



# 2007 Community Profile





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A guide to the population, economy, lifestyle,  
and infrastructure in the City of Kitchener.

## City of Kitchener

Economic Development Department  
Business Development

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# Table of Contents



Location _____	1
Transportation _____	3
Economy _____	5
Labour Force _____	8
Education _____	11
Business Parks _____	13
Community Infrastructure _____	14
Utilities & Taxes _____	19
Population _____	24
Housing _____	27
Downtown _____	29
Lifestyle _____	30
Publications _____	32

## About this Publication...

The information contained herein is from sources deemed to be reliable, however, the possibility of error or omission exists. We would appreciate your assistance in helping keep the information current by notifying us of any inaccuracies.



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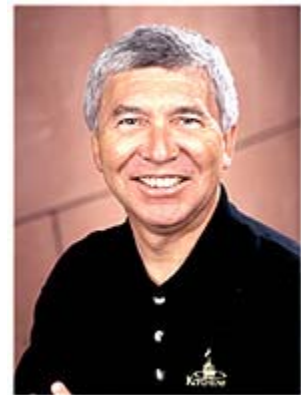
# Message from City Council

Welcome to Kitchener's City Profile, produced by Business Development of the Economic Development Department. Business Development is responsible for business retention and facilitation, industrial land sales strategy, market research and small business and entrepreneurial assistance. This publication provides a concise report of Kitchener's vital statistics as they relate to local transportation services, demographics, economic base, education, lifestyle, and government and development activity.

We trust that the information contained within these pages will be of great benefit to you. This information is updated regularly to ensure that the most current statistics are always available.

Business Development also offers a number of other publications such as a local Business Directory and a Sites & Buildings brochure to those interested in Kitchener as a place to do business and invest. Should you require additional information not included within these pages, please feel free to contact Business Development staff for assistance.

**Carl Zehr, Mayor**  
City of Kitchener  
200 King St W  
PO Box 1118  
Kitchener ON N2G 4G7  
Telephone: **519.741.2300**  
FAX: **519.741.2800**  
[mayor@kitchener.ca](mailto:mayor@kitchener.ca)



# Location

Kitchener, a vibrant, confident and cosmopolitan community is located in the Region of Waterloo. In the heart of Southwestern Ontario, Kitchener is located less than one hour from Toronto, Canada's largest city, and a couple of hours from the American cities of Detroit and Buffalo via Highway 401.



Kitchener is approximately the same distance, less than a two-hour flight, from the other major North American financial centres: Montreal, Chicago and New York. Within a 500-mile radius of Kitchener lives more than 60 percent of Canada's population, and 40 percent of the U.S. population.



## City Hall Location

200 King St W  
PO Box 1118  
Kitchener ON N2G 2G7

## UTM COORDINATES

N 4811065.714667  
E 541048.045591

## AREA OF KITCHENER

Sq. Km. 136.86  
Acres 33,818.80  
Hectares 13,686.00  
Sq. Miles 52.84

## LONGITUDE AND LATITUDE

Longitude W 80° 29'7"  
Latitude N 43° 27'6"

## TIME ZONE

Eastern Standard Time



## DISTANCE CHART

City Time	Distance (km/miles)	Drive (hours)
Hamilton	56/35	0.75
Toronto	116/72	1.5
London	108/67	1.5
Cleveland (via Buffalo)	463/288	4.75
Ottawa	506/314	5.5
Montreal	642/399	6.5
Chicago	740/460	7.75
Philadelphia	845/525	8.75
New York	891/553	9.5
Boston	970/541	10.0
Washington	935/581	11.0

## WATERLOO REGION

The Region of Waterloo is composed of the tri-cities of Kitchener, Waterloo and Cambridge, as well as the four townships of Wellesley, Woolwich, North Dumfries and Wilmot.

## CENSUS METROPOLITAN AREAS (CMA)

The Kitchener CMA is composed of Kitchener, Waterloo, Cambridge, Woolwich and North Dumfries. A CMA is an urban core of 100,000+ population plus CSDs (census sub-divisions; i.e. townships or municipalities) where 50+ percent of the labour force commutes into the urban core.

