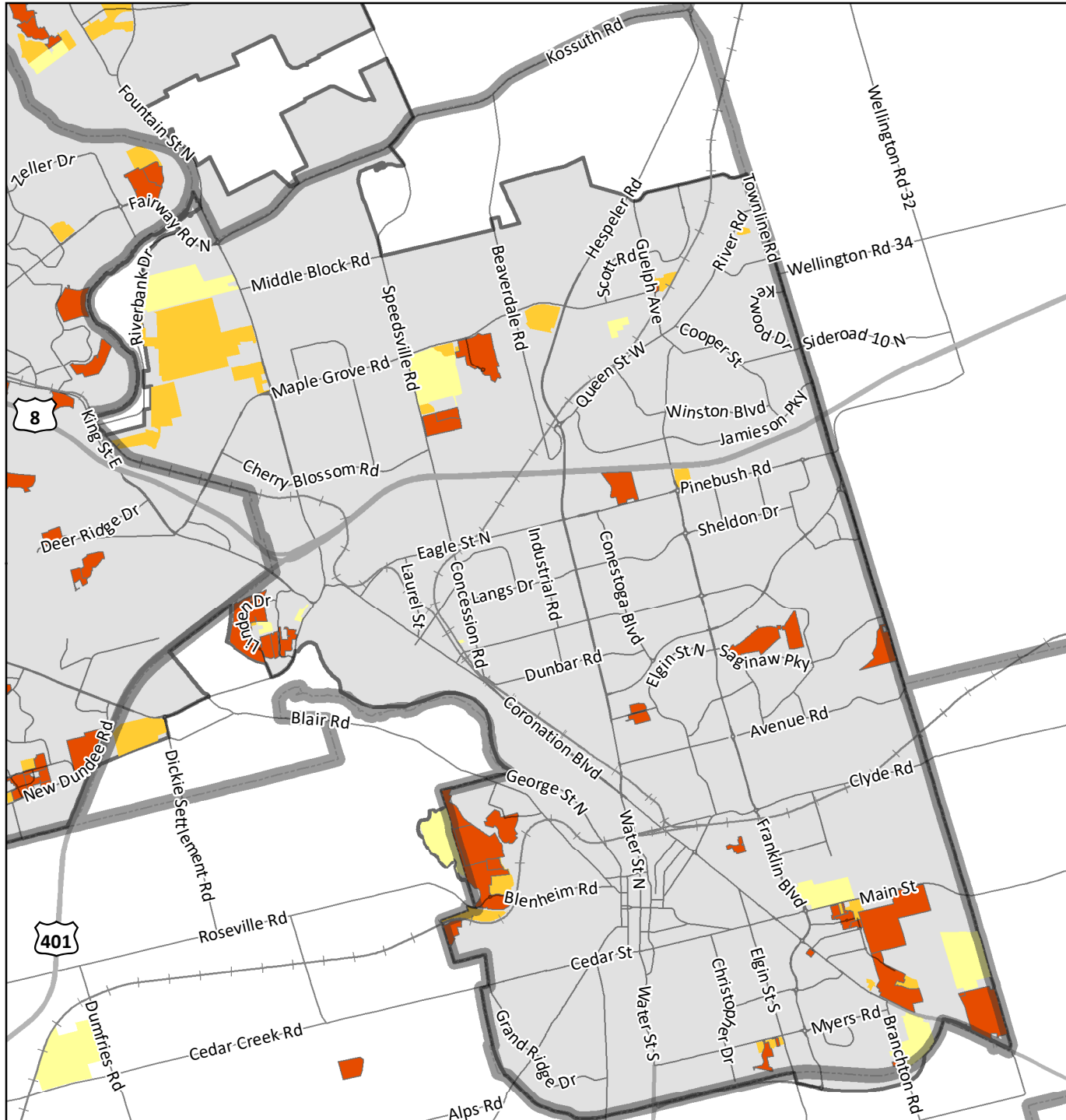
2024 Year End

Region	Pending Units	Draft Approved Units	Registered Unbuilt Units	Total Units
TOTAL INVENTORY	13,259	20,118	8,385	41,762
Single Detached Units	3,512	6,784	2,232	12,527
Semi-Detached Units	188	17	51	256
Townhouse Units	4,336	5,776	2,511	12,622
Apartment Units	5,224	7,542	3,591	16,357

