

Growth and Development in Waterloo Region (2023)



Region of Waterloo

Understanding Growth and Development

- The information within the Population and Household Estimates, Building Permit and Growth Monitoring and the Development Application Activity Reports helps us track our progress towards our policy objectives and our progress towards growing to 1 million people
- Tracking growth at a regional scale is necessary to coordinate infrastructure planning with growth, plan for service delivery, and track per-capita demand for services.
- In support of this growth, it is important to respond to development applications in a timely manner. The Region is implementing a development tracking system to expedite the timing of comments and approvals.

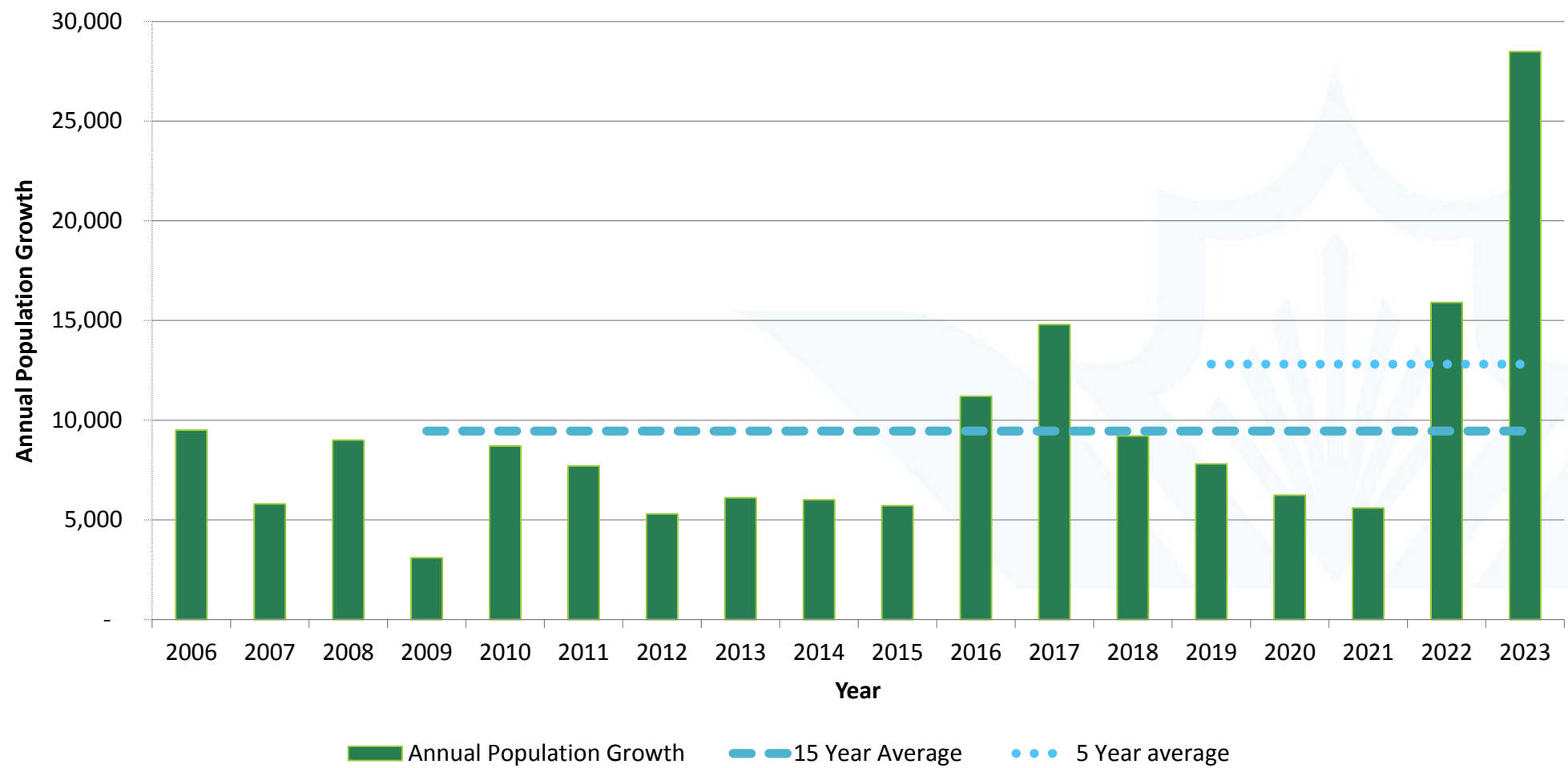
Record Growth for Waterloo Region in 2023