## Climate

### AVERAGE GROWING SEASON

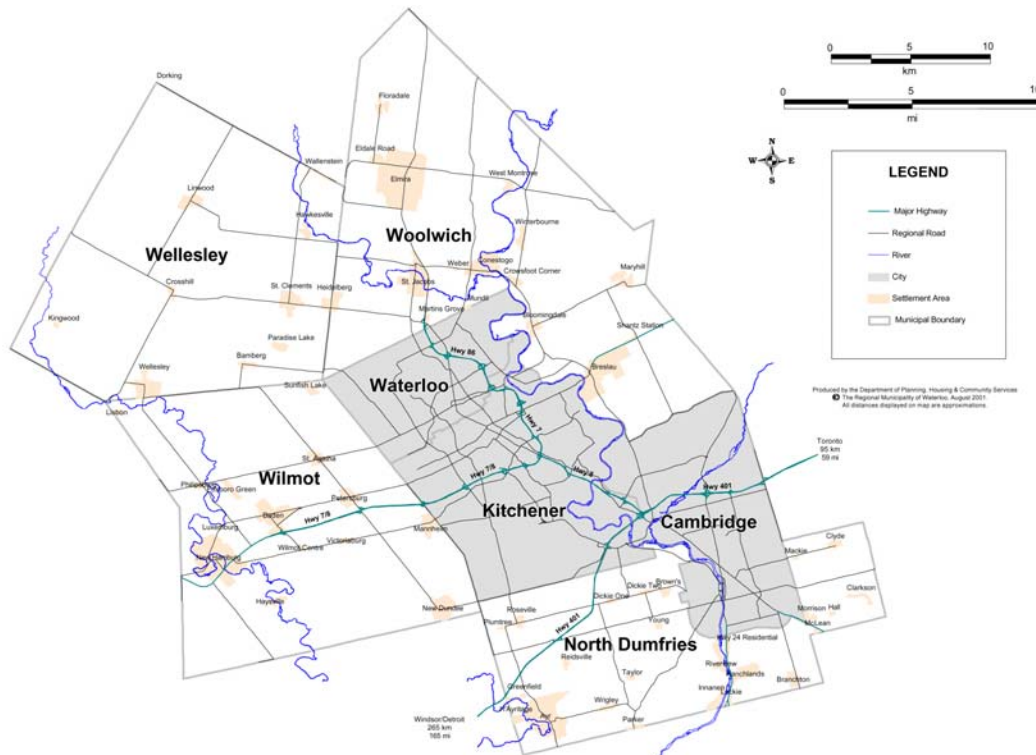
May through September

### PRECIPITATION

- Average snowfall accumulation  
159.5 cm/ 62.8 in.
- Average annual rainfall  
765.0 mm/29.8 in.

### TEMPERATURES

- Average annual high temperature  
11.8 °C/53.24 °F
- Average annual low temperature  
1.6 °C/34.88 °F



# Location

Kitchener's superb network of major highways and arterial roads is comprehensive and accessible, providing significant potential for marketing of goods and services. There are 135 million people within a days drive.

## Road

From Kitchener, the highway road network provides a direct transportation route to Toronto, Detroit and Buffalo using the MacDonald Cartier Freeway (Highway 401). The Conestoga Parkway, an interconnected urban expressway, is a combination of Highways 7 and 8. Highway 7 travels from Guelph to the south end of Kitchener and on through to Stratford. Highway 8 provides a connection from Kitchener to Highway 401.

## MAJOR LOCAL CARRIERS

Kitchener's proximity to Highway 401 makes this area a prime location for transportation companies. Local companies offer a variety of services including warehousing, custom broker services, and storage.

## Rail Services

Canadian Pacific and Canadian National both provide freight services for Kitchener businesses.

### Canadian Pacific (CP)

Customer Services **888.333.8111**  
Intermodal Services **800.268.2212**  
[www.cpr.ca](http://www.cpr.ca)

### Canadian National (CN)

Customer Services **800.601.7630**  
Intermodal Services **312.755.7913**  
[www.cn.ca](http://www.cn.ca)

In addition, Via Rail offers passenger rail service which runs daily from Kitchener to Toronto and to Chicago

### VIA Rail

Passenger Service **888.842.7245**  
[www.viarail.ca](http://www.viarail.ca)

### Canada Border Services Agency

Telephone **800.461.9999**  
[www.cbsa-asfc.gc.ca](http://www.cbsa-asfc.gc.ca)

### Highway Sufferance Warehouse

49 Overland Dr  
Kitchener ON N2C 2B3  
Telephone **519.743.6141**

### Customs Brokers

Davidson Custom Brokers Ltd. **519.576.0870**  
Russell A. Farrow Ltd. **519.744.8197**  
KN Custom Brokers **519.893.6141**  
W. Pickett & Bros. **519.579.6570**  
Livingston Int'l Inc. **519.743.8271**

## Air Service

In 2002, the Region of Waterloo International Airport (YKF) was the 13th busiest in Canada. The airport is open 24 hours a day, 7 days a week, allowing it to play a key role for "Just -In-Time" deliveries. As an economic engine for the Region of Waterloo, there are approximately 600 to 700 businesses utilizing this airport.

### Waterloo Regional Airport

Telephone **519.648.2256**  
FAX **519.648.3540**  
[www.waterloairport.ca](http://www.waterloairport.ca)



## Services

The airport offers a range of services, including Canada Customs and Immigration, Transport Canada, Air Traffic Control Tower, and:

- WestJet & Northwest Airlines Daily Flights
- 3 vacation charters
- 4 flight training facilities;
- 5 charter companies;
- 4 aircraft maintenance companies;
- 1 avionics sales/service company;
- 2 fuel operators;
- 1 Pilot supplies company;
- 2 hangar rental companies

## CUSTOMS

Canada Customs are available at the airport on an on-call basis during business hours. After hours service is also provided 7 days a week from 8 pm to 7 am from Monday to Friday, and 24 hours a day on weekends and statutory holidays for a fee of \$250.00 (2-hour notice required). Telephone **519.743.6141**

## Air Ambulance

Waterloo Regional Airport provides the community with direct access by Medivac aircraft.

### DISTANCE CHART - AIRPORTS

Airport	Distance (Km/Miles)	Air Time (Hours)
Toronto - Lester B. Pearson <b>YYZ</b>	80/50	0.75
Hamilton <b>YHM</b>	56/35	0.30
London <b>YXU</b>	108/67	0.75
Windsor <b>YQG</b>	292/182	1.25

## Bus Service

Local public transit offers an extensive network throughout Kitchener, Waterloo and Cambridge. The following bus lines offer service within Kitchener, and to Toronto, Hamilton, Guelph and London. From these cities, connections are available throughout Canada and the US.

<b>Greyhound Transportation Corporation Canada</b>	<b>800.661.8747</b>
<b>Coach Canada</b>	<b>800.461.7661</b>
<b>Cherry Bus Lines Inc</b>	<b>519.579.4044</b>

Grand River Transit acts as the local agent for the above companies.

### Grand River Transit

15 Charles St W  
Kitchener ON N2G 2P3  
Telephone **519.585.7555**  
[www.grt.ca](http://www.grt.ca)

## Ports

Port services are available through the Port of Toronto or the Port of Hamilton. The Port of Toronto is a large international trading centre offering full service container and cargo handling facilities. The Port of Hamilton is becoming a full service port facility committed to servicing this area. Both ports are accessible by truck and rail.

