



**Report:** PDL-CPL-20-09

## **Region of Waterloo**

### **Planning, Development and Legislative Services**

#### **Community Planning**

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**To:** Chair Sean Strickland and Members of Council

**Date:** April 14, 2020      **File Code:** D07-40(A)

**Subject:** 2019 Building Permit Activity and Growth Monitoring

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#### **Recommendation:**

For Information.

#### **Summary:**

This report provides a summary of building permit activity across Waterloo Region in 2019, along with comparisons to previous years. It reflects data related to new construction, according to information contained on building permits issued by the Area Municipalities. Building permit activity is one indicator of the strength of the local economy, as well as a predictor of population and employment growth. Re-urbanization levels are also monitored using building permits.

The total value of building permits issued for new construction in Waterloo Region was a record \$1.7 billion in 2019, an increase of 68 per cent from the previous year's values, and 44 per cent higher than the 10-year average. Both the residential and non-residential building permits increased in terms of value, unit count and overall square footage.

The value of residential building permits increased 80 per cent with a total of \$1.3 billion. The number of residential building units also doubled to 6,196 units from 2,925 units in the previous year. Apartments remained the largest component of residential building permit activity with 4,084 units, representing two-thirds (66 per cent) of new units, while single-detached with 787 units were 13 per cent of the total new units.

Non-residential building permits were issued for 2.1 million square feet of floor space in 2019 with a total value of \$396.6 million, up from 1.8 million square feet valued over \$286.6 million in 2018. The square footage and dollar value increased for both commercial and industrial sectors, in comparison to the previous year, while the square footage and dollar value declined for institutional sector.

**Figure 1 - Summary of Building Permit Activity Change (2018-2019)**

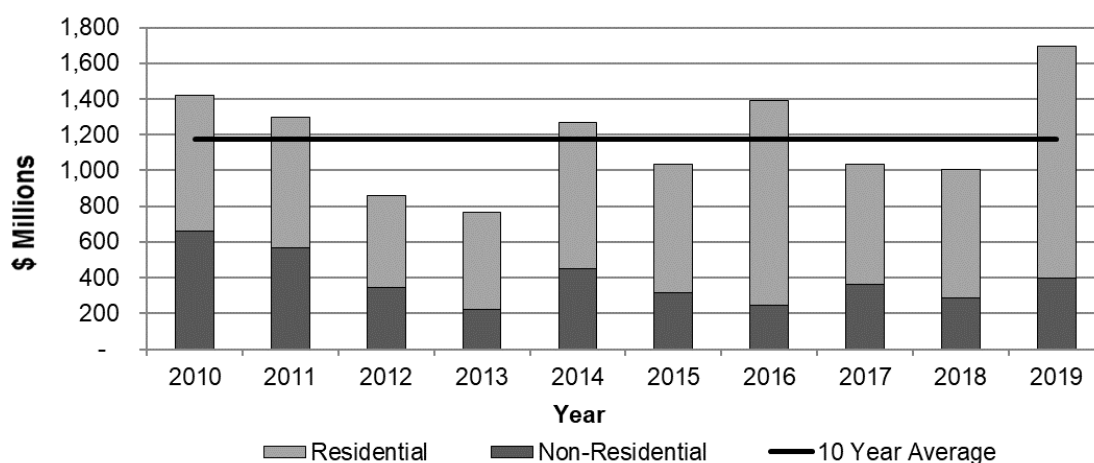
Type	Total Change from 2018	Percent Change from 2018	2019 Total
Residential	⬆️ \$575.6 million	80%	\$1.3 billion
	⬆️ 3,271 units	112%	6,196 units
Industrial	⬆️ \$42.6 million	29%	\$190 million
	⬆️ 37,000 sq.ft.	3%	1,123,000 sq.ft.
Commercial	⬆️ \$72.1 million	82%	\$160 million
	⬆️ 359,000 sq.ft.	72%	856,000 sq.ft.
Institutional	⬇️ \$-4.8 million	-9%	\$46.6 million
	⬇️ -69,000 sq.ft.	-32%	148,000 sq.ft.
<b>Total</b>	⬆️ <b>\$685.6 million</b>	<b>68%</b>	<b>\$1.7 billion</b>

Building permits indicate that 73 per cent of new residential dwelling units in 2019 were within the built-up area (BUA) of the Region. This has been the highest increase since the establishment of BUA boundary and legislation, and has been the tenth consecutive year that the Region's reurbanization target of 45 per cent has been exceeded. Non-residential construction within BUA, also reflected a record increase of 75 per cent – the highest ever since the establishment and tracking of BUA boundary.

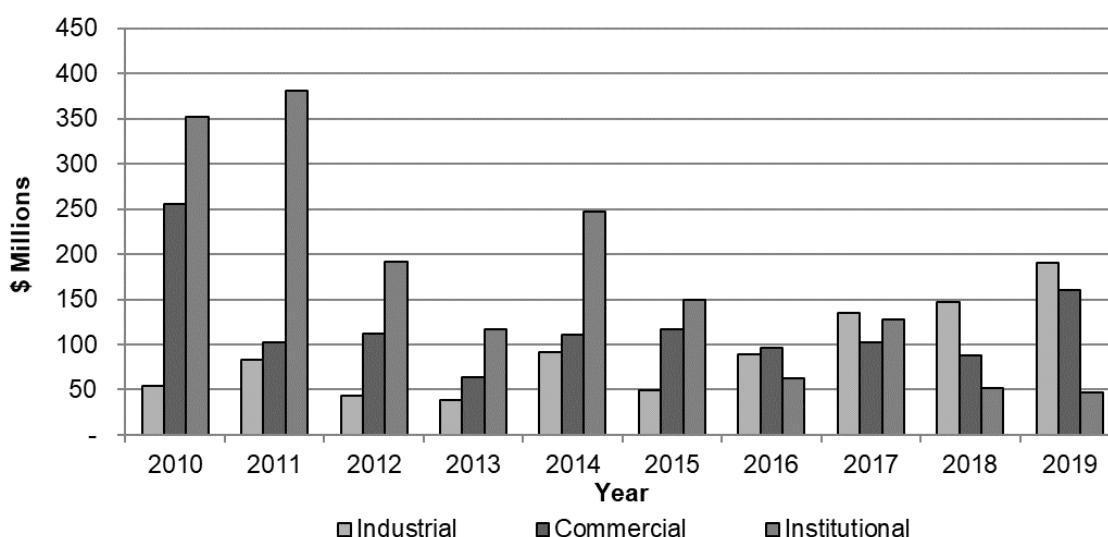
The surge in residential development in 2019 can be attributed to a range of positive factors including the completion of the ION Light Rail Transit (LRT), strong population growth, as well as very healthy economic and labour market performance. The expiry of the core area development charge exemption in 2019 led to a substantial increase in the number of multi-residential projects in core areas proceeding to the building permit stage. In addition, Development Charge By-law updates and associated DC rate increases at both the local and regional level led to a higher number of building permits issued in 2019 leading up to the renewal of the By-laws. However, building permit activity momentum continued through to year end, with major projects filing in the August to December period. Overall, development in 2019 reflected strong market conditions and a robust response by builders to the Region's public policy tools encouraging higher density, transit oriented development in station areas across the transit system.

