



Date: April 12, 2022

Subject: 2021 Building Permit Activity and Growth Monitoring

This bulletin presents building permit activity in Waterloo Region, updated for year-end 2021. New non-residential and residential construction is summarized relative to ten-year trends for 2012-2021, with additional year-over-year comparisons to 2020.

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 2021 was \$1.7 billion (Figure 1). Specifically:

- The value of non-residential permits was \$303.2 million.
- Permits were issued for 1.6 million square feet of non-residential floor space.
- The value of residential permits was \$1.4 billion.
- Residential permits were issued for 6,009 units.

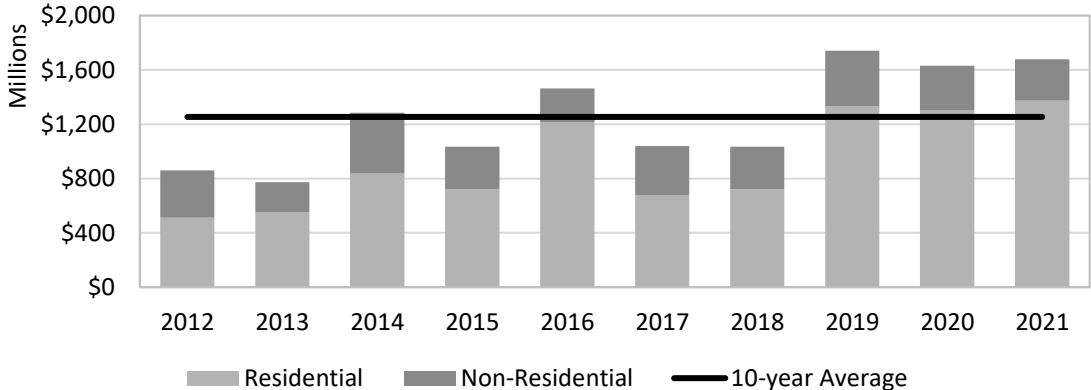
Figure 1. Summary of Building Permit Activity, 2020 and 2021

	2020		2021		Change from 2020		Per cent Change from 2020	
	Value (in millions)	Area (Sq.Ft.)	Value (in millions)	Area (Sq.Ft.)	Value (in millions)	Area (Sq.Ft.)	Value	Area (Sq.Ft.)
Non-Residential	\$329.3	1,133,907	\$303.2	1,637,451	-\$26.1	503,544	-8%	44%
Industrial	\$41.9	298,984	\$140.2	916,500	\$98.3	617,516	235%	207%
Commercial	\$194.6	524,452	\$104.6	649,597	-\$90.0	125,145	-46%	24%
Institutional	\$92.9	310,471	\$58.4	71,354	-\$34.5	-239,117	-37%	-77%
	Value (in millions)	Units	Value (in millions)	Units	Value (in millions)	Units	Value	Units
Residential	\$1,301.8	5,195	\$1,374.0	6,009	\$72.2	814	6%	16%
Single detached	\$411.6	970	\$525.6	1,101	\$114.0	131	28%	14%
Semi-detached	\$50.8	186	\$23.8	66	-\$27.0	-120	-53%	-65%
Townhouse	\$154.2	729	\$289.8	1,432	\$135.6	703	88%	96%
Apartment	\$685.3	3,310	\$534.8	3,410	-\$150.5	100	-22%	3%
Total Value	\$1,631.1		\$1,677.2		\$46.1		3%	

Total Value of New Building Permit Activity

Almost \$1.7 billion in new building permits were issued in Waterloo Region between January and December 2021 (Figure 2). New construction activity was driven by the residential sector (\$1.4 billion), comprising 82 per cent of total value. Overall, the value of new building permits issued in 2021 increased by three per cent (\$46.1 million) over 2020, was 34 per cent higher than the ten-year average of \$1.3 billion, and was exceeded only by 2019’s record total.

Figure 2. Total Value of New Building Permits, 2012-2021



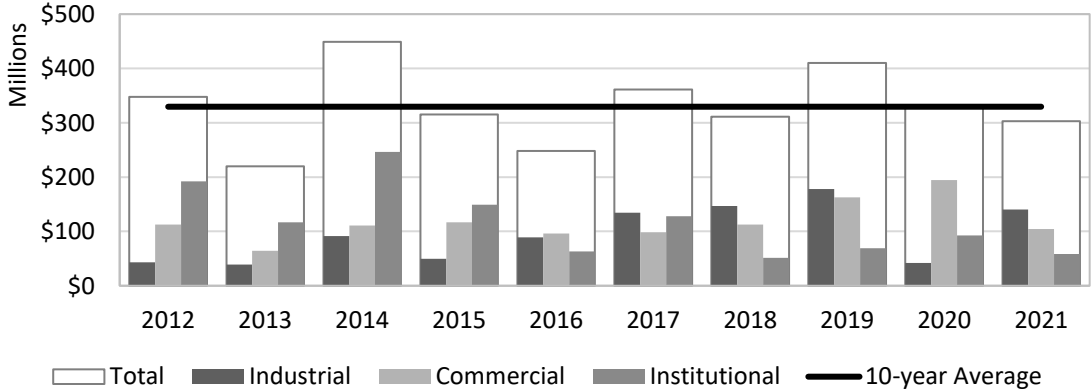
New Building Permit Activity in the Non-Residential Sector

Non-Residential Value

The total value of industrial, commercial and institutional (ICI) building permits issued in 2021 was \$303.2 million (Figure 3). This represents an eight per cent decrease from 2020 and is slightly below the ten-year average of \$329.6 million.

New construction activity in the industrial sector increased year-over-year by 235 per cent (from \$41.9 to \$140.2 million), while decreases in value were observed for commercial (down 46 per cent, from \$194.6 to \$104.6 million) and institutional (down 37 per cent, from \$92.9 to \$58.4 million) permits.