Cities	Pending Units	Draft Approved Units	Registered Unbuilt Units	Total Units
Total Cities	10,211	15,595	7,487	33,293
Single Detached Units	2,208	3,793	2,020	8,021
Semi-Detached Units	100	17	24	141
Townhouse Units	3,232	4,485	2,251	9,968
Apartment Units	4,672	7,300	3,192	15,164
Cambridge	4,412	2,420	2,247	9,079
Single Detached Units	971	57	337	1,365
Semi-Detached Units	0	0	0	0
Townhouse Units	1,612	1,092	1,150	3,853
Apartment Units	1,830	1,271	761	3,862
Kitchener	1,533	12,463	4,257	18,253
Single Detached Units	490	3,666	1,487	5,643
Semi-Detached Units	100	17	2	119
Townhouse Units	558	3,336	987	4,880
Apartment Units	386	5,444	1,781	7,611
Waterloo	4,266	712	983	5,961
Single Detached Units	747	70	196	1,013
Semi-Detached Units	0	0	22	22
Townhouse Units	1,063	57	115	1,234
Apartment Units	2,457	585	650	3,692

Townships	Pending Units	Draft Approved Units	Registered Unbuilt Units	Total Units
Total Townships	3,048	4,523	898	8,469
Single Detached Units	1,304	2,990	212	4,506
Semi-Detached Units	88	0	27	115
Townhouse Units	1,104	1,291	260	2,654
Apartment Units	552	242	400	1,194
North Dumfries	708	791	82	1,581
Single Detached Units	420	524	55	999
Semi-Detached Units	30	0	2	32
Townhouse Units	230	112	25	367
Apartment Units	28	155	0	183
Wellesley	166	0	8	174
Single Detached Units	66	0	8	74
Semi-Detached Units	34	0	0	34
Townhouse Units	66	0	0	66
Apartment Units	0	0	0	0
Wilmot	862	1,010	0	1,872
Single Detached Units	330	545	0	875
Semi-Detached Units	0	0	0	0
Townhouse Units	340	465	0	805
Apartment Units	192	0	0	192
Woolwich	1,312	2,722	808	4,842
Single Detached Units	488	1,922	149	2,559
Semi-Detached Units	24	0	25	49
Townhouse Units	468	714	235	1,416
Apartment Units	332	87	400	819

