



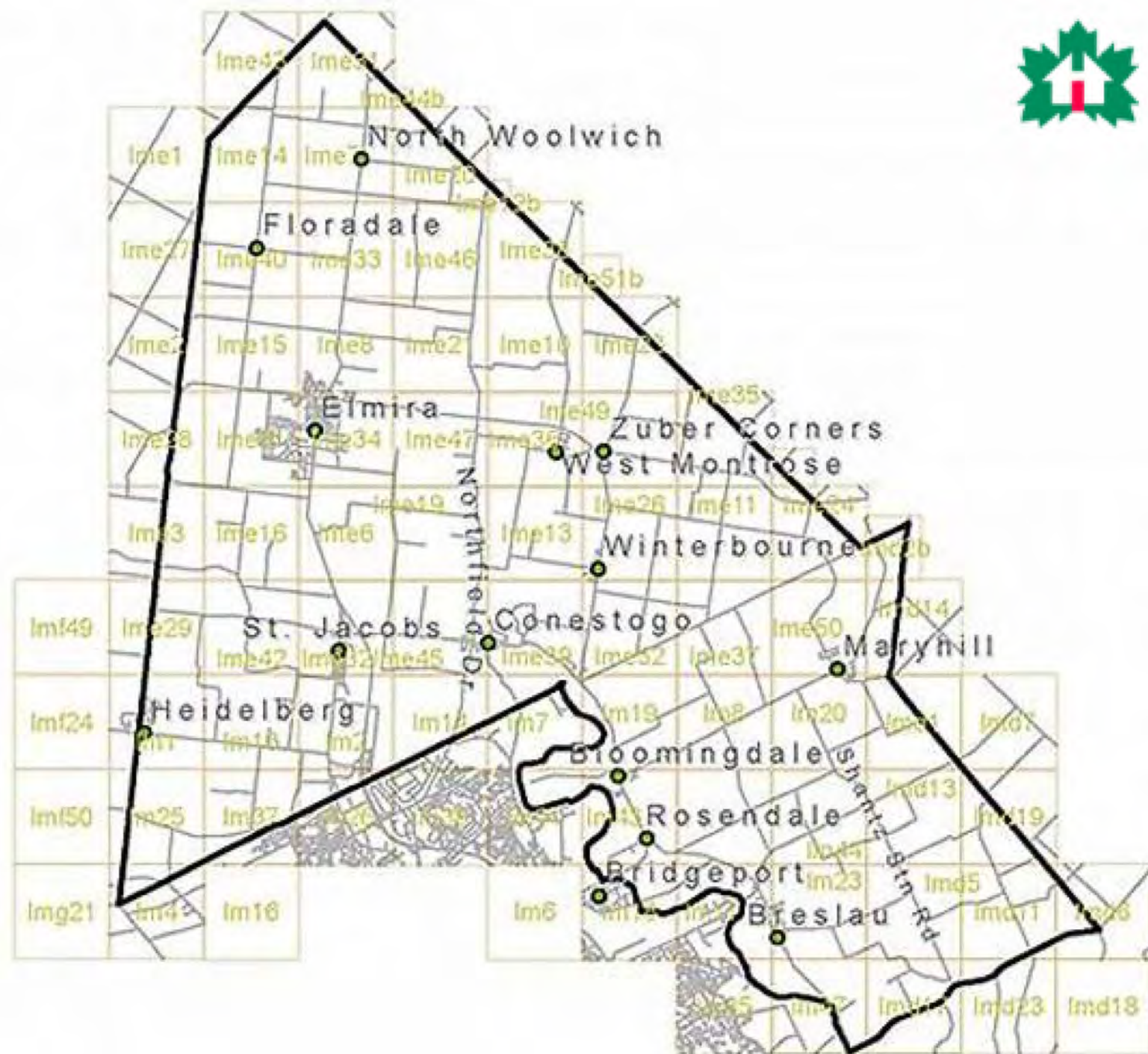
Woolwich Township

Delegation prepared by:
Waterloo Region Home Builders' Association



Key message

- ◆ 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 to meet housing supply.
- ◆ Housing Prices
- ◆ Housing Market Indicators





Core Findings

Economic and population growth in the region demands growth in housing and housing choice

- ◆ Migration Patterns
- ◆ Intraprovincial Migration
- ◆ Student Housing





Core Findings

Home buyers are demanding choice in their housing needs. First-time homebuyers, long-term renters, students, and seniors may be looking for apartments and condo's; young and multi-generational families will look for single-family homes and townhomes in more suburban settings. We need both.



Recommendations

- ◆ **Our role as industry and government is to fulfill the housing demands of our respective communities**
- ◆ **The Provinces amendment to ROPA 6 comes much closer to fulfilling housing targets and aligning with the Growth Plan while option 2 and 3 fall short**
- ◆ **The provincial amendments are supported by WRHBA members and are critical changes needed for the Region and its lower-tier municipalities to meet their population and housing targets**
- ◆ **WRHBA supports the Provincial changes to ROPA 6 that offer housing choices to the market.**



Conclusion

The municipalities of 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.