Figure 3. New Non-Residential Building Permit Value, by Sector, 2012-2021



Attachment 1 lists the top 25 ICI permits by construction value. The highest-value non-residential permits issued in 2021, by sector, were:

- Industrial: \$20 million for a 2,100 square foot addition to the Kitchener Wastewater Treatment Plant at 368 Mill Park Drive, Kitchener.
- Commercial: \$13.5 million for a new 14,300 square foot commercial building (shell only) at 1655 Bishop Street North in Cambridge.
- Institutional: \$41.3 million for a 2,100 square foot addition and interior/exterior alterations to the future Waterloo Regional Police Service Central Division headquarters at 200 Frederick Street in Downtown Kitchener.

At an area municipal scale, year-over-year trends in non-residential building activity varied. The three cities – responsible for 89 per cent of the Region’s total non-residential activity – saw a combined 15 per cent decrease in ICI building permit values, from \$316.4 million in 2020 to \$269.4 million in 2021 (Figure 4); this was driven by decreases in Kitchener and Waterloo. Conversely, Cambridge experienced strong growth in non-residential activity, with a \$62.5 million (146 per cent) increase over 2020.

Figure 4. New Non-Residential Building Permit Value, by City, 2020 and 2021

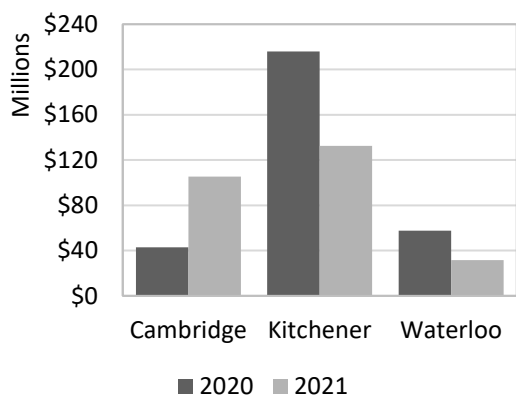
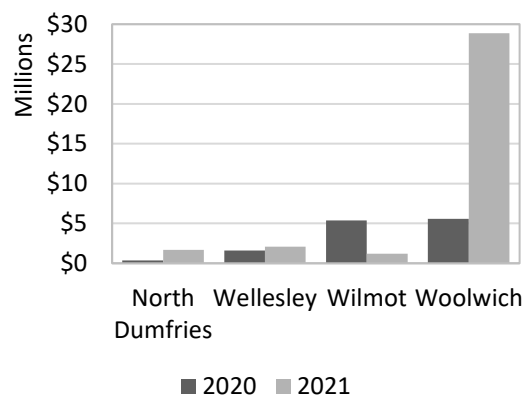


Figure 5. New Non-Residential Building Permit Value, by Township, 2020 and 2021

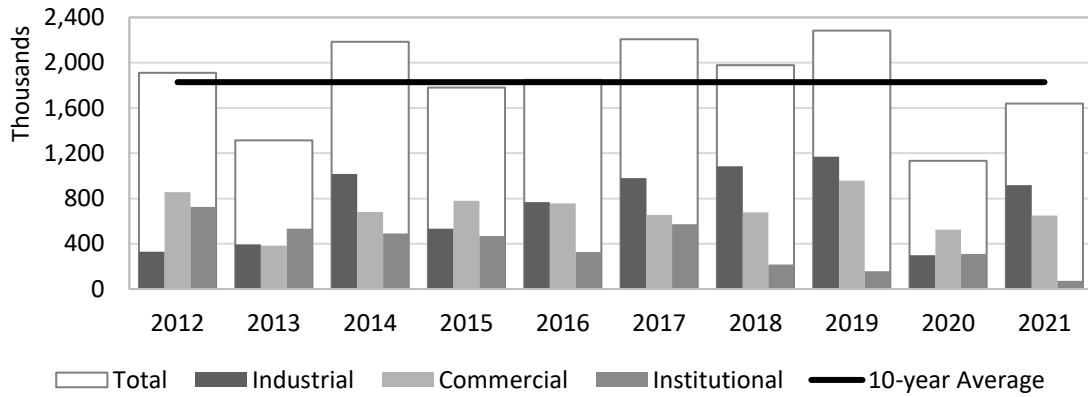


Three of the four townships saw positive growth in non-residential activity from 2020 to 2021 (Figure 5), for a combined township-wide increase of \$20.9 million (162 per cent). ICI permit value in Woolwich increased by \$23.3 million, or 418 per cent, from the previous year.

Non-Residential Floor Space

New non-residential floor space totalled 1.6 million square feet, a 44 per cent increase over 2020 but still ten per cent below average (Figure 6). The industrial and commercial sectors both contributed to this trend, with respective 207 per cent and 24 per cent increases. New institutional square footage, on the other hand, fell sharply from the previous year.

Figure 6. New Non-Residential Floor Space, by Sector, 2012-2021



Four ICI permits larger than 100,000 square feet were issued in 2021; only one permit of this size was issued in 2020.

- A new 251,000 square foot assembly and warehousing facility (Toyota) at 770 Boxwood Drive in Cambridge, valued at \$19.6 million.
- A new 209,000 square foot open-air parking garage (Google) at 2 Stewart Street in Kitchener, valued at \$13 million.
- A 130,000 square foot addition to an existing commercial building at 388 Phillip Street in Waterloo, valued at \$5.3 million.
- A new 127,000 square foot industrial mall (shell only) at 45 Tyler Street in Cambridge, valued at \$7.3 million.

The Region’s three cities accounted for 89 per cent of total new ICI floor space in 2021 (Figure 7). Cambridge had the largest year-over-year increase (up 205 per cent, or 474,455 square feet), followed by Waterloo (15 per cent increase, up 25,593 square feet from 2020). Kitchener saw a year-over-year decrease in new non-residential space (down 15 per cent, or 101,503 square feet).