**Report:****Total Value of New Building Permit Activity**

This has been a record year since the Region started monitoring the construction activity. The total value of new residential and non-residential buildings for which building permits were issued in 2019 was \$1.7 billion, an increase of 68 per cent from 2018 value, and 44 per cent higher than the 10-year average value of \$1.17 billion in Waterloo Region. This activity was comprised of over \$1.3 billion in the residential sector, and \$396.6 million in the industrial, commercial and institutional sectors (Figure 2).

**Figure 2 - Total Value of New Building Permits (2010-2019)****Building Activity in the Non-Residential Sector**

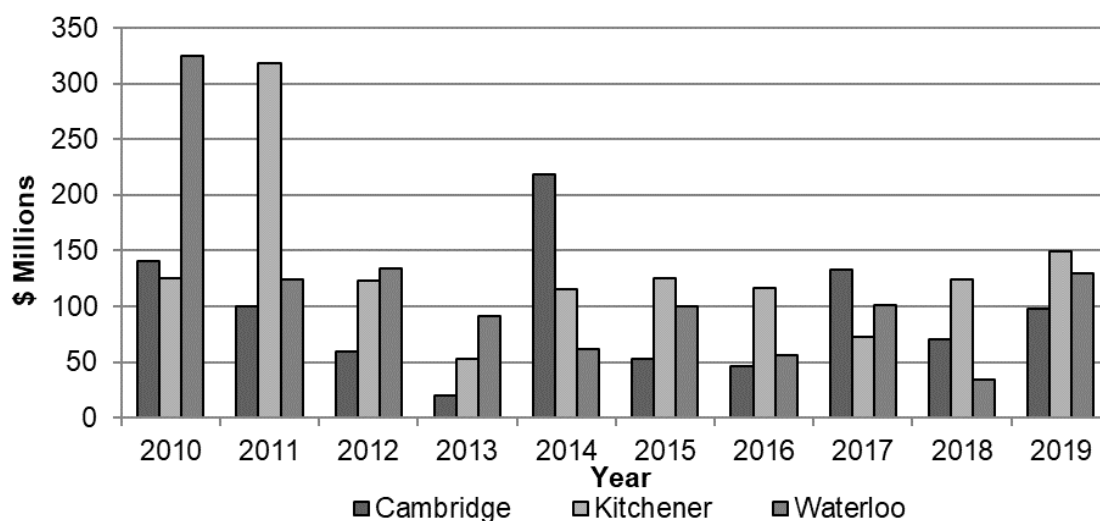
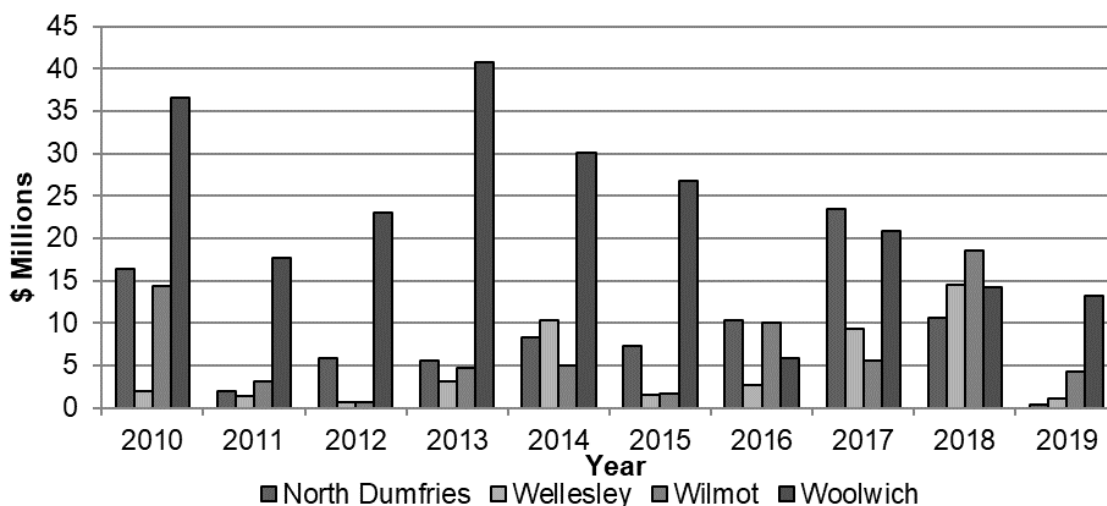
Non-residential building permit values fluctuate from year to year by sector. The total value of non-residential permits issued in 2019 was \$396.6 million, an increase of 38.3 per cent from the value in 2018. This was comprised of an increase of \$72.1 million in permit values in commercial, an increase of \$42.6 million in industrial, and a decrease of \$4.8 million in institutional sectors (Figure 3).