Inventory of Plans







Region of Waterloo

Units in Plans of Subdivision

Cambridge

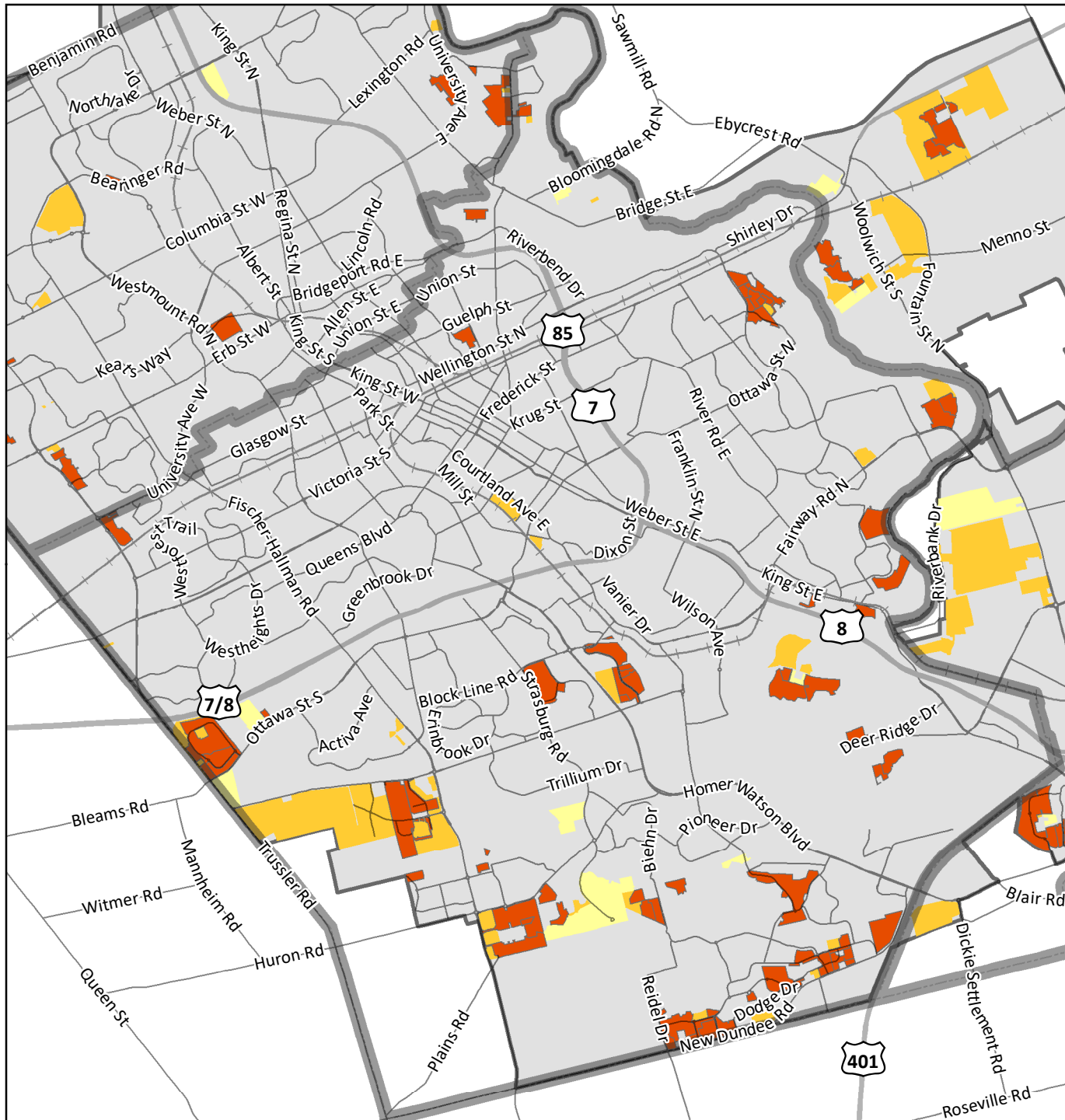
LEGEND

-  Pending Plans
-  Draft Approved Plans
-  Registered Plans with Unbuilt Units
-  Urban Area