Figure 7. New Non-Residential Floor Space, by City, 2020 and 2021

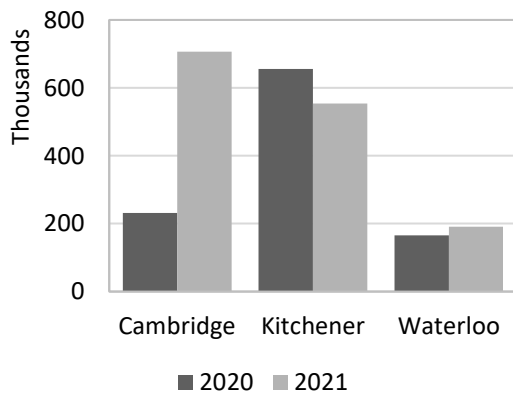
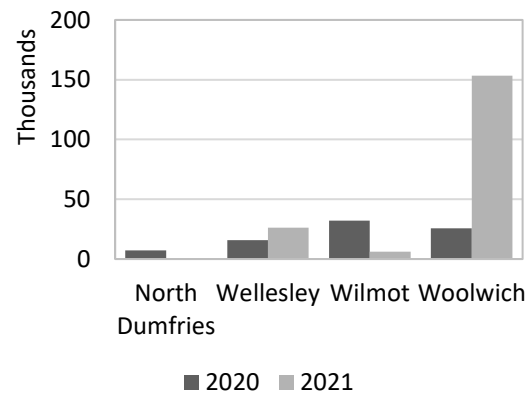


Figure 8. New Non-Residential Floor Space, by Township, 2020 and 2021



The four townships combined for a 130 per cent increase in new non-residential floor space, from 80,567 square feet in 2020 to 185,566 square feet (Figure 8). Woolwich and Wellesley saw gains of 500 per cent (127,724 square feet) and 67 per cent (10,492

square feet), respectively, while Wilmot (down 81 per cent, or 25,988 square feet) added less ICI space than the previous year and North Dumfries added none.

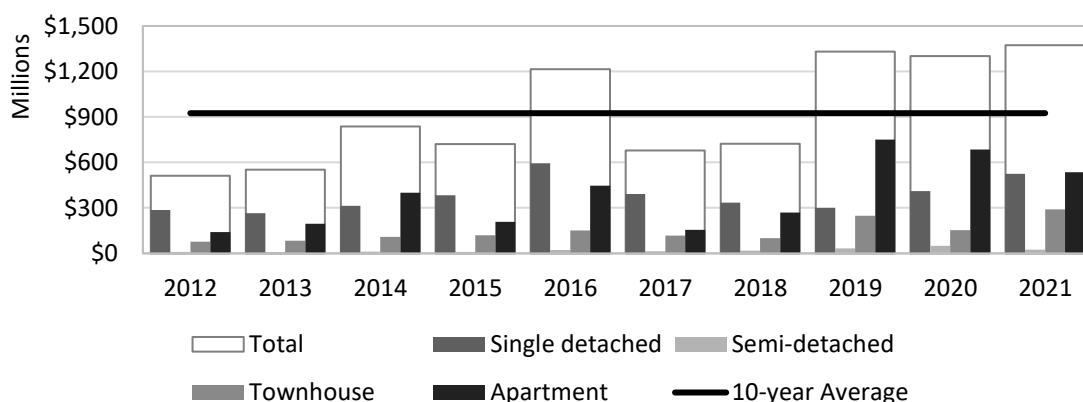
Attachment 2 provides a detailed year-over-year comparison of new non-residential activity by sector and municipality for 2020 and 2021.

New Building Permit Activity in the Residential Sector

Residential Value

With \$1.4 billion in permits issued for new residential construction, 2021 was the strongest year on record and 49 per cent higher than the ten-year average of \$924.6 million. Despite the ongoing COVID-19 pandemic and its widespread impacts on the economy, new residential building activity in Waterloo Region continued at a rapid pace, with a six per cent increase in total value over 2020 (Figure 9).

Figure 9. New Residential Building Permit Value, by Unit Type, 2012-2021



New apartment construction (\$534.8 million) was the primary contributor to residential value in 2021, with 39 per cent of the total. Overall, the value of new apartment units fell 22 per cent (\$150.5 million) year-over-year, as accessory apartments and duplexes comprised a greater proportion of the total. However, the decrease in apartment value was more than offset by strong gains in townhouse and single detached permits, which increased by \$135.6 million (88 per cent) and \$114 million (28 per cent), respectively.

The proportion of new residential value associated with townhouse units increased from 12 per cent last year to 21 per cent in 2021, while the proportion of single detached units increased from 32 per cent to 38 per cent. Semi-detached dwellings comprise the balance of residential construction; these saw a 53 per cent decrease (\$27 million).

Figure 10 illustrates the value of new residential permits by city; the total value and overall proportion of residential investment in the three cities has remained fairly consistent since last year, at \$1.2 billion and 88 per cent, respectively. Growth in residential permit values in Cambridge (110 per cent) offset decreases in Kitchener (11 per cent) and Waterloo (five per cent).

The Region’s townships collectively contributed one-tenth (\$165.5 million) of new permit value (Figure 11). North Dumfries experienced 291 per cent residential growth in 2021,

while Wellesley, Wilmot and Woolwich saw decreases of 14 per cent, 14 per cent and one per cent, respectively.

Figure 10. New Residential Building Permit Value, by City, 2020 and 2021

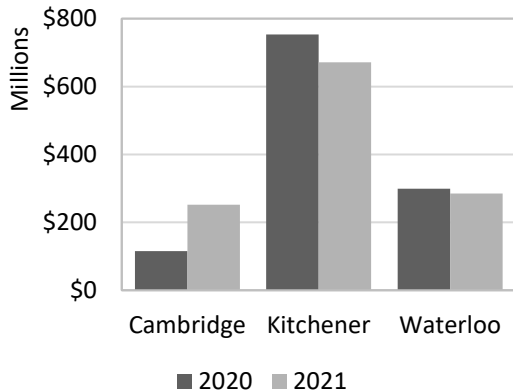
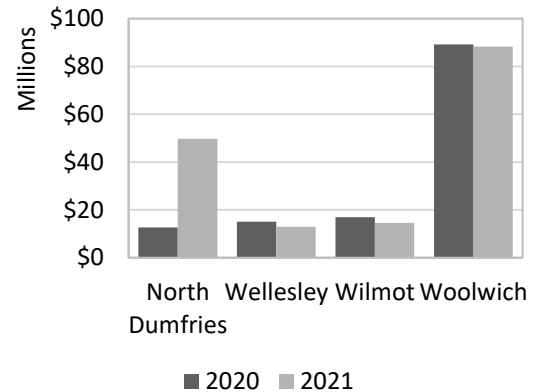