### Toronto Port Authority

60 Harbour St  
Toronto ON M5J 1B7  
Telephone **416.863.2000**  
[www.torontoport.com](http://www.torontoport.com)

### Hamilton Port Authority

605 James St N 6th Floor  
Hamilton ON L8L 1K1  
Telephone **905.525.4330**  
[www.hamiltonport.ca](http://www.hamiltonport.ca)

# Economy

Kitchener's economy continues to outperform the rest of the country, with leading indicators consistently placing Kitchener at the top of all census metropolitan areas. The strong labour market is maintained through a consistently low unemployment rate, one of the lowest in the province currently.

In the past decade, the economy of Kitchener, the nation, and the world has changed. Global competition has shifted some of the manufacturing base to foreign competitors capable of producing lower-cost commodities. The growth of service industries continues to have an impact on world economic conditions.

To compete and prosper in this new global economy, Kitchener businesses are finding new market opportunities based on competitive advantages: location, abundance of resources, availability of skilled workers, and access to information, technology and education resources. These advantages are enabling Kitchener to generate new businesses in a wide range of areas, including:

- specialized, more technology-intense segments of traditional manufacturing;

- newer, high-growth industries (advanced materials, software, digital media);
- education and knowledge creation, biotechnology.

## A GROWING ECONOMY

Despite recent concerns around manufacturing, the Location Quotient, which measures the relative strength of an industry in a given area, demonstrates Kitchener's manufacturing sector is strong. The Kitchener CMA boasts a LQ of 1.5 for manufacturing. A LQ of 1.0 is considered 'above average'; and a result of 1.25 or higher is considered 'high' and suggests a competitive advantage for that industry.

The Conference Board of Canada's Metropolitan Outlook (Spring 2006), identified Kitchener as one of the strongest economies in Ontario. It is recognized as having a strong GDP (Gross Domestic Product) and maintaining healthy employment and income growth. Many economic indicators including personal income, GDP and employment are expected to see respectable gains in the upcoming year and will continue to maintain Kitchener's robust economy.

Economic Indicators	2003	2004	2005	2006f	2007f	2008f	2009f	2010f
Real GDP at basic prices (1997 \$ millions)	16,404	17,047	17,624	18,118	18,797	19,500	20,241	21,000
percentage change	2.0	3.9	3.4	2.8	3.7	3.7	3.8	3.8
Total employment (000s)	234	238	250	251	256	262	267	273
percentage change	3.4	1.6	5.4	0.2	2.3	2.0	2.1	2.1
Unemployment rate	5.9	5.1	5.7	5.9	5.8	5.7	5.5	5.4
Personal income (\$ millions)	14,201	14,665	16,036	16,732	17,571	18,439	19,335	20,264
Population (000s)	445	452	459	465	472	479	487	494
percentage change	1.4	1.6	1.5	1.5	1.5	1.5	1.5	1.5
Total housing starts (000s)	4.0	3.9	3.8	3.5	3.7	3.8	3.8	3.8
Retail sales (\$ millions)	4,626	4,748	5,204	5,444	5,711	6,001	6,300	6,624
percentage change	4.6	2.6	9.6	4.6	4.9	5.1	5.0	5.2
CPI (percentage change)	2.7	1.9	2.2	2.3	2.0	2.2	2.3	2.2

Source: Conference Board of Canada, Metropolitan Outlook Spring 2006

## Manufacturing Sector

The City of Kitchener is home to a number of small to medium sized specialized manufacturers such as the fabricating of plastics and precision machining, transportation equipment, and furniture manufacturing related companies.

The very large manufacturing operations in Kitchener that employ significant numbers of the labour force have led to certain specialization in the types of products which are manufactured including food processing and automotive parts manufacturing.

### MAJOR EMPLOYERS 500+

Schneider Foods (Maple Leaf Consumer Foods)	1,688
Manulife Financial	1,200
Kitchener Frame Ltd. (formerly Budd Canada Inc.)	1,100
Arvato Services Inc.	900
Rogers Telecomm	700
Lear Canada	700
Kuntz Electroplating Inc.	650
Krug Inc.	650
Rogers Communication	600
Dare Foods Ltd.	590
MTD Products Ltd.	570

Source: City of Kitchener Business Directory 2007

### CONSTRUCTION VALUES (\$MILLIONS) – KITCHENER

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Residential	103.9	96.9	106.4	140.3	176.3	219.7	208.4	240.6	241.2	199.4
Commercial	20.0	17.2	11.8	21.6	17.2	33.9	58.2	59.6	30.4	44.5
Industrial	4.6	13.7	30.7	22.2	14.3	20.7	9.6	23.4	23.9	14.6
Institutional	8.9	10.7	15.6	45.7	102.1	51.1	7.2	61.6	38.6	42.0
<b>Total*</b>	<b>138.0</b>	<b>160.3</b>	<b>190.8</b>	<b>273.9</b>	<b>339.1</b>	<b>355.2</b>	<b>313.6</b>	<b>420.3</b>	<b>334.1</b>	<b>333.3</b>

Includes plumbing permits for all years, and non-residential improvements (1998 - 2000) which are not included in the divisions noted above

Source: Building Division Monthly Building Permit Report

## Finance/Insurance Industry

The City of Kitchener is well serviced by financial institutions and credit unions that meet the needs of the Kitchener business community. Services include personal and commercial banking, deposit and cash management services, loans, mortgages, foreign exchanges and investment.