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Kilometers



Region of Waterloo

Units in Plans of Subdivision

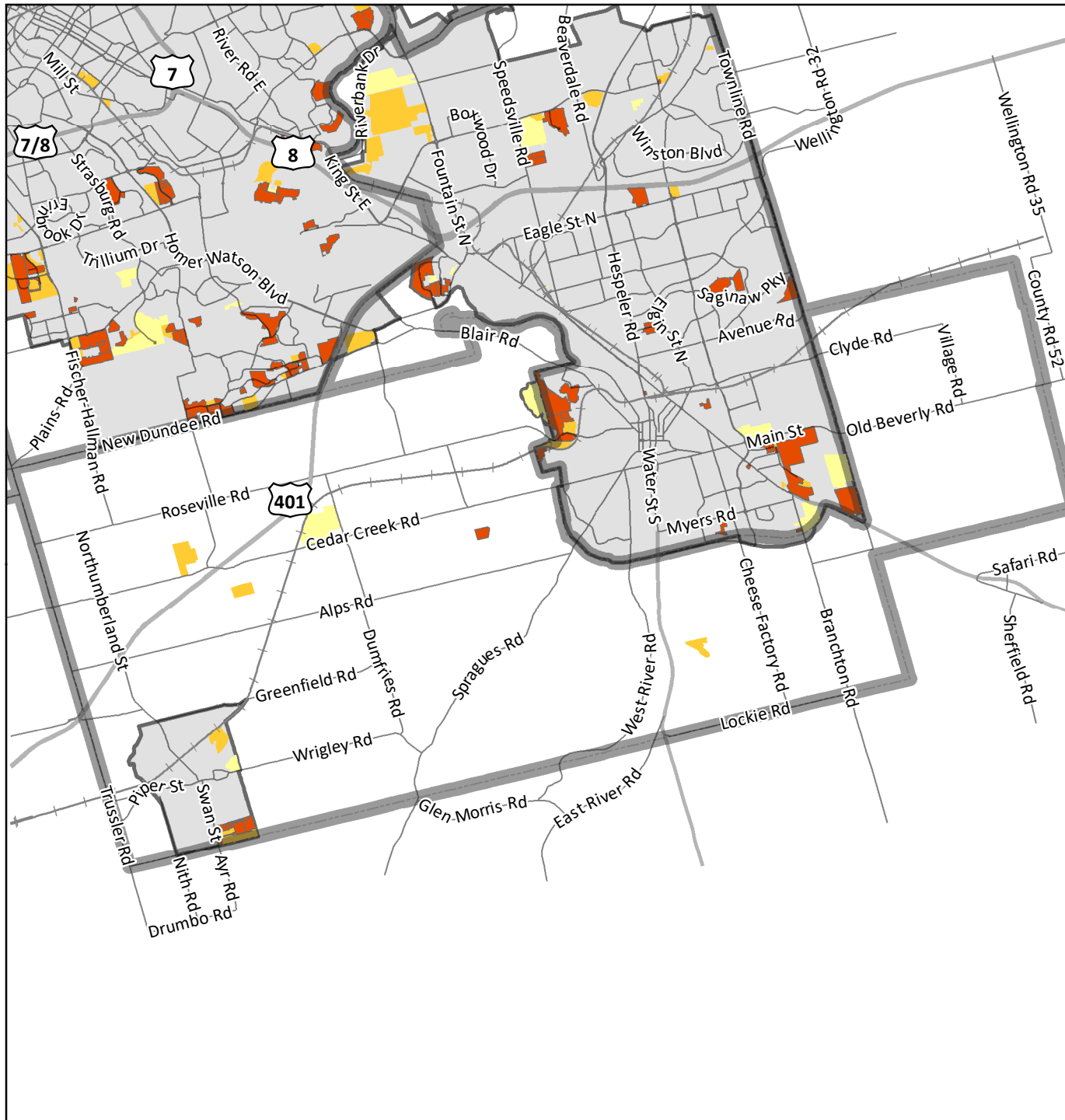
Kitchener

LEGEND

- Pending Plans
- Draft Approved Plans
- Registered Plans with Unbuilt Units
- Urban Area