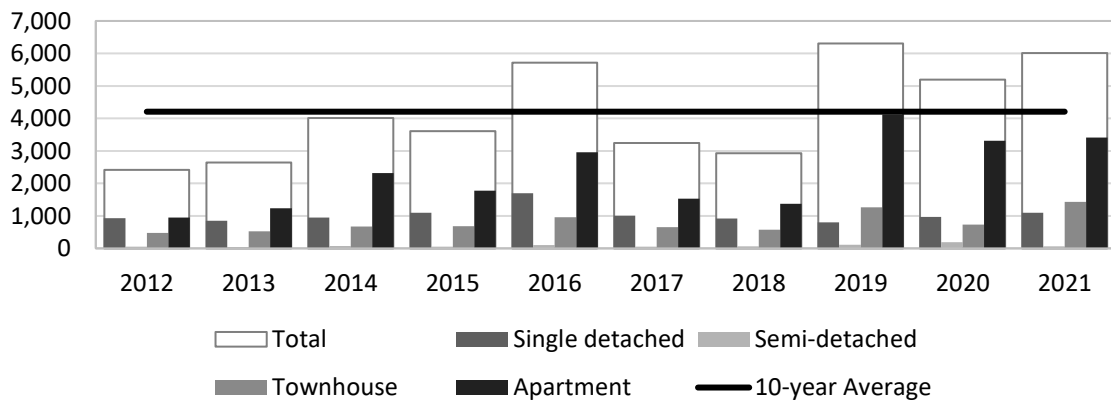
Figure 11. New Residential Building Permit Value, by Township, 2020 and 2021



Residential Units

A total of 6,009 new residential units were added in 2021 – a 16 per cent increase over 2020 (Figure 12). Moreover, 2021 saw the second highest yearly new unit growth on record, greatly outpacing the ten-year average of 4,208 units.

Figure 12. New Residential Units, by Type, 2012-2021



Growth has been particularly robust for townhouse units, with a 96 per cent increase relative to 2020 (from 729 to 1,432 units). More than 3,400 new apartment units were added in 2021 – a three per cent year-over-year increase – while the combined number of single and semi-detached units remained stable at 1,167 compared to 1,156 in 2020. These numbers reflect a trend seen in recent years where residential development is occurring in more dense forms. Figure 13 illustrates that new units added in 2021 were predominantly apartments (57 per cent) and townhouses (24 per cent). Apartments include accessory units added to existing dwellings (e.g., basement suites or duplex conversions) as well as detached secondary dwellings, or garden suites.

Figure 13. Mix of New Residential Units, 2021

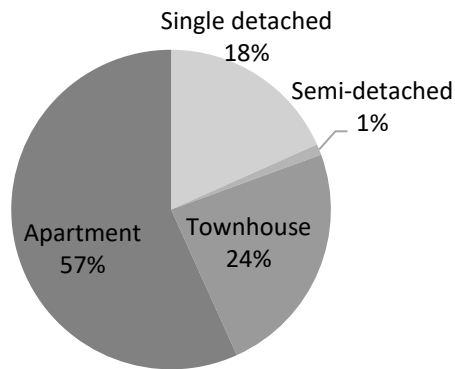
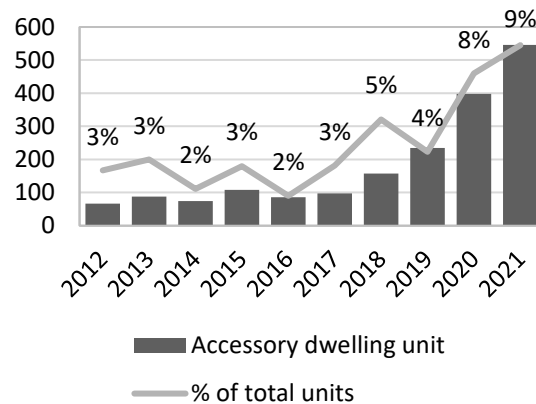


Figure 14. New Accessory Dwelling Units, 2012-2021



The top five residential permits issued in 2021 were apartments:

- Two residential towers (20 and 15 storeys) with 435 units at 145 Columbia Street West, Waterloo, valued at \$57 million.
- A 25-storey, 340-unit mixed-use residential building at 308 King Street North, Waterloo, valued at \$79 million.
- Two eight-storey residential towers with 284 units at 140 Hollywood Court, Cambridge, valued at \$50 million.
- An 18-storey, 228-unit condominium apartment building with ground floor retail at 741 King Street West, Kitchener, valued at \$38 million.
- A 15-storey, 177-unit residential condominium building at 1333 Weber Street East, Kitchener, valued at \$44 million.

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 2012, only 67 permits were issued for accessory dwelling units across the Region (Figure 14). By 2020, the number reached 398, and increased by a further 37 per cent to 546 units in 2021 – comprising nine per cent of total new residential units. This number also includes detached additional dwelling units such as garden suites or laneway homes.

Waterloo Region’s three cities – home to 92 per cent of new units – experienced a collective 15 per cent year-over-year increase in new residential dwellings (Figure 15). Cambridge and Waterloo saw more units in residential permits relative to 2020, with respective increases of 165 per cent (739 units) and eight per cent (101 units), while new units in Kitchener were down slightly, with 119 fewer units added (a four per cent decrease).