### MAJOR INSURANCE COMPANIES - REGION

Company Name	Employees
Manulife Financial	3,600
Clarica (Sun Life Financial)	3,248
Economical Insurance Group	700
Equitable Life	350

### FINANCIAL INSTITUTIONS – REGION

BMO (Bank of Montreal)
CIBC (Canadian Imperial Bank of Commerce)
TD Canada Trust Financial Group
Royal Bank Financial Group
Scotiabank
National Bank of Canada
HSBC - Hong Kong Bank of Canada
Business Development Bank of Canada
Grand River Credit Union
Mennonite Savings and Credit Union
St. Willibrord Credit Union

## RETAIL SECTOR CHARACTERISTICS

Retail businesses interested in locating in the City of Kitchener will find a healthy, existing retail market with potential to grow with increased population growth. Waterloo Region is anchored by three Regional shopping centres strategically located throughout the Region. In keeping with the 1990's trend toward "Big Box" retailers, there are several new Power Centres conveniently located close to the 401 and the Conestoga Expressway. A Power Centre is a cluster of "Big Box" retail outlets, which may include entertainment facilities and restaurants.

In 2007, retail sales in Kitchener are estimated to drop from \$2.34 billion to \$2.26 billion, however, projected sales are still expected to rise to over \$2.49 billion dollars by 2009, and surpass \$2.89 by 2012.

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### KITCHENER CMA RETAIL MARKET 2007

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Retail Sales (Estimate)	\$2.26 Billion
% Canadian Total	0.56
Per Capita \$	\$10,600
Per Household \$	\$27,100

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Source: *The FP Markets 2007*

## EMPLOYMENT TRENDS

Employment opportunities in Kitchener may also be increased by the exodus of jobs from the Toronto area due to limitations on urban growth and higher land costs. However, unlike residential migrants, industry has the option of relocating outside Canada due to international trading patterns.

Generally, employment patterns will also be affected by the aging population as there will be less workers but increasing investment capital. This should eventually lead to increased productivity as we rely more on technology, a benefit as high-tech industry, rather than manufacturing, will buffer the City from negative effects of the trend to global markets.

Land uses allowing combined living and working space must also be provided to help small businesses start up with minimum overhead and to recognize that technology now allows more people to work at home.



## WATERLOO REGION SMALL BUSINESS CENTRE

The Region of Waterloo offers a Small Business Centre, located prominently on the main floor of Kitchener City Hall, with satellite offices in Cambridge and Waterloo. The unique private-public sector partnership serves entrepreneurs and small business owners who are aspiring to start a new business or have questions regarding their existing small business. A non-for-profit organization, the Waterloo Region Small Business Centre is supported by both public and private sectors.

The Small Business Centre provides a wide variety of services including: workshops, Young Entrepreneur Programs, networking, mentoring, one-on-one consultation, on-line training, market research assistance, business plan consultations and reviews and an Ontario Business Connects Terminal for Business registration and/or name searches.

[www.waterlooregionsmallbusiness.com](http://www.waterlooregionsmallbusiness.com)

Telephone           **519.741.2604 (Kitchener)**  
                              **519.747.6265 (Waterloo)**  
                              **519.740.4615 (Cambridge)**

# Labour Force

## Participation Rate (2001)

Kitchener has a labour force of 106,875 people, with a labour force participation rate of 71.4 percent, (a participation rate is defined as the percentage of the entire population, 15 years of age and older, which is employed or looking for work), as of the 2001 Census.

The labour force participation rate of the Kitchener CMA is generally higher than that of Ontario and Canada. This can be attributed in part to the fact that Kitchener has a significant percentage of post-secondary educated citizens and a diversified ethnic population base. It is also a reflection of Kitchener's historic "strong work ethic".

### PARTICIPATION RATES – Dec. 2006

Kitchener CMA	Ontario	Canada
72.3%	67.0%	66.7%

Source: Statistics Canada, December 2006 Labour Force Survey Statistical Report

The employed labour force in the Kitchener-Waterloo CMA (Kitchener, Waterloo, Cambridge, Woolwich and North Dumfries) hit 249,000 persons in 2005. As a workforce, it is recognized as being one that is highly skilled and productive, dedicated, conscientious and dependable. It is characterized by a higher than average participation rates (both male and female), low unemployment rates and an above average

### INCOME CHARACTERISTICS - KITCHENER

	Household	Individual	Male (Age 15+)	Female (Age 15+)
Average income (\$)	59,306	30,073	37,428	22,878
Median income (\$)	50,877	25,054	32,549	18,957

Source: Statistics Canada, 2001 Census

education level. The existing economy of the area is well diversified, providing a substantial base of existing employees with a wide range of skills and services. Post-secondary education institutions provide a continuous stream of new graduates to meet the needs of traditional industries and businesses, as well, a supply of graduates needed by the growing knowledge based and technology driven companies. Many of Canada's brightest and best young people have chosen to study and work in the Kitchener-Waterloo area.

### TOTAL LABOUR FORCE

#### 15 years and over

##### Males

In the labour force	56,820
Participation rate	77.7
Employed	53,715
Unemployed	3,105
Unemployment rate	5.5
Not in labour force	16,335

##### Females

In the labour force	50,055
Participation rate	65.3
Employed	46,610
Unemployed	3,440
Unemployment rate	6.9
Not in labour force	26,560

Source: Statistics Canada, 2001 Census

<b>UNEMPLOYMENT RATE</b>			
	<b>Kitchener CMA</b>	<b>Ontario</b>	<b>Canada</b>
<b>1995</b>	7.6	8.8	9.5
<b>1996</b>	8.3	9.1	9.7
<b>1997</b>	7.4	8.4	9.1
<b>1998</b>	6.5	7.2	8.3
<b>1999</b>	5.7	6.3	7.6
<b>2000</b>	5.6	5.7	6.8
<b>2001</b>	6.2	6.3	7.2
<b>2002</b>	5.7	7.7	7.1
<b>2003</b>	6.0	7.0	7.6
<b>2004</b>	5.1	6.8	7.2
<b>2005</b>	5.7	6.6	6.8
<b>2006</b>	5.2	6.3	6.3