- Waterloo Region experienced the highest population growth in 2023
- Record year for total construction value, over 1.9 billion dollars
- Over 6,000 residential building permits issued in 2023, 28% higher than 10-year average
- 38,898 unit supply in plans of subdivision

**These indicators point toward a strong
robust economy within Waterloo Region**

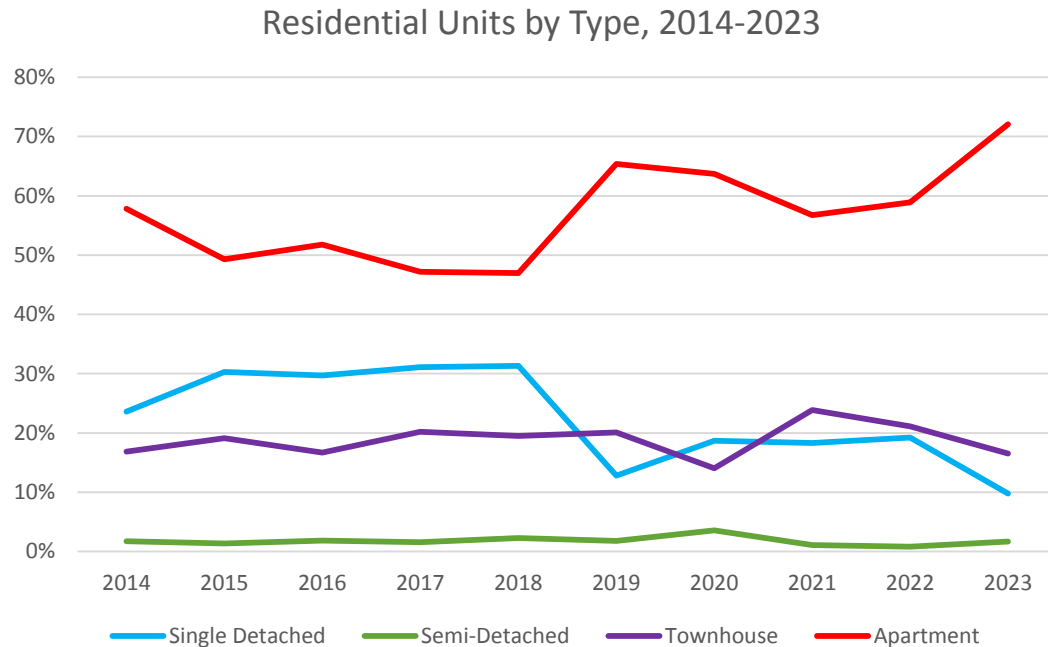
Population Growth Driven by Strong Development Activity and International Students

(PDL-CPL-24-004)



Residential Building Permit Activity in 2023

(PDL-CPL-24-005)



- Residential Building Permit issuance has steadily increased driven by growth in apartment dwellings across the region.
- Accessory apartments comprise almost 20% of residential permit activity in 2023

