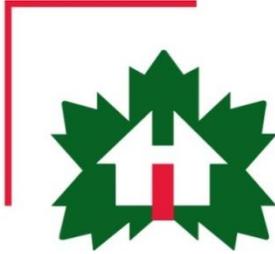


Waterloo Region  
Home Builders'  
Association



**Waterloo Region Home  
Builders' Association**

625 King Street East Suite 1C,  
Kitchener, ON N2G 4V4  
B: 519.884.7590 F: 519.884.7361

---

**WATERLOO REGION HOME BUILDERS' ASSOCIATION (WRHBA)**

**DEPUTATION TO:**

**Township of Woolwich Council Meeting**

**Responding to the Province's Announcement;**

**Re: Winding Back Changes to Approved Official Plans**

**File ID: DM 125489, 125488 and 125487**

**Meeting Date: November 21, 2023**

**ASSOCIATION COMMENTS PRESENTED BY:**

**Mr. Pierre Chauvin**

**WRHBA**

---

**Association Contact: Marie Schroeder, EO**  
**Waterloo Region Home Builders' Association**  
**625 King Street East Suite 1C, Kitchener, ON N2G 4V4**  
**[Marie-schroeder@wrhba.com](mailto:Marie-schroeder@wrhba.com) B: 519.884.7590**



**Waterloo Region Home Builders' Association**

*Promoting building excellence and tradition  
in Waterloo Region since 1946*



Chair Mayor Sandy Shantz and Members of Council,

My name is Pierre Chauvin and I serve as a member of the **WRHBA Woolwich Wilmot Development Liaison Committee** of the Waterloo Region Home Builders' Association, or the "Association" as I will refer to it. We are proudly affiliated with both the Canadian and the Ontario Home Builders' Associations. In my professional capacity, I am an MA, MCIP, RPP and Partner, with MHBC Planning.

The WRHBA welcomes the opportunity to speak to Mayor and council regarding the Township of Woolwich's response to the **Province's Announcement, to wind back changes to approved Official Plans**

Our Association has been the voice of the residential development and construction industry in Waterloo Region since 1946. We are a community of over 160 member companies that are valuable contributors to city building. Our industry invests in our economy, our infrastructure, and our community.

WRHBA member companies create over 90 percent of the new housing stock that supports over 22,000 well-paying jobs and represents an annual investment of over 3 billion dollars in the regional economy.

Our Association is committed to improving affordability and choice for new home buyers. We do this by interacting positively with our local municipal government, and policy writers by bringing years of industry insights to the table.

On April 11, 2023, the province approved the Region of Waterloo's official plan (with additional amendments). Many of these amendments were supported by WRHBA members and are critical changes needed for the Region and its lower-tier municipalities to meet their population and housing targets.

Waterloo Region is a growing and vibrant community with growth driven by the technology sector, advanced manufacturing, health, and the education sector. This growth has attracted Ontarians and new Canadians to the Region that must be accommodated with sufficient housing and housing choice. The Association appreciates the necessity of the moves made by the province to review the decisions around regional planning, the urgency of the housing crisis demands that we do not lose any of the vital progress already made.

In Waterloo Region, we share the goal of wanting to get new housing supply built. In the Ontario government's review of the planning changes around Waterloo Region the WRHBA thinks the provincial government has an opportunity to improve the Official Plan process for municipal partners and stakeholders moving forward, while preserving the progress already made. Woolwich Township has the opportunity to adopt fundamental principles of growth as a community to meet the housing targets for Waterloo Region. The Association has outlined four

key messages that support well planned, sustainable growth and the freedom to choose the type of housing that works for families at all stages of life.

- 1) Economic and population growth in the region demands growth in housing
- 2) The WRHBA supports increased urban density, particularly around transit, as a key tool in meeting our housing targets. But evidence from the housing market shows that increasing density cannot be the only strategy.
- 3) Home buyers are demanding choice in their housing needs. First-time homebuyers, long-term renters, students, seniors may be looking for apartments and condo's; young families will look for single-family homes and townhomes in more suburban settings. We need both.
- 4) The municipalities of the Waterloo Region have an opportunity to set the example for cooperative multi-lateral planning that brings all three levels of government, the private sector, non-profit sector, and education sector together to quickly build housing for our growing cities.

The Association has commissioned a data-based report on Waterloo Region, the growth targets, and the specific pressures on land use and infrastructure to support our position and the importance of balancing the growth in Waterloo Region. We would be happy to circulate that report to staff and council.

Our Association remains open to discussing its recommendations with members of council and staff, now is the time for collaboration and solution-oriented conversations that benefit our shared community. It is in our collective interests to ensure that home ownership remains within reach of our community members and those who choose to make Woolwich their home.

Home ownership is a fundamental Canadian value that should be preserved.

I would be happy to answer any questions the Committee may have.

Thank you.