Figure 15. New Residential Units, by City, 2020 and 2021

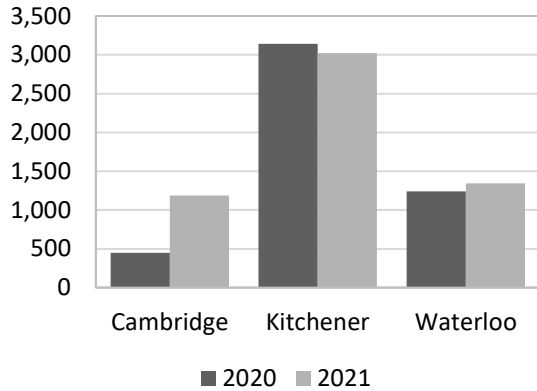
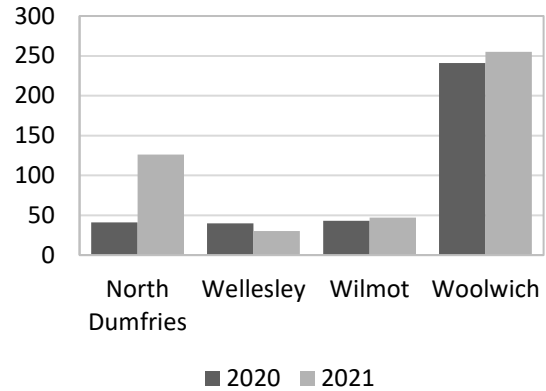


Figure 16. New Residential Units, by Township, 2020 and 2021



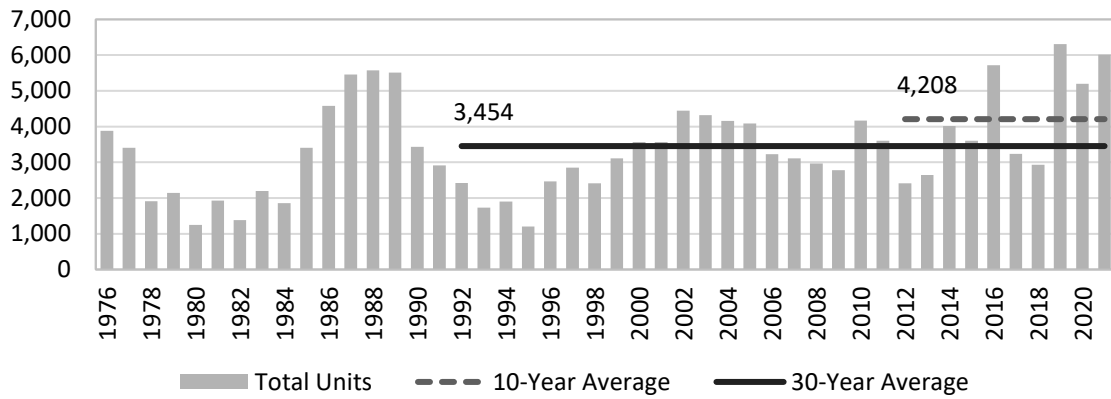
Residential growth in the townships was also positive (Figure 16), as 93 more units were built than in 2020 – an increase of 25 per cent. The largest increase occurred in North Dumfries, where 2021 permits contained 85 more units than the year prior (a 207 per cent increase). The three remaining townships saw a combined net increase of eight units relative to 2020.

Attachment 3 provides a detailed year-over-year comparison of new residential activity by unit type and municipality for 2020 and 2021. Attachment 4 lists the top 25 residential permits by number of units, while the location of all new residential building permits issued in 2021 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 permits were clustered in greenfield areas of Southwest Kitchener. Also of note is that the majority of single-unit permits within the built up area were accessory units added to existing single or semi-detached dwellings.

Long-Term Trends in Residential Building Permit Activity

The number of new residential units increased by 16 per cent from 2020 to 2021; with 6,009 units, 2021 residential growth was substantially higher than the ten-year and 30-year averages of 4,208 and 3,454 units, respectively (Figure 17). The cyclical nature of residential building activity over the past four-and-a-half decades reflects many social and economic factors including demographic change, demand, housing prices and mortgage rates.

Figure 17. Historical Residential Building Activity, 1976-2021



Students and Seniors

Residential building permit value for the student-oriented market in 2021 was 38 per cent lower than the previous year. The combined value of these permits was \$84.3 million, compared to \$136.4 million in 2020. Building permits were issued for three student-oriented projects in 2021 (and four in 2020):

- A 25-storey, \$79 million mixed-use residential tower with 340 units (340 bedrooms) located at 308 King Street North, Waterloo.
- LivSmart Condos, a six-storey, \$5.3 million residential condo building with 39 units (39 bedrooms) located at 269 Sunview Street, Waterloo.
- Conversion of a former daycare to a triplex (eight bedrooms), valued at \$100,000 and located at 330 King Street North, Waterloo.

No senior-oriented building permits were issued in 2021; two were issued in 2020.

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

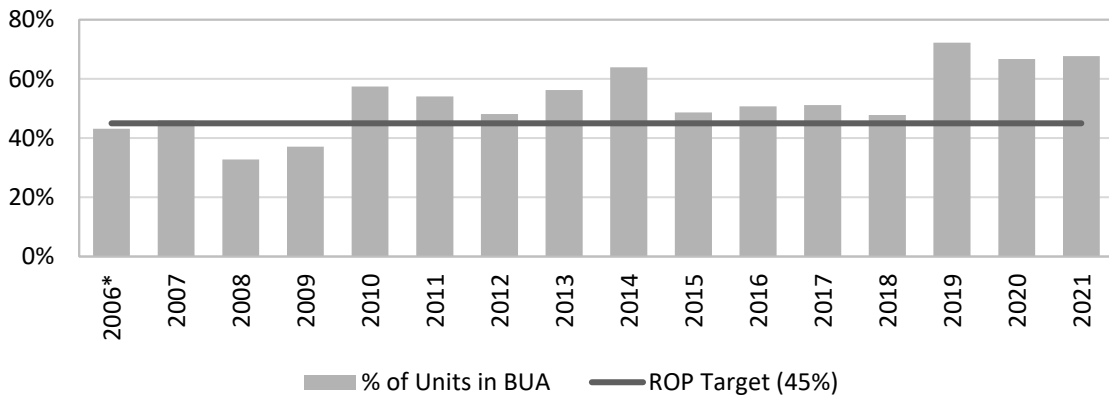
The Region of Waterloo Official Plan's (ROP) intensification target is that 45 per cent of all new residential development on an annual basis should occur within the Built Up Area (BUA) – that is, the area that was considered developed prior to 2006. In 2021, 4,069 new residential units were built in the BUA, representing 68 per cent of total units across the Region (Figure 18). This is on par with the 67 per cent intensification rate (3,465 out of 5,195 units) achieved in 2020. For twelve consecutive years, residential growth in Waterloo Region has exceeded the Regional Official Plan intensification target (Figure 19); although the target was intended to be achieved by 2015, it has been exceeded each year since 2010.