Source: Statistics Canada, 2006

<b>AVERAGE HOUSEHOLD EXPENDITURES (\$)</b>			
<b>Expenditure Group</b>	<b>Kitchener</b>	<b>Ontario</b>	<b>Canada</b>
Food	7,067	7,587	7,718
Shelter	12,970	14,467	12,914
Clothing	2,787	3,083	2,877
Transportation	8,652	10,938	9,085
Health & Personal Care	2,556	2,762	2,848
Recreation, Reading, & Education	5,255	6,629	5,587
Taxes & Securities	17,743	20,580	18,439
Other	9,308	10,477	9,557
<b>Total Expenditures</b>	<b>66,339</b>	<b>76,523</b>	<b>69,025</b>

Source: FPMarkets, 2007

## **AVERAGE HOUSEHOLD EXPENDITURES**

Average household expenditures are estimated to be \$66,339, up from \$63,244 in 2006, or 4.89 percent. The level falls well below average expenditures incurred by an Ontario household and slightly below those experienced by a household at the national level. However, the increase year over year 4.89, was well above 2006's 1.97 percent increase.

<b>WAGE SURVEY (\$)</b>	<b>Average</b>	<b>High</b>	<b>Low</b>
<b>Management Occupations</b>			
Financial Managers	24.65	40.85	14.30
Computer and Information Systems Managers	33.65	48.75	19.75
Sales, Marketing and Advertising Managers	23.05	35.55	14.10
Manufacturing Managers	22.08	35.85	14.25
<b>Business, Finance and Administration Occupations</b>			
Financial Auditors and Accountants	22.95	32.25	15.00
Specialists in Human Resources	23.10	33.75	14.60
Secretaries (Except Legal and Medical)	17.65	22.75	12.00
Data Entry Clerks	12.15	16.25	10.00
Customer Service, Information and Related Clerks	13.40	17.30	10.00
Shippers and Receivers	13.70	17.50	10.00

<b>WAGE SURVEY (\$)</b>	<b>Average</b>	<b>High</b>	<b>Low</b>
<b>Sales and Service Occupations</b>			
Sales Representatives - Wholesale Trade (Non-Technical)	16.30	23.90	9.25
Cashiers	8.40	10.00	7.75
Janitors, Caretakers and Building Superintendents	13.30	18.00	9.00
<b>Trades, Transport and Equipment Operators and Related Occupations</b>			
Tool and Die Makers	23.15	24.70	14.50
Welders and Related Machine Operators	18.95	24.00	13.85
Heavy Duty Equipment Mechanics	17.60	23.50	12.00
Construction Trades Helpers & Labourers	17.70	26.00	12.00
<b>Occupations Unique to Processing, Manufacturing and Utilities</b>			
Machine Operators, Mineral and Metal Processing	15.95	19.95	11.00
Plastics Processing Machine Operators	14.45	18.00	10.70
Weavers, Knitters and Other Fabric-Making Occupations	12.25	14.25	9.75
Process Control and Machine Operators, Food and Beverage Processing	14.45	19.10	10.10
Machining Tool Operators	15.50	20.40	10.60

Source: HRSDC, 2007

### **Minimum Wage**

Effective February 1, 2007, the minimum wage was raised to \$8.00/hr. Special rates are as follows:

- Students under 18 working less than 28 hours during a school year - \$7.50/hr.
- Employees serving alcohol directly to customers - \$6.95/hr.

For more information on Labour Laws refer to the *Employment Standards Act, 2000* or contact:

### **Ministry of Labour Regional Office**

155 Frobisher Drive Unit G213

Waterloo ON N2V 2E1

**Telephone 519.885.3378**

**Toll-free 800.265.2468**

**Fax 519.883.5694**

# Education

The education system in the Kitchener area is ranked as one of the best in Canada and is one of the major reasons why so many world-class companies locate here. In addition to excellent primary and secondary school systems, three post-secondary institutions provide a well-educated and skilled workforce for local businesses. Six other major Canadian Universities and four Colleges are located within one hour's drive of Kitchener.

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## ACADEMIC CHARACTERISTICS

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**Total population 15 years and over**     **136,975**

### HIGHEST LEVEL OF SCHOOLING

**Less than grade 9**     11,555

#### Grades 9-13

Without secondary certificate     26,110

With secondary certificate     20,760

**Trades certificate/diploma**     15,695

#### Other non-university

Without certificate     10,265

With certificate     23,430

#### University

Without degree     8,825

Without certificate     6,460

With certificate     2,365

With degree     20,335

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*Source: Statistics Canada, 2001 Census*

## Colleges and Universities

Until recently, both the University of Waterloo and Wilfrid Laurier University were located in Waterloo, and Conestoga College was based in Kitchener. However, recent investments from Kitchener City Council and the Province of Ontario have brought satellite schools from both Universities to Downtown Kitchener, resulting in significant economic benefits, as well as community advantages.

## CONESTOGA COLLEGE OF APPLIED ARTS AND TECHNOLOGY

The main campus of Conestoga College is located in the City of Kitchener with satellite campuses located in the cities of Cambridge, Guelph and Waterloo. Conestoga College recently gained new status as an Institute of Technology and Advanced Learning meaning it can now offer applied degrees in several disciplines. It also achieved ISO 9001 registration and been ranked Ontario's number one college eight years in a row.

## UNIVERSITY OF WATERLOO

The University of Waterloo is a leader in the design and development of computer software, has the world's largest co-op education program and the largest correspondence program in North America. Waterloo is also Canada's single major source of graduates in engineering and mathematics, and a leader in Canadian University contract research.