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Region of Waterloo

Units in Plans of Subdivision

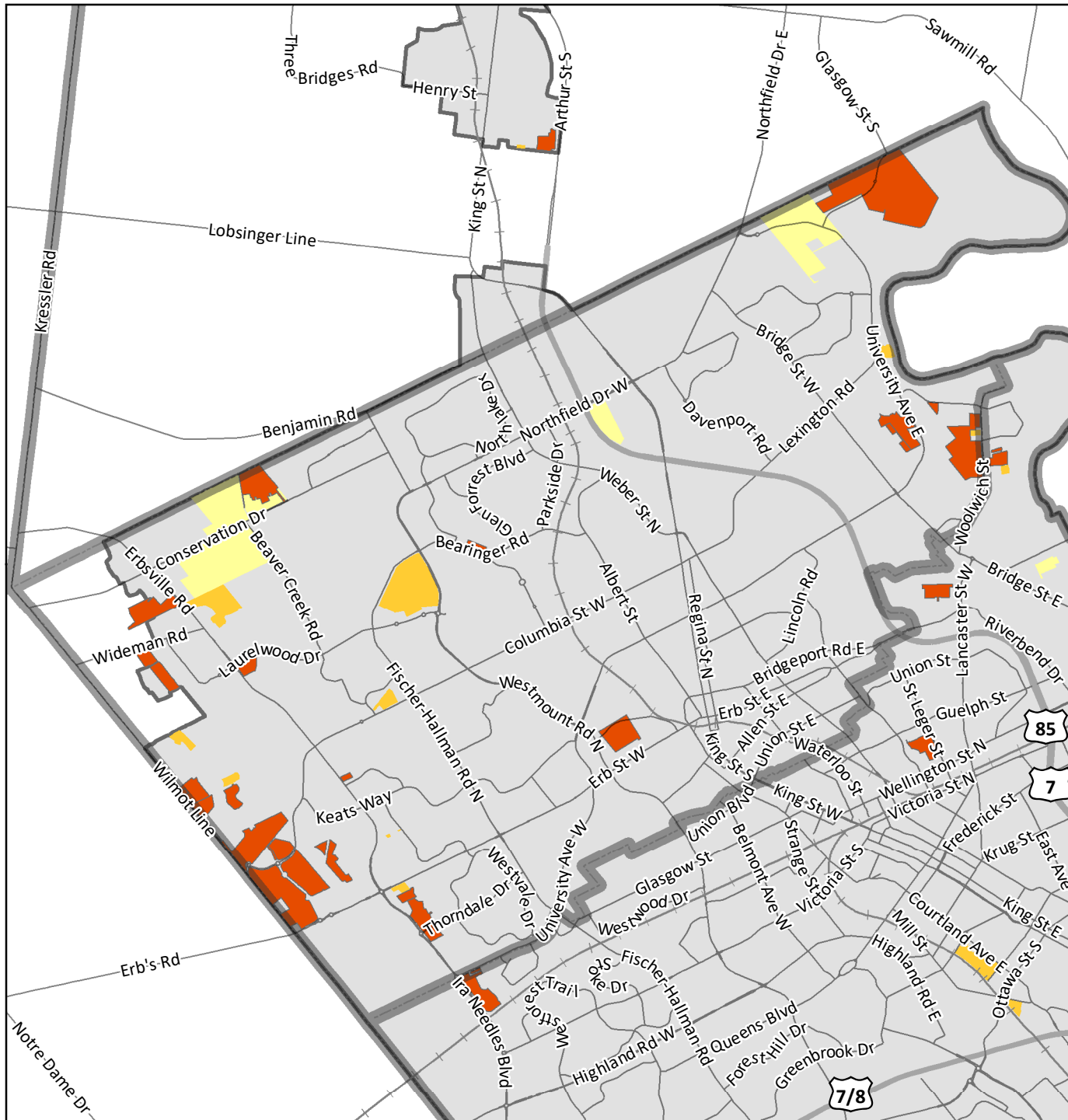
North Dumfries

LEGEND

- Pending Plans
- Draft Approved Plans
- Registered Plans with Unbuilt Units
- Urban Area

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Region of Waterloo

Units in Plans of Subdivision

Waterloo

LEGEND

-  Pending Plans
-  Draft Approved Plans
-  Registered Plans with Unbuilt Units
-  Urban Area

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Region of Waterloo

Units in Plans of Subdivision

Wellesley

LEGEND

-  Pending Plans
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-  Urban Area

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Region of Waterloo

Units in Plans of Subdivision

Wilmot

LEGEND

- Pending Plans
- Draft Approved Plans
- Registered Plans with Unbuilt Units
- Urban Area

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Region of Waterloo

Units in Plans of Subdivision

Woolwich

LEGEND

-  Pending Plans
-  Draft Approved Plans
-  Registered Plans with Unbuilt Units
-  Urban Area

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