Figure 18. New Residential Units in the Built Up Area, 2006-2021

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	5,195	3,465	67%
2021	6,009	4,069	68%

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

Figure 19. Percentage of New Residential Units in the Built Up Area, 2006-2021



While there is no policy target for the amount of non-residential activity in the BUA, Figure 20 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 2021, 70 per cent of new non-residential floor space was added inside the BUA, similar to the 60 per cent achieved in 2020.

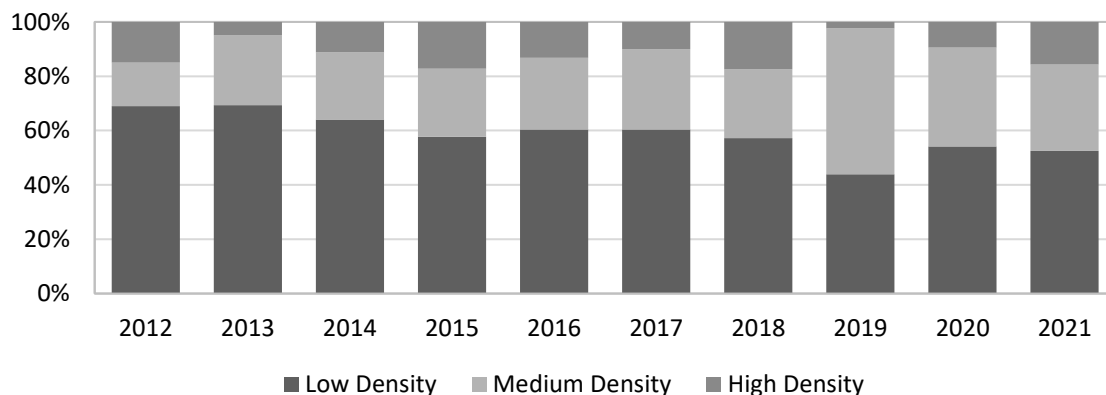
Figure 20. New Non-Residential Floor Space in the Built Up Area, 2006-2021

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	1,637,451	1,138,251	70%

**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 Designated Greenfield Area (DGA); the current targets are 55 people and jobs per hectare in Kitchener, Cambridge and Waterloo, and 45 people and jobs per hectare in the townships. Figure 21 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 (53 per cent in 2021, down from 69 per cent in 2012).

Figure 21. Mix of New Residential Units in the Designated Greenfield Area, 2012-2021



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 2021, 2,369 new residential units were built in the CTC, comprising 39 per cent of units added throughout the Region (Figure 22). Similarly, 2,350 units were built in the CTC in 2020, although this represented a higher proportion (45 per cent) of the total.

Figure 22. New Residential Units in the Central Transit Corridor, 2011-2021

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	5,195	2,350	45%
2021	6,009	2,369	39%

Attachments

Attachment 1 – Top 25 Non-Residential Building Permits by Construction Value, 2021

Attachment 2 – Summary of Non-Residential Building Permit Activity, 2020 and 2021

Attachment 3 – Summary of Residential Building Permit Activity, 2020 and 2021

Attachment 4 – Top 25 Residential Building Permits by Number of Units, 2021

Attachment 5 – Map 1 – 2021 Residential Building Permit Activity

For further information, please refer to Report PDL-CPL-22-07 “Building Permit Activity 2021” at www.regionofwaterloo.ca or contact us at:

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Attachment 1 – Top 25 Non-Residential Building Permits by Construction Value, 2021