**Figure 3 - Total New Non-Residential Building Permit Value by Type (2010-2019)**

Attachment 1 lists the top 25 non-residential permits by construction value. The highest values for individual 2019 non-residential building permits, by type, were:

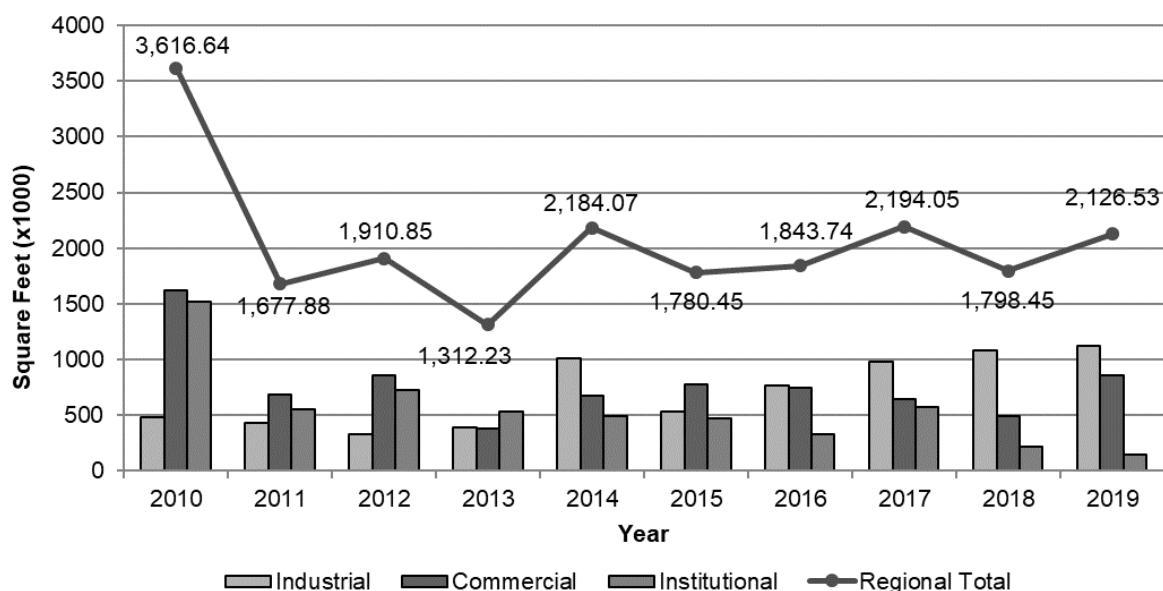
- Industrial: \$90 million for new Grand River Transit – Northfield Drive Facility for bus operations and maintenance at 300 Northfield Drive East in Waterloo.
- Commercial: \$20 million for a new seven-storey office shell only building at The Glove Box at 120 Victoria Street South in Kitchener.
- Institutional: \$10.8 million for new one-storey Hospice for Waterloo Region with administrative wing at 2050 University Avenue East in Waterloo.

There is a difference of building activity trends between cities and townships (Figures 4 and 5). In 2019, the value of non-residential construction increased in all three cities for a total of \$377.6 million, higher than the 2018 value of \$228.6 million. However, the townships saw a decline in non-residential building permit construction values in 2019.

**Figure 4 - Total New Non-Residential Building Permit Value by City (2010-2019)****Figure 5 - Total New Non-Residential Building Permit Value by Township (2010-2019)**

New non-residential building permits will create 2.1 million square feet of floor space, an increase of 18 per cent compared to last year. Compared to 2018, industrial square footage on building permits increased 3 per cent to over 1.1 million square feet and commercial square footage (consisting of a mix of office, recreational, and retail) increased by 72 per cent to 856,036 square feet. The institutional sector decreased 32 per cent compared to last year, with 147,795 square feet. Figure 6 illustrates the ten-year historical variation in non-residential floor space.

**Figure 6 - Total New Non-Residential Floor Space by Sector (2010-2019)**

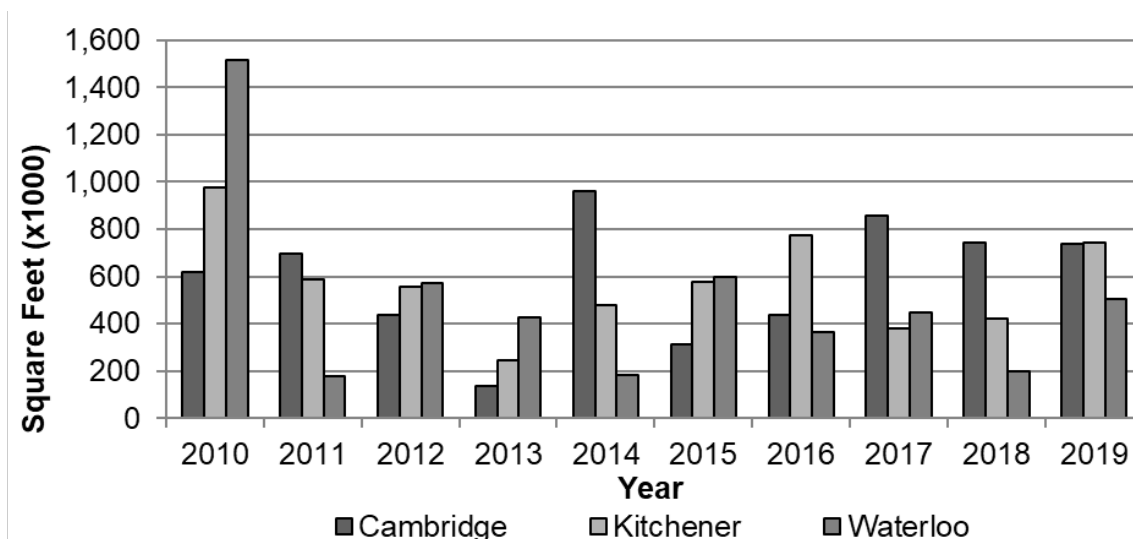
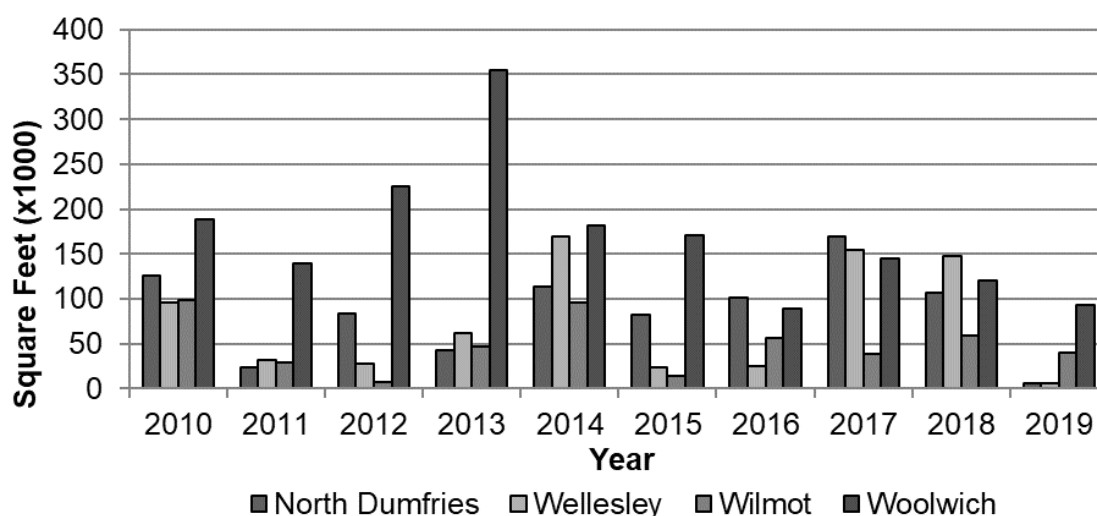