### Downtown Kitchener UW Health Sciences Campus

In January 2008, the UW Health Sciences Campus will begin admitting students to the School of Pharmacy. The School will anchor the Health Sciences Campus, will be the first new school of its kind in Canada in twenty years and plans to admit 120 students to its first classes. It will directly address the need for professional expertise in health technology, informatics, biosciences, population studies, and biomedical engineering. The campus is located on the former manufacturing site of Epton Industries, in the Warehouse District of Downtown Kitchener.



Artists rendering of School of Pharmacy

### **Downtown Kitchener School of Medicine**

In February of 2006, Downtown Kitchener and all of Waterloo Region received another social and economic boost with the announcement from the provincial government that the University of Waterloo's (UW) Downtown Health Sciences campus will also be the site of a new satellite campus of McMaster University's School of Medicine.

Fifteen first-year students will begin training at the Kitchener campus when it opens on the corner of King and Victoria Streets. The three-year program will eventually have 45 students.

The additional placements are part of a provincial effort to train more doctors and to allow medical students to potentially train closer to home.

### **WILFRID LAURIER UNIVERSITY**

Laurier is best known for its business program at the undergraduate and graduate levels as well as programs in music, social work, arts and sciences. Laurier has one of Ontario's largest co-op education programs for the School of Business and Economics, and a part-time and 12 month MBA program.

It offers a variety of services for the business community including the Laurier Institute - A Centre For Executive & Management Development, Laurier Centre for Global Relations, Governance and Policy, and Small Business Consulting services.

### **Downtown Kitchener School of Social Work**

In the fall of 2006, Wilfrid Laurier relocated its' school of social work to the historic former St. Jerome's High School adjacent to City Hall. This resulted in nearly 300 students and faculty coming into Downtown Kitchener, and will add another dimension to the Education cluster in the downtown core.

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#### **2005-2006 UNDERGRADUATE ENROLLMENT**

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<b>School</b>	<b>Full-time</b>	<b>Part-time</b>
Conestoga College	6,165	43,000
University of Waterloo	21,029	2,014
Wilfrid Laurier University	11,050	1,780

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# Business Parks

The City of Kitchener has a good selection of competitively priced, fully serviced and properly zoned industrial sites for any size company wishing to expand or relocate in our community. In addition to privately owned sites, Kitchener has four municipal business parks.

## BRIDGEPORT BUSINESS PARK

Kitchener's first business park is located in its north end. With easy access to the Conestoga Expressway and the Waterloo Regional Airport, this business park is fully developed.

**Total Acreage: 40.59**

## GRAND RIVER WEST BUSINESS PARK

Kitchener's newest business park features 28 acres of fully serviced land for commercial and light industrial use. The lots front on to the new Bingemans Centre Drive, and will benefit from this high traffic location. This high profile area is in close proximity to Highway 85 and Highway 7, which both connect in minutes to Highway 401.

**Total Acreage: 28.06**

## HURON BUSINESS PARK

Huron Business Park is one of Kitchener's finest and most aesthetically designed locations for manufacturing and service-oriented businesses in Ontario, Canada and the world. These lots are complemented by both landscaped water courses and walking paths through environmental natural areas and are ideal for any size business. There is approximately 21 acres left for sale in this business park.

**Total Acreage: 376**

## LANCASTER CORPORATE CENTRE

The location of the Lancaster Corporate Centre was selected for its accessibility and elevated topography to the highway offering a high profile for businesses. The development guidelines of the park ensure high quality and architecturally pleasing buildings, while the Grand River provides an attractive backdrop.

**Total Acreage: 35.2**

## SITES & BUILDINGS

The Economic Development Division also produces an **inventory of available Sites & Buildings**, which provides details on industrial and commercial buildings, office and retail space, as well as vacant land in Kitchener. The properties included in this publication are both privately and municipally owned. This publication is available in text form or on the web site for Canada's Technology Triangle (CTT) at [www.techtriangle.com](http://www.techtriangle.com).

# Community Infrastructure

## Regional Government

A Regional Municipality is a municipality created by a special act of the Ontario legislature and is a federation of all the area municipalities within its boundaries. Each of the area municipalities in the region has an elected Council, and designated members of these councils combine to form the Regional Council. The regional councils are responsible for regional-scale functions such as land-use planning, social services, major roads and trunk sewer and water systems.

The Regional Municipality of Waterloo was established in 1973, pursuant to the legislative provisions of Bill 167 of the Province of Ontario. This Bill, also known as the Regional Municipality of Waterloo Act, organized the area municipalities into the seven municipalities of Cambridge, Kitchener, Waterloo, Wellesley, Wilmot, Woolwich and North Dumfries. Regional Council is the policy-forming and decision-making body of Regional government and is comprised of eight councillors and one regional chair elected for a three-year term. Each Municipality is also represented by its Mayor.

## Municipal Government

A Municipality is an area whose inhabitants are incorporated and whose powers, except in the case of an improvement district, are exercised by a Council elected by the electors of the municipality. The municipal Councils are responsible for community services such as recreation, libraries, local roads and garbage collection.

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### REGIONAL COUNCIL — ELECTED OFFICIALS

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<b>Regional Chair</b>	Ken Seiling
<b>Kitchener</b>	
Mayor	Carl Zehr
Regional Councillor	Tom Galloway
Regional Councillor	Jim Wideman
Regional Councillor	Jake Smola
Regional Councillor	Jean Haalboom
<b>Waterloo</b>	
Mayor	Brenda Halloran
Regional Councillor	Jane Mitchell
Regional Councillor	Sean Strickland
<b>Cambridge</b>	
Mayor	Doug Craig
Regional Councillor	Jane Brewer
Regional Councillor	Claudette Miller
<b>North Dumfries - Mayor</b>	Kim Denouden
<b>Wellesley - Mayor</b>	Ross Kelterborn
<b>Wilmot - Mayor</b>	Wayne Roth
<b>Woolwich - Mayor</b>	Bill Strauss