Address	Municipality	Structure Type	Floor Area	Construction Value	Project Name	Comment	Addition
200 Frederick St	Kitchener	Institutional	2,083	\$41,342,600	WRPS - Central Division Headquarters	Main floor addition (sally port), exterior facade alterations and interior alterations for Waterloo Regional Police Service offices and cell block.	Addition
368 Mill Park Dr	Kitchener	Industrial	2,131	\$20,000,000	Region of Waterloo - Kitchener WWTP	Two-storey addition to the existing primary clarifier building to house electrical equipment.	Addition
770 Boxwood Dr	Cambridge	Industrial	250,518	\$19,600,000	Toyota	New assembly and warehousing facility.	New Construction
115 Goddard Cres	Cambridge	Industrial	60,752	\$15,000,000		New pet food manufacturing facility.	New Construction
1655 Bishop St N	Cambridge	Commercial	14,280	\$13,500,000	Crossroads Business Centre	New commercial retail building (shell only).	New Construction
2 Stewart St	Kitchener	Commercial	209,164	\$13,000,000	Google	New open-air parking garage.	New Construction
160 Boychuk Dr	Cambridge	Industrial	56,414	\$11,500,000		New two-storey office and manufacturing facility.	New Construction
30 Fairway Rd S	Kitchener	Commercial	49,466	\$11,000,000	DoubleTree by Hilton Kitchener	Third-storey addition to an existing hotel, including interior and exterior alterations to the ground floor and second floor.	Addition
4881 Fountain St N	Woolwich	Institutional	31,498	\$10,000,000	Region of Waterloo - Waterloo International Airport	New modular structures for domestic arrivals and passenger terminal buildings.	Addition
5179 Fountain St N	Woolwich	Industrial	40,783	\$9,725,000		New industrial building.	New Construction
350 Conservation Dr	Waterloo	Industrial	4,155	\$8,300,000	Region of Waterloo - Laurel WTP	One-storey addition to an existing water treatment plant and minor work in an existing building on site.	Addition
45 Tyler St	Cambridge	Industrial	126,917	\$7,300,000		New industrial mall (shell only).	New Construction
254 Neilson Ave	Waterloo	Institutional	23,638	\$6,650,000	WCDSB - St. Agnes Catholic Elementary School	Addition and renovation to an existing school building.	Addition
1001 Bishop St N	Cambridge	Industrial	28,528	\$6,333,000	PepsiCo Canada	Extension of an existing Geographic Enterprise Solution facility.	Addition
388 Phillip St	Waterloo	Commercial	129,615	\$5,250,000		Addition to an existing commercial building to create additional floor area (shell only).	Addition
1314 Fischer-Hallman Rd	Kitchener	Commercial	33,949	\$5,000,000	Food Basics	New building for a grocery store.	New Construction
1055 Fountain St N	Cambridge	Industrial	16,146	\$5,000,000	Toyota	Expansion of an existing welding facility.	Addition
740 Saginaw Pky	Cambridge	Commercial	9,924	\$5,000,000	WRDSB - Saginaw Public School	Addition for a new childcare facility in an existing school building.	Addition
150 Bullock St	Kitchener	Industrial	55,587	\$4,500,000		New one-storey industrial manufacturing facility.	New Construction
460 Hespeler Rd	Cambridge	Commercial	26,576	\$4,000,000		New two-storey medical building (shell only).	New Construction
1557 Highland Rd W	Kitchener	Commercial	19,676	\$3,900,700		New two-storey commercial plaza including a daycare.	New Construction
308 King St N	Waterloo	Commercial	11,021	\$3,291,016		New commercial space in a 25-storey mixed-use residential building.	New Construction
140 Goddard Cres	Cambridge	Industrial	33,808	\$3,000,000		New industrial mall (shell only).	New Construction
125 Goddard Cres	Cambridge	Industrial	30,857	\$2,800,000		New industrial mall (shell only).	New Construction
500 Thompson Dr	Cambridge	Industrial	20,344	\$2,787,000	Scot Industries	Pipe storage system expansion in an existing warehouse facility.	Addition

Attachment 2 – Summary of Non-Residential Building Permit Activity, 2020 and 2021

New Non-Residential Building Permit Value, by Sector and Municipality, 2020 and 2021

Municipality	Industrial		Commercial		Institutional		Total		% Change
	2020	2021	2020	2021	2020	2021	2020	2021	
Cambridge	\$19,681,807	\$76,611,798	\$5,600,000	\$28,759,275	\$17,570,000	\$0	\$42,851,807	\$105,371,073	146%
Kitchener	\$15,570,000	\$35,115,000	\$157,985,533	\$55,624,722	\$42,356,000	\$41,727,800	\$215,911,533	\$132,467,522	-39%
Waterloo	\$1,350,000	\$8,391,550	\$28,565,600	\$16,475,563	\$27,710,000	\$6,650,000	\$57,625,600	\$31,517,113	-45%
North Dumfries	\$365,000	\$1,700,000	\$0	\$0	\$10,000	\$0	\$375,000	\$1,700,000	353%
Wellesley	\$1,610,000	\$2,075,000	\$0	\$10,000	\$0	\$0	\$1,610,000	\$2,085,000	30%
Wilmot	\$350,000	\$1,200,000	\$0	\$0	\$5,020,000	\$0	\$5,370,000	\$1,200,000	-78%
Woolwich	\$2,986,500	\$15,135,000	\$2,400,000	\$3,710,000	\$185,000	\$10,004,400	\$5,571,500	\$28,849,400	418%
Region Total	\$41,913,307	\$140,228,348	\$194,551,133	\$104,579,560	\$92,851,000	\$58,382,200	\$329,315,440	\$303,190,108	-8%
% by Type	13%	46%	59%	34%	28%	19%	100%	100%	
% Change	235%		-46%		-37%		-8%		

New Non-Residential Floor Space, by Sector and Municipality, 2020 and 2021

Municipality	Industrial		Commercial		Institutional		Total		% Change
	2020	2021	2020	2021	2020	2021	2020	2021	
Cambridge	183,789	635,690	15,788	70,547	32,205	0	231,782	706,237	205%
Kitchener	62,833	146,534	404,319	393,002	188,598	14,711	655,750	554,247	-15%
Waterloo	7,321	4,467	99,180	163,296	59,307	23,638	165,808	191,401	15%
North Dumfries	7,000	0	0	0	229	0	7,229	0	-100%
Wellesley	15,711	25,906	0	297	0	0	15,711	26,203	67%
Wilmot	3,163	6,072	0	0	28,897	0	32,060	6,072	-81%
Woolwich	19,167	97,831	5,165	22,455	1,235	33,005	25,567	153,291	500%
Region Total	298,984	916,500	524,452	649,597	310,471	71,354	1,133,907	1,637,451	44%
% by Type	26%	56%	46%	40%	27%	4%	100%	100%	
% Change	207%		24%		-77%		44%		

Attachment 3 – Summary of Residential Building Permit Activity, 2020 and 2021

New Residential Building Permit Value, by Unit Type and Municipality, 2020 and 2021