New non-residential building permit floor space among the cities was highest in Cambridge with a marginal lead to Kitchener's in 2019 (Figure 7). The highest square footage for individual non-residential building permits in the cities were:

- Waterloo: New 353,400 square foot, two storey GRT operations and maintenance facility (Grand River Transit – Northfield Drive Facility) at 300 Northfield Drive East.
- Kitchener: New 143,100 square foot, 7 storey office building (Glove Box) at 120 Victoria Street South.
- Cambridge: Addition of 12,000 square foot, to the existing freezer using same system (Freedom Pet Supplies) at 480 Thompson Drive.

Consistent with a decrease in building permits values, the Townships saw a decreased in non-residential build permit floor area. The townships contributed 6.8 per cent of the new floor space of 146,034 square feet in the Region. The highest square footage for individual 2019 non-residential building permits in the townships were:

- Woolwich: New 79,900 square foot, five storey hotel at 55 Benjamin Road
- Wilmot: New 40,300 square foot, industrial/office building at 89 Hamilton Road.
- North Dumfries: New 6,400 square foot, new general purpose warehouse for St Lawrence & Hudson Railway at 1051 Northumberland Street.
- Wellesley: New 5,700 square foot, St. Clements Fire Station at 2671 Hergott Road.

**Figure 7 - Total Non-Residential Floor Space by City (2010-2019)****Figure 8 - Total Non-Residential Floor Space by Township (2008-2019)**

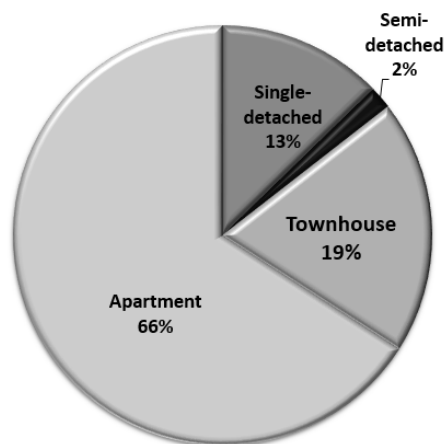
### Building Permit Activity in the Residential Sector

Residential building activity, especially apartment projects within Kitchener, were the major contributors of construction in 2019. The total value of building permits issued for new residential construction in Waterloo Region was \$1.3 billion in 2019, an increase of 80 per cent over the 2018 value of 575.6 million, and higher than the 10-year average of \$792 million dollars. Building permits were issued for 6,196 units, representing 3,271 more units or 112 per cent more than 2018.

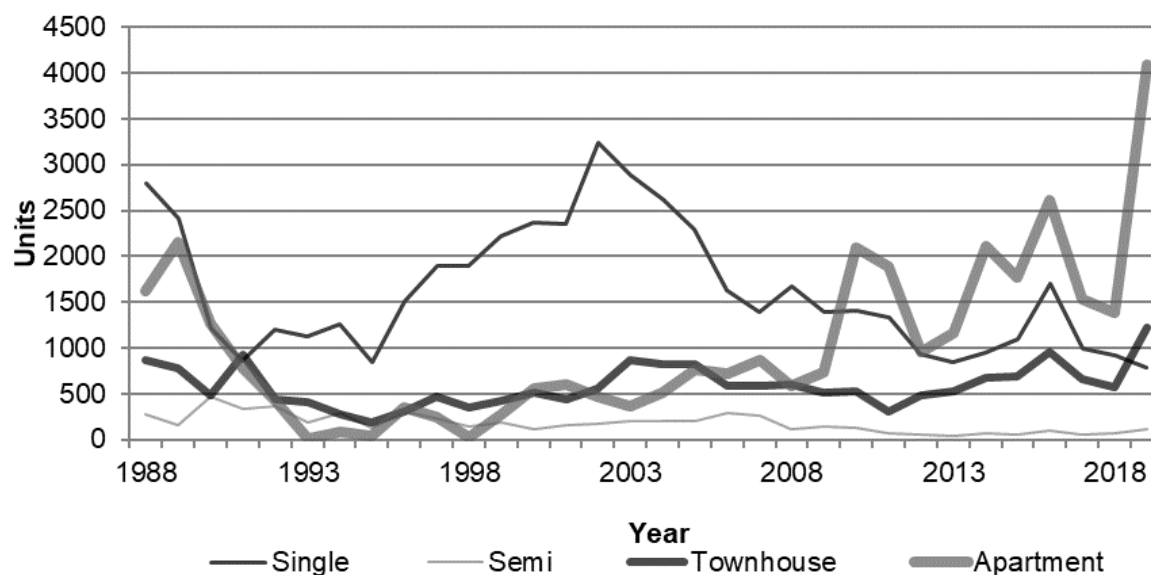
Apartments remained the largest component of residential building activity with 4,084 units representing two-third (66%) of new units (Figures 9, 10). This surge in apartment units can be attributed to the expiry of core area development charges that ended in 2019.