*November 2006 Election Results*

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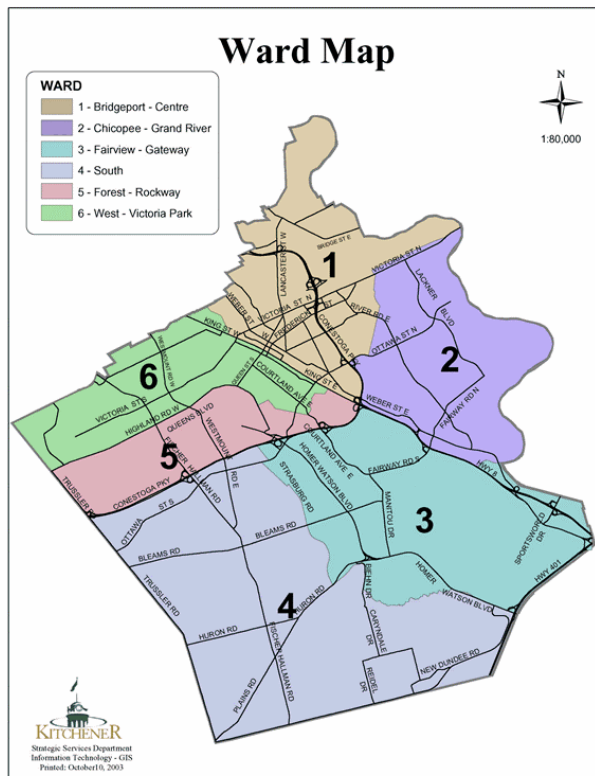
### KITCHENER - ELECTED OFFICIALS

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Mayor	Carl Zehr
Councillor Ward 1	John D. Smola
Councillor Ward 2	Berry Vrbanovic
Councillor Ward 3	John A. Gazzola
Councillor Ward 4	Kelly Galloway
Councillor Ward 5	Geoff Lorentz
Councillor Ward 6	Christina Weylie

*November 2006 Election Results*

The City of Kitchener is divided into 6 wards, with an elected Councillor responsible to the inhabitants of each Ward. These 6 Councillors and an Elected Mayor are responsible for policy-making for the City of Kitchener.



## POLICE

The Waterloo Regional Police Service serves the City of Kitchener. The Waterloo Regional Police District includes the cities of Kitchener, Waterloo, Cambridge, Elmira, New Hamburg and the surrounding four townships. The police service is comprised of 625 police officers and 235 support staff. The force is equipped with 262 service vehicles that include marked cruisers, unmarked and specialty vehicles, motorcycles and bicycles. Throughout 2005, the police service handled 169,185 calls for service; an average of 463.5 calls per day.

The police force has a number of specialty units, **Emergency Response Unit**, **Canine Unit**, and the **Traffic Response Unit**. The Emergency Response Unit has received authorization and training for the use of the Taser – an electro-muscular disruptor that may be used as a less lethal force option. In addition to these services, the police force also offers a number of community service programs including

Crime Stoppers, Neighbourhood Watch, Child Find, and Citizens Police Academy.

The rate of violent crime in the Region has remained low. In 2006 Kitchener ranked among the lowest out of all CMA's for all types of crime.

### Waterloo Regional Police Headquarters

200 Maple Grove Rd

Cambridge ON N3H 5M1

Telephone **519.653.7700**

[www.wrps.on.ca](http://www.wrps.on.ca)

## Fire Protection Services

The Kitchener Fire Department has become the first fire department in Ontario - and the second in Canada to achieve the Commission on Fire Accreditation International Inc. (CFAI) accreditation. The accreditation process is one in which fire departments voluntarily undergo rigorous review, both internally and by outside evaluators, to determine that they are meeting internationally recognized standards of performance.

The Kitchener Fire Department provides protection from fire, life-threatening emergencies and dangerous conditions, through education, prevention, rescue, suppression and basic life support services. Fire and Safety education programs are presented to the community through the 'Learn Not to Burn' program in the schools, the Children's Safety Village, the education van and fire safety house. This pro-active approach to public safety is supported by a city-wide prevention and inspection program.

In response to life threatening emergencies and dangerous conditions, the Kitchener Fire Department provides a full range of fire suppression, life support, hazardous materials response, and technical rescue services. The department operates six fire stations with just over 200 firefighters on staff.

### **Kitchener Fire Department Headquarters**

Rob Browning, Fire Chief

270 Strasburg Rd

Telephone **519.741.2500**

FAX **519.741.2697**

**Station 2:** 187 Lancaster St W

**Station 3:** 1035 5 Ottawa St N

**Station 4:** 25 Fairway Rd N

**Station 5:** 1700 Queens Blvd

**Station 6:** 149 Pioneer Dr

## **Health Care**

The health care sector in the Kitchener area continues to provide forward-looking, first-rate health care for those who live and work in the region. Between hospitals, all specialties in emergency and preventive care are represented with programs recognized as some of the best in the province. The hospitals build on a solid reputation for compassionate and efficient care while continuing dedication to excellence. The Waterloo Regional Health Unit rounds out the care by offering many related services. Seven ambulances and an emergency support unit serve the community.

### **GRAND RIVER HOSPITAL**

The hospital is comprised of the Kitchener-Waterloo Health Centre (KWHC), and the Freeport Health Centre (FHC).

KWHC is an acute care facility for treatment of illnesses and injuries on an inpatient and outpatient basis. In October 2003, KWHC opened its' new Regional Cancer Centre and is looking forward to the completion of construction to accommodate a new MRI machine.

FHC is a chronic rehabilitation hospital, revolutionary in concept and design, providing a "home setting" for

the chronically ill, disabled and elderly. Built around a courtyard, the "Village" includes a chapel, general store, ice cream parlour, library and town hall.

Number of beds: KWHC 324 and FHC 171.