Municipality	Single detached		Semi-detached		Townhouse		Apartment		Total		% Change
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	
Cambridge	\$23,044,919	\$36,011,861	\$2,160,026	\$0	\$34,578,285	\$143,847,366	\$55,273,965	\$72,128,298	\$115,057,195	\$251,987,525	119%
Kitchener	\$244,094,942	\$285,884,880	\$27,859,030	\$12,351,000	\$95,899,667	\$122,201,000	\$385,939,100	\$250,703,694	\$753,792,739	\$671,140,574	-11%
Waterloo	\$31,487,650	\$74,767,292	\$4,384,500	\$2,617,800	\$21,258,000	\$1,500,000	\$241,794,000	\$206,457,791	\$298,924,150	\$285,342,883	-5%
North Dumfries	\$11,099,213	\$30,395,865	\$1,619,940	\$2,019,724	\$0	\$17,248,266	\$0	\$70,000	\$12,719,153	\$49,733,855	291%
Wellesley	\$11,962,232	\$9,475,000	\$2,880,000	\$2,400,000	\$0	\$0	\$280,000	\$1,055,000	\$15,122,232	\$12,930,000	-14%
Wilmot	\$16,010,000	\$10,390,000	\$0	\$760,000	\$0	\$0	\$920,000	\$3,390,000	\$16,930,000	\$14,540,000	-14%
Woolwich	\$73,851,700	\$78,661,483	\$11,860,600	\$3,640,000	\$2,437,100	\$5,021,100	\$1,072,800	\$993,240	\$89,222,200	\$88,315,823	-1%
Region Total	\$411,550,656	\$525,586,381	\$50,764,096	\$23,788,524	\$154,173,052	\$289,817,732	\$685,279,865	\$534,798,023	\$1,301,767,669	\$1,373,990,660	6%
% by Type	32%	38%	4%	2%	12%	21%	53%	39%	100%	100%	
% Change	28%		-53%		88%		-22%		6%		

New Residential Units, by Type and Municipality, 2020 and 2021

Municipality	Single detached		Semi-detached		Townhouse		Apartment		Total		% Change
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	
Cambridge	55	81	6	0	172	669	216	438	449	1,188	165%
Kitchener	550	549	128	34	473	674	1,989	1,764	3,140	3,021	-4%
Waterloo	73	167	12	8	73	5	1,083	1,162	1,241	1,342	8%
North Dumfries	33	58	8	6	0	61	0	1	41	126	207%
Wellesley	31	17	8	6	0	0	1	7	40	30	-25%
Wilmot	32	17	0	4	0	0	11	26	43	47	9%
Woolwich	196	212	24	8	11	23	10	12	241	255	6%
Region Total	970	1,101	186	66	729	1,432	3,310	3,410	5,195	6,009	16%
% by Type	19%	18%	4%	1%	14%	24%	64%	57%	100%	100%	
% Change	14%		-65%		96%		3%		16%		

Attachment 4 – Top 25 Residential Building Permits by Number of Units, 2021

Address	Municipality	Structure Type	Storeys	Units	Construction Value	Project Name	Comment
145 Columbia St W	Waterloo	Apartment	20	435	\$56,690,453	Society 145	Two residential towers (20 and 15 storeys) with a shared six-storey podium and one level of underground parking.
308 King St N	Waterloo	Apartment	25	340	\$78,984,384		25-storey mixed used residential building.
140 Hollywood Crt.	Cambridge	Apartment	8	284	\$50,000,000		Two eight-storey residential towers with a shared amenity link.
741 King St W	Kitchener	Apartment	18	228	\$37,777,778	The Bright Building	18-storey condominium apartment building with ground floor retail and two levels of underground parking.
1333 Weber St E	Kitchener	Apartment	15	177	\$43,500,000	Elevate Condos	15-storey residential condominium with an amenity terrace and two levels of underground parking.
169 Borden Ave N	Kitchener	Apartment	6	166	\$24,462,370	169 Borden	Six-storey apartment building with one level of underground parking.
611 Davenport Rd	Waterloo	Apartment	9	161	\$37,000,000	611 Davenport Rd.	Nine-storey apartment building.
528 Lancaster St W	Kitchener	Apartment	10	127	\$15,417,923	528 Lancaster	Ten-storey residential apartment building.
595 Strasburg Rd	Kitchener	Apartment	9	107	\$21,500,000	Bloomington Mews	Nine-storey rental apartment building with two levels of underground parking.
225 Victoria St N	Kitchener	Apartment	6	94	\$14,000,000	225 Victoria	Six-storey apartment building with an underground parking garage.
103 Roger St	Waterloo	Apartment	6	90	\$19,000,000	Spur Line Common	Six-storey residential building with one level of underground parking.
270 Spadina Rd E	Kitchener	Apartment	6	90	\$1,000,000	Woodside Terraces	Six-storey addition to an existing apartment building, including expansion of the underground parking garage.
1101 Lackner Pl	Kitchener	Apartment	4	61	\$13,700,000	Lackner Ridge Condos	Four-storey condominium apartment building.
50 Eighth Ave	Kitchener	Apartment	6	60	\$5,000,000		Six-storey multi-use building with two future offices on the ground floor.
195 Hespeler Rd	Cambridge	Apartment	6	55	\$12,750,000	195 Hespeler Road	Six-storey apartment building with 33 affordable units and 22 market-rate units.
1201 Lackner Pl	Kitchener	Apartment	4	54	\$12,200,000	Lackner Ridge Condos	Four-storey condominium apartment building.
39 Sheldon Ave N	Kitchener	Apartment	0	44	\$6,000,000	Onerooft	Supportive housing development for Onerooft Youth Services.
825 King St W	Kitchener	Apartment	3	43	\$9,600,000	Indwell St. Mark's Place	Conversion of an existing church into affordable rental apartments, including a third floor addition.
1470 Block Line Rd	Kitchener	Apartment	4	41	\$6,000,000	YW Kitchener-Waterloo Blockline	Four-storey apartment building with affordable housing units.
269 Sunview St	Waterloo	Apartment	6	39	\$5,250,000	LivSmart Condos	Six-storey residential condo building.
624 King St W	Kitchener	Apartment	4	34	\$5,000,000		Two apartment buildings (4 and 3 storeys) with one level of underground parking.
600 Victoria St S	Kitchener	Townhouse	3	24	\$3,500,000	6VIC Condos	Three-storey stacked townhouse building.
80 Sydney St N	Kitchener	Townhouse	3	24	\$2,800,000		Three-storey stacked townhouse building.
1365 Countrystone Dr	Kitchener	Townhouse	3	24	\$2,400,000	Commons At The Boardwalk	Three-storey stacked townhouse building.
721 Franklin Blvd	Cambridge	Townhouse	3	20	\$3,000,000	Franklin Square	Three-storey stacked townhouse building.

Attachment 5 – Map 1 – 2021 Residential Building Permit Activity

Map 1
2021 Residential Building Permit Activity
Regional Municipality of Waterloo