Approximately 34 per cent of units are ground-oriented. Single-detached dwellings represented 13% of building activity with 787 units. Townhouses (19%) and semi-detached (2%) dwelling types made up the remaining shares, at 1,215 and 110 units respectively.

**Figure 9 - New Residential Units by Type in 2019**



**Figure 10 - New Residential Units by Structure Type (1988-2019)**



In 2019, the number of new residential units with building permits increased in Woolwich increased by 329%, Kitchener by 166%, Cambridge by 66%, Waterloo by 55%, and Wellesley by 53%. There was a decline of 51% in North Dumfries, and in Wilmot of 10%. Overall, there was an increase of 112% in residential units, with apartments doubling in 2019 with an increase of 196%, followed by townhouses with an increase of 112%, and even semi-detached increasing by 75%. Singles, however, declined 14%, compared to 2018.



The location of all residential building permits issued for new construction in 2019 which clearly shows the concentration of new housing units along the ION corridor is shown on Map 1 (Attachment 3).

**Figure 11 - Total New Residential Units by Type and Municipality (2018-2019)**

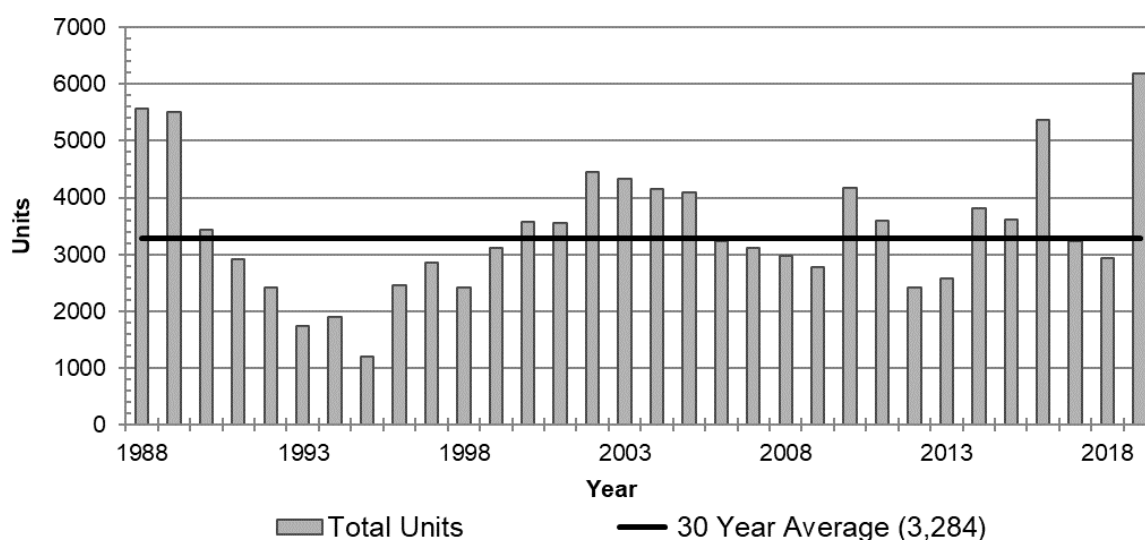
	Single		Semi-detached		Townhouse		Apartment		Total		% Change
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	
Cambridge	312	58	4	14	130	462	120	408	566	942	66%
Kitchener	306	330	28	32	405	649	579	2,491	1,318	3,502	166%
Waterloo	156	122	2	4	8	6	617	1,082	783	1,214	55%
North Dumfries	18	4	0	0	0	12	39	12	57	28	-51%
Wellesley	9	15	6	7	0	0	2	4	17	26	53%
Wilmot	73	47	4	18	0	8	13	8	90	81	-10%
Woolwich	38	211	19	35	29	78	8	79	94	403	329%
<b>Region</b>	<b>912</b>	<b>787</b>	<b>63</b>	<b>110</b>	<b>572</b>	<b>1,215</b>	<b>1,378</b>	<b>4,084</b>	<b>2,925</b>	<b>6,196</b>	<b>112%</b>
% by Type	31%	13%	2%	2%	20%	20%	47%	66%	100%	100%	
% Change	-14%		75%		112%		196%		112%		

### Long-Term Trends in Residential Building Permit Activity

The number of new units (6,196) in 2019 was much higher than the averages for the past ten years (3,788), and 30 years (3,284) (Figure 12). The cyclical nature of residential building activity over the past two decades reflects many factors including demand, housing prices and mortgage rates.

The surge in residential development can be attributed to many positive factors including the completion of the ION Light Rail Transit (LRT), strong population growth, as well as healthy economic and labour market performance. The number of concurrent projects that proceeded to building permit stage relative to previous years was influenced by the expiry of core area development charges that ended in 2019.

**Figure 12 - Historic Residential Building Activity (1988-2019)**



## Major Apartment Projects in 2019

The surge in residential building activity is reflected by the large apartment projects, especially in Kitchener. There were six projects over 300 units, two over 200 units, and 13 over 100 units, and 18 over 50 units within the Region. Nine of the top projects were in Kitchener, followed by seven in Waterloo, and one each in Cambridge and in Woolwich. The major projects with over three hundred units, either culminating with balance of construction or starting in 2019 were:

- DTK (Previously Trinity United Church) with 494 units, valued \$97.3 million located at 60 Frederick Street, Kitchener (39 storeys).
- GasLight District with 392 units, valued \$91.6 million located at 50 Grand Avenue South, Cambridge (20 storeys).
- Cornerstone with 363 units, valued \$65 million located at 1425 Block Line Road, Kitchener (12 and 8 storey towers).
- Garment Street Condos (GS) Tower 3 with 319 units, valued \$52 million located at 208 Garment Street, Kitchener (27 storeys).
- Young Condos with 306 units, valued \$67.2 million located at 55 Duke Street West, Kitchener (25 storeys).
- Charlie West with 300 units, valued \$58 million located at 24 Gaukel Street, Kitchener (31 storey)

All top 25 residential permits by number of units are available in Attachment 2.