### **Programs and Services**

- Childbirth and Children's Program
- Medical Program
- Surgical Services
- Oncology Program
- Complex Continuing Care Program
- Rehabilitation Care Program
- Emergency Services
- Administrative and Clinical Support Services
- Psychiatric & Mental Health Program
- Critical Care Services
- Rental Program

### **Grand River Hospital**

[www.grandriverhospital.on.ca](http://www.grandriverhospital.on.ca)

### **KW Health Centre**

835 King St W

Kitchener ON N2G 1G3

Telephone **519.749.4300**

### **Freeport Health Centre**

3570 King St E

Kitchener ON N2A 2W1

Telephone **519.894.8346**

## ST. MARY'S GENERAL HOSPITAL

An acute care facility specializing in adult medical and surgical programs, provided on an inpatient and outpatient basis. Adult ophthalmology, rheumatology and inpatient diabetic programs, are areas of specialization, along with a broad range of medical and surgical programs. There are approximately 1,100 employees on staff, 389 doctors with privileges, 398 volunteers and 191 beds. In 1999, the hospital was selected as a site for expanded cardiac care, and the culmination of the program was realized in July 2003 when clinical teams from Ontario's newest full-service regional cardiac care centre performed angioplasty and cardiac surgery for the first time in Waterloo Region.

### Programs and Services

- Cardiac
- Clinics
- Counselling Service
- Infection Control
- Laboratory Medicine
- Musculoskeletal & Rehabilitation
- Nuclear Medicine
- Pastoral Care
- Pharmacy
- Radiology Research
- Sexual Assault Treatment Centre
- Social Work
- Surgery
- Wellness Centre

### St. Mary's General Hospital

911 Queen's Blvd

Kitchener ON N2M 1B2

Telephone **519.744.3311**

www.smgh.ca

### URGENT CARE

The City of Kitchener is served by two Urgent Care Clinics which operate 8:00am to 10:00pm, Monday to Friday and 8:00am to 5:00pm on Weekends. These clinics treat common medical concerns including fractures and lacerations.

**751 Victoria St S                    519.745.2273**

**385 Fairway Rd S                    519.748.2327**

### LONG-TERM NURSING CARE AND RETIREMENT HOMES

There are six long-term nursing care facilities in the City of Kitchener and thirteen retirement homes for the elderly. The Community Care Access Centre (CCAC) provides the residents with a single point of access to a wide range of health and social services.

#### Community Care Access Centre (CCAC)

800 King St W

Kitchener ON N2G 1E8

Telephone **519.748.2222**

### AIR AMBULANCE

Waterloo Regional Airport provides the community with direct access to medivac aircraft.

## Communications

Kitchener's excellent telecommunications infrastructure matches or exceeds that available elsewhere in North America in terms of lines with digital switching capabilities and advanced signaling technology. Kitchener's network is 100 percent digital with an extensive fibre network throughout the city and downtown core. The fibre network features full disaster recovery.

Kitchener-Waterloo is a world class area for developmental opportunities in education, technologies, computer and Internet delivery applications. The area is served by three universities and a community college. The University of Waterloo is a world leader in computer and technology research and education. Many technology and computer companies have evolved from research done at the University of Waterloo.

All of the local communication providers are companies that compete on a world-wide basis. They include Bell, AT&T, and Sprint. In the Internet field ISP also include UUNET, and PSInet.

The providers serving the area can supply a full range of communication services. The services range in bandwidth from ISDN to OC3 using both copper and fibre infrastructure. The services include xDSL, Frame Relay and ATM. The wide range of services can support data, voice and video applications that are the typical requirements for desktop multimedia linkages.

- All of the major carriers provide fully redundant services from their clients to their central offices.
- The major carriers can provide 100 percent digital fibre networks to most business locations.
- Broadband communications capabilities are available in the Kitchener area. Both Bell and AT&T can provide ATM services to Canadian Broadband Backbone.

- ISDN including both BRI and PRI services are available throughout the Kitchener-Waterloo area.
- Full cellular capabilities including both digital and analogue services are available from several carriers. The carriers include Bell, Rogers AT&T, Telus, and Fido.

## Media and Communications

### NEWSPAPERS

The Record

**Daily Circulation:** Mon-Fri. and Sat.

### RADIO STATIONS

**CKGL** 570 AM (Newstalk)

**CKKW** 1090 AM (Oldies)

**CJIQ** 88.3 FM (College)

**CKBT** 91.5 (The Beat)

**CHYM** 96.7 FM (Lite Rock)

**CKWR** 98.5 FM (Soft Hits)

**CKMS** 100.3 FM (University)

**CFCA** 105.3 FM (Kool)

### TELEVISION

**CKCO-TV** (Channel 13-CTV affiliate)

**Community Television** (Rogers Cable 20)

# Utilities & Taxes

## Gas

Kitchener residents benefit greatly by the foresight their City has shown in retaining control over their local



water and gas utility, an advantage shared by only one other city in Ontario. Kitchener Utilities supplies, transports and distributes natural gas to residents. It purchases natural gas directly from western Canadian suppliers, allowing customers to benefit from savings achieved through buying power. There are other gas supply options available to users through gas agents, brokers and marketers.

## Natural Gas Rates

Natural Gas Rates are designed to be in line with the rates of other gas utilities and competitive with alternative energy sources. Firm and Interruptible Rates are available upon request.

The utility provides a bundled transportation service to large volume customers which includes nomination, volume balancing and storage services to deliver customers' gas.

## Water and Sewage

The Regional Municipality of Waterloo is responsible for the bulk delivery of potable water in the region. The seven Area Municipalities are responsible for distributing the water supplied by the Region to their customers. The drinking water supplied by the Region and the seven Area Municipalities must meet or better the health-related Ontario Drinking Water