Units in Plans of Subdivision in 2023

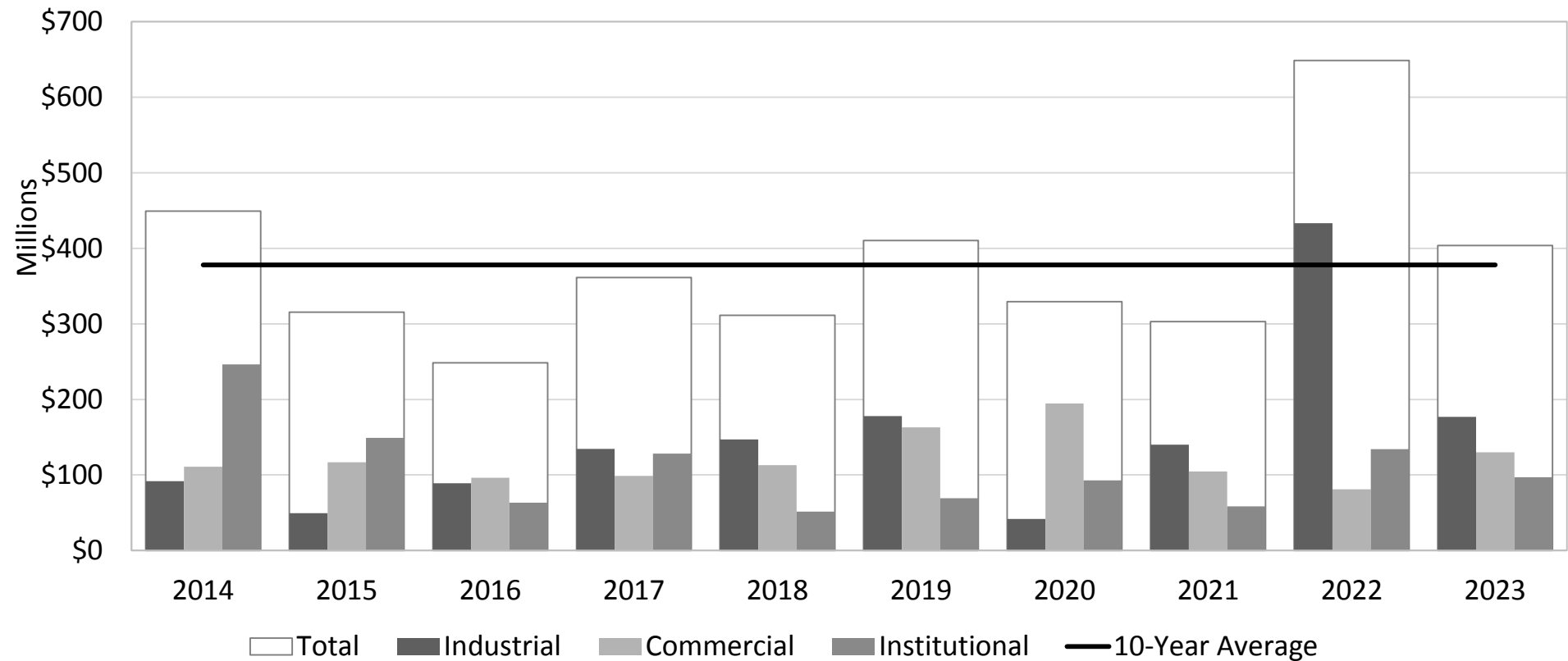
(PDL-CPL-24-005)

Region	Pending Units	Draft Approved Units	Registered Unbuilt Units	Total Units
TOTAL INVENTORY	14,752	15,978	8,168	38,898
Single Detached Units	4,408	4,930	2,089	11,426
Semi-Detached Units	297	23	53	373
Townhouse Units	5,107	4,584	2,266	11,956
Apartment Units	4,940	6,442	3,761	15,143

2023 Non-Residential Building Permits Above 10-Year Average

(PDL-CPL-24-005)

Non-Residential Floor Space by Sector, 2014-2023



Development Application Activity

(PDL-CPL-24-006)

- Community Planning reviewed, commented on and/or issued approvals on over 1,100 development related applications across all the Area Municipalities including:
 - Approval of 31 official plan amendments;
 - Draft approval of 11 plans of subdivision and 15 plans of condominium
 - Registration of 17 plans of subdivision and 34 plans of condominium

Development Tracking System

(PDL-CPL-24-007)

Implementing a digital development tracking system to transform the development application review process reducing the time from application to approval.

Direct alignment with:

- Ontario Government's Housing Strategy – Build More Homes Faster
- Region's Strategic Plan pillars, including Homes For All and Resilient and Future Ready Organization
- Digital Service Transformation

Development Tracking

Current State

- Process occurs through many separate systems, involving many manual steps
- Staff managing high volumes of applications through outlook, excel, etc.
- Outdated database.

Future State

- Transform to an automated process taking place in one integrated system
- Reduce processing times by 25%, admin related tasks by Planners by 50%
- Real time actionable data via reports and dashboards

Development Tracking System

- Phase 1 focus on internal process
- Expected to be operational Fall 2024
- A second phase will involve collaboration and engagement with Area Municipal staff to facilitate the digital exchange of data
- Agile system to support current and future needs

Key Messages

- Strong growth in 2023
 - Over 6,000 residential units constructed
 - Over 6,000 residential building permits issued
 - Consistent growth of non-residential space
 - Record population growth of over 28,000 people
- Region is continuing work to streamline processes and expedite approvals
- Ongoing collaboration with Area Municipalities and other levels of Government to support housing and housing affordability