## Students and Seniors

Construction in the student-oriented market continued in 2019 were 47% higher than previous year. The combined value of these permits was \$61.8 million, compared to \$41.9 million in 2018. Residential building permits were issued for four primarily student-oriented projects in 2019:

- ONE28 with 120 units (144 bedrooms), valued \$25.2 million located at 128 King Street North, Waterloo (15 storeys). In addition to students, this project is also geared towards young families, and is targeting investors.
- Accommod8u with 122 units (122 bedrooms), valued \$18.3 million located at 256 Lester Street, Waterloo (12 storeys).
- Accommod8u with 92 units (92 bedrooms), valued \$18.2 million located at 131 University Ave West, Waterloo (16 storeys).
- Addition of two units (seven bedrooms) to an under construction building with permit in 2017 with seven units (35 bedrooms), valued at \$20,000 at 176 Regina Street North, Waterloo (6 storeys)

There are two senior-oriented projects with building permits in 2019, with a combined

value of \$53.7 million:

- The Uptown – a registered retirement residence, valued at \$38 million located at 215 Lexington Road, Waterloo (7 storey).
- Breslau Mennonite Church (BMC) Apartment, valued at \$15.7 million located at 208 Woolwich Street South, Woolwich (4 storey).

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

### **Comparisons with CMHC Housing Starts**

Canada Mortgage and Housing Corporation (CMHC) reported 5,483 housing units were started in 2019 in the Kitchener-Cambridge-Waterloo Census Metropolitan Area (CMA), which covers Kitchener, Waterloo, Cambridge, Woolwich, Wilmot and North Dumfries (KCW CMA). Starts are counted at the beginning of construction work on a building, usually when concrete has been poured for the footing. This figure has increased 76.8 per cent from the 3,102 starts reported by CMHC in 2018. CMHC has observed an increased number of apartments starts in the KCW, and a continued shift towards multi-units over single-detached starts. According to CMHC, total housing starts in Ontario decreased 10.8 per cent in between 2018 (75,956) and 2019 (67,870).

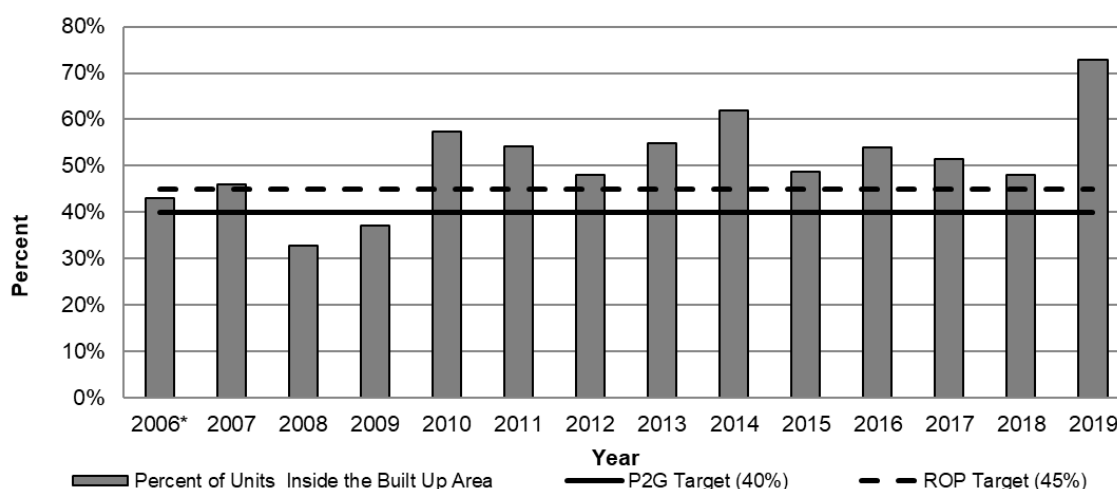
### **Monitoring Growth with Building Permits**

The Region of Waterloo Official Plan's intensification target is 455 of units within the Built Up Area (BUA), or the area that was developed prior to 2006. In 2019, there was an unprecedented increase of 4,518 units in the BUA, out of a total of 6,196 units across the Region in 2019, representing 73 per cent of all new residential units. For ten consecutive years, the Regional Official Plan intensification target of 45 per cent has been exceeded. Although the target was intended to be achieved by 2015, it has been exceeded each year since 2010 (Figures 13 and 14).

**Figure 13 - Units Constructed Inside the Built Up Area (BUA)**

Year	Total Units in Region of Waterloo	Units Inside the Built Up Area	Percent of Units Inside the Built Up Area
2006*	1,391	597	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	3,600	1,948	54%
2012	2,411	1,160	48%
2013	2,569	1,412	55%
2014	3,804	2,359	62%
2015	3,604	1,754	49%
2016	5,370	2,902	54%
2017	3,230	1,659	51%
2018	2,925	1,402	48%
2019	6,196	4,518	73%

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

**Figure 14 - Percentage of Total Units in the Region within the Places to Grow Built Up Area (2006-2019)**

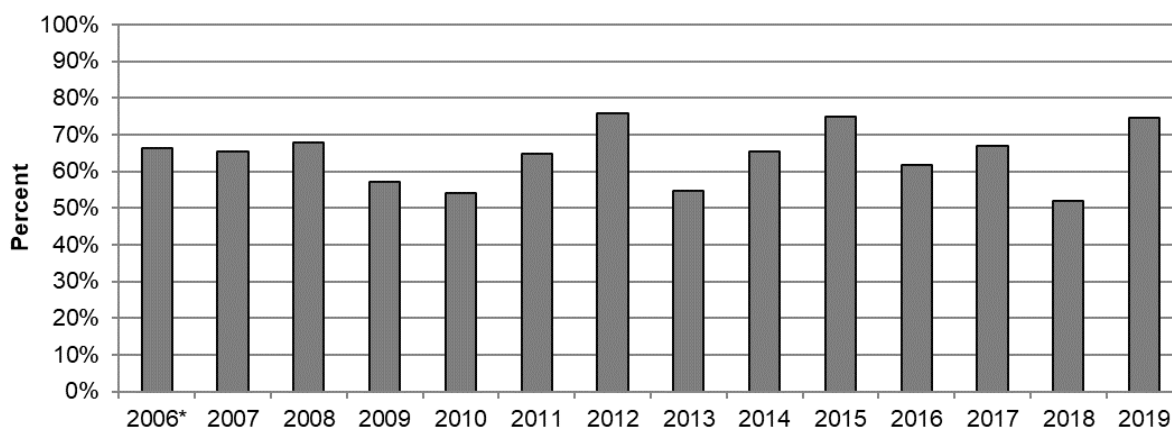
\* Since effective date of Places to Grow, June 16, 2006.

While there is no policy target for the amount of non-residential activity within the BUA, Figures 15 and 16 show industrial, commercial and institutional building permit activity both inside the BUA and for the Region as a whole, measured in size of new construction. In 2019, permits were issued inside the BUA for 75 per cent of non-residential floor space.

**Figure 15 - Non-Residential Floor Area Constructed within the Built Up Area**

Year	Total Floor Area in Region of Waterloo (Sq Ft)	Total Floor Area Inside the BUA (Sq Ft)	Percent of Floor Area Inside the BUA
2006*	1,640,291	1,089,946	66%
2007	2,714,831	1,774,165	65%
2008	3,307,768	2,245,127	68%
2009	2,309,971	1,318,802	57%
2010	3,587,303	1,940,050	54%
2011	1,523,833	987,125	65%
2012	1,907,746	1,445,808	76%
2013	1,311,766	715,532	55%
2014	2,184,068	1,431,411	66%
2015	1,776,937	1,332,730	75%
2016	1,842,740	1,137,730	62%
2017	2,188,811	1,461,829	67%
2018	1,791,520	927,603	52%
2019	2,126,507	1,589,365	75%

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

**Figure 16 – Per cent of Non-Residential Floor Area Constructed within the Built Up Area (2006-2019)**

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

### Area Municipal Consultation/Coordination

Building permit data is collected by the Area Municipalities and submitted to the Region. This data is compiled for use in Regional development charge calculations, development tracking, forecasts, growth monitoring and reporting. Municipal staff is consulted to verify and provide insight into the data. Ongoing corrections and building permit cancellations must be taken into consideration when comparing the data in this report to previous building activity reports. Copies of this report have been circulated to Area Municipalities.

**Corporate Strategic Plan:**

Tracking and reporting building permit activity contributes to Strategic Focus Area 1: Thriving Economy.

**Financial Implications:**

Nil.

**Other Department Consultations/Concurrence:**

Nil.

**Attachments**

Attachment 1 – Top 25 Non-Residential permits by Construction Value in 2019

Attachment 2 – Top 25 Residential permits by Number of Units in 2019

Attachment 3 – Map 1 – 2019 Residential Building Activity

**Prepared By:** Rehan Waheed, Planning Data Analyst

**Approved By:** Rod Regier, Commissioner, Planning, Development and Legislative Services

## Attachment 1 - Top 25 Non-Residential Permits by Construction Value in 2019 - Region of Waterloo

Address	Municipality	Structure Type	Floor Area	Construction Value	ProjectName	Comment	Addition
300 Northfield Dr E	Waterloo	Industrial	353,356	\$90,000,000	Grand River Transit – Northfield Drive Facility	New 2-storey bus operations and maintenance facility (Grand River Transit – Northfield Drive Facility).	New Construction
50 Grand Ave S	Cambridge	Commercial	107,545	\$22,170,000	Gas Light District	New artist studio and commercial space within two 20-storey residential towers (Gas Light District). The permit includes 6-levels of above ground parking.	New Construction
120 Victoria St S	Kitchener	Commercial	143,106	\$20,000,000	Glove Box	New 7-storey office building, shell only (Glove Box).	New Construction
299 Trillium Dr	Kitchener	Industrial	25,783	\$17,950,000	Conestoga Cold Storage	Addition of freezer warehouse (phase 12) at Conestoga Cold Storage.	Addition
900 Wabanaki Dr	Kitchener	Industrial	-	\$14,000,000	Fastenal Companey - OEM and MRO Ind Prd & Srv	Addition to the industrial building (Fastenal Company).	Addition
730 Fountain St N	Cambridge	Commercial	55,200	\$13,500,000	ATS Campus	Addition of 3-storey office building in front of the building (ATS Campus)	Addition
55 Benjamin Road	Woolwich	Commercial	79,875	\$11,000,000		New 5-storey hotel.	New Construction
2050 University Ave E	Waterloo	Institutional	27,024	\$10,800,000	Hospice of Waterloo Region	New 1-storey hospice with an administrative wing (Hospice of Waterloo Region).	New Construction
1 Young St	Kitchener	Commercial	47,173	\$10,000,000	Former Mayfair Hotel	New 5-storey office building at former Mayfair Hotel location, shell only.	New Construction
80 Burlington Dr	Kitchener	Institutional	47,609	\$10,000,000	VSB - Ecole secondaire de Kitchener et Waterloo	New 2-storey French secondary school by the Viamonde School Board (Ecole secondaire de Kitchener et Waterloo by VSB).	New Construction
400 Holiday Inn Dr	Cambridge	Institutional	4,706	\$9,500,000	Temple Baptist Church	Addition to Temple Baptist Church.	Addition
125 Pinebush Rd	Cambridge	Commercial	117,432	\$8,700,000		New 3-storey self-storage building.	New Construction
49 Overland Dr	Kitchener	Commercial	120,448	\$8,500,000	Alphabet Self Storage	New 3-storey self-storage building (Alphabet Self Storage).	New Construction
400 Bingemans Centre Dr	Kitchener	Industrial	53,895	\$6,800,000	Waterloo Brewing	Addition of warehouse and tank farm to existing brewery (Waterloo Brewing).	Addition
527 King St N	Waterloo	Commercial	17,385	\$6,500,000	Jaguar Land Rover Waterloo	Addition to create new show room and services (Jaguar Land Rover Waterloo).	Addition
700 Jamieson Pky	Cambridge	Commercial	0	\$6,000,000	Cambridge Corporate Centre - Allianz Global	Interior finish for new office development called Cambridge Corporate Centre. Will house Allianz Global Insurance and Asset Management worldwide.	New Construction
200 Fairway Rd S	Kitchener	Commercial	11,223	\$5,000,000	Fairway/Fairview Park Mall	Addition and exterior finish to the former Sears building at Fairway/Fairview Park Mall.	Addition
20 Breithaupt St	Kitchener	Commercial	0	\$5,000,000		New 11-storey office building, includes underground parking.	New Construction
911 Queens Blvd	Kitchener	Institutional	3,358	\$4,920,000	St. Mary's Hospital	Addition and interior alterations on the second floor of St. Mary's Hospital for Heart Rhythm Program to be completed in 2020.	Addition
105 Boxwood Dr	Cambridge	Industrial	74,412	\$4,805,000		Addition to newly created multi-unit industrial building (for lease).	Addition
730 Fountain St N	Cambridge	Industrial	65,500	\$4,500,000	ATS Campus	Addition of 1-storey industrial use at the back of building (ATS campus).	Addition
89 Hamilton Rd	Wilmot	Industrial	40,290	\$4,300,000		New industrial/office building.	New Construction
2415 University Ave E	Waterloo	Industrial	27,896	\$4,000,000		New industrial/office building.	New Construction
925 Erb St W	Waterloo	Industrial	874	\$3,700,000	Landfill and Recycling Centre - Region of Waterloo	Replacing pumping station.	Addition
20 Heroux Devtek Dr	Cambridge	Industrial	40,042	\$3,500,000		New industrial rental units building.	New Construction

## Attachment 2 – Top 25 Residential permits by Number of Units in 2019

Address	Municipality	Structure Type	Storeys	Units	Construction Value	ProjectName	Comment
60 Frederick St	Kitchener	Apartment	39	494	\$97,435,897	DTK (Previously Trinity Church)	DTK (Down Town Kitchener, previously Trinity Church) with commercial unitson ground floor, and underground parking (39-storey).
50 Grand Ave S	Cambridge	Apartment	20	392	\$91,630,000	Gas Light District	Gas Light District with two residential towers (20-storey) including artist studio and commercial space on one of the towers, and 6-levels of above ground parking.
1425 Block Line Rd	Kitchener	Apartment	12	363	\$65,065,000	Cornerstone in Kitchener	Cornerstone in Kitchener with two towers, and one underground level parking (12-storey).
108 Garment St	Kitchener	Apartment	27	319	\$52,000,000	Garment Street Condos (GS) TOWER 3	Garment Street Condos residential tower with one below and four above ground level parking (27-storey).
55 Duke St W	Kitchener	Apartment	25	306	\$67,200,000	Young Condos	Young Condos with retail on ground floor (25-storey).
24 Gaukel St	Kitchener	Apartment	31	300	\$58,064,516	Charlie West	Charlie West with ground floor commercial, and two levels of underground parking (31-storey).
110 Erb St W	Waterloo	Apartment	22	236	\$40,000,000	Barrel Yards	Barrel Yards with main and second floor parking (22-storey).
215 Lexington Rd	Waterloo	Apartment	7	216	\$38,000,000	The Uptown	The Uptown registered retirement residence (7-storey).
255 Northfield Dr E	Waterloo	Apartment	6	186	\$27,125,000	Blackstone Condominiums (Building A and B)	Blackstone Condominiums building A with commercial space on main floor (6-storey), and building B with underground parking (6-storey)
112 Benton St	Kitchener	Apartment	15	175	\$26,400,000	Arrow Loft	Arrow Loft with two levels of underground parking (15-storey).
63 Scott St	Kitchener	Apartment	11	133	\$15,454,545	Scott Street Project	Kitchener Scott Street development project with one underground level parking (11-storey).
256 Lester St	Waterloo	Apartment	12	122	\$18,333,333	Accommod8u - 256 Lester St	Accommod8u project with ground floor commercial, and student potential (12-storey).
128 King St N	Waterloo	Apartment	15	120	\$25,200,000	Accommod8u - ONE28	ONE28 by Accommod8u with ground floor commercial, and student potential (15-storey).
131 University Ave W	Waterloo	Apartment	16	92	\$18,285,000	Accommod8u - 131 University Ave West	Accommod8u project with ground floor commercial, and student potential (16-storey).
663 Victoria St S	Kitchener	Apartment	7	92	\$8,000,000		New residential apartment building (7-storey)
208 Woolwich St S	Woolwich	Apartment	4	78	\$15,699,000	Breslau Mennonite Church (BMC) Apartment	Breslau Mennonite Church (BMC) Apartment with 2 and 3 bedroom rental units and with senior potential (4-storey).
324 Equestrian Way	Cambridge	Townhouse	-	77	\$14,169,875		Townhouse blocks.
740, 755, & 760 Linden Dr	Cambridge	Townhouse	-	75	\$13,399,260		Townhouse blocks.
388 King St E	Kitchener	Apartment	8	72	\$8,750,000	The Mark Flats	The Mark Flats with ground floor commercial (8-storey). The Mark Flats with ground floor commercial (8-storey).
144 Lucan Ave	Waterloo	Apartment	6	30	\$4,000,000	155 Lucan Apartments	155 Lucan Apartments will have 3-storey addition to their existing 3-storey residential apartment building (6-storey).
51 David St	Kitchener	Apartment	7	30	\$8,000,000	Otis Residences	Otis Residences new apartment building (7-storey).
716 Glen Forrest Blvd	Waterloo	Apartment	3	23	\$4,500,000		New residential apartment building (3-storey)
408 Guelph Ave	Cambridge	Townhouse	0	20	\$3,000,000	Mill House in Cambridge	Mill House in Cambridge - a 20-plex multi-residential (townhouse) project.
2 King St N	Waterloo	Apartment	3	15	\$500,000	Previously Waterloo Hotel	Conversion of Waterloo Hotel rooms into studio apartments (3-storey).
72 Erb St E	Waterloo	Apartment	5	11	\$5,000,000	Formerly Storh House	A 5-storey addition to existing residences at former Stroh house (5-storey).



Attachment 3 - Map 1 – 2019 Residential Building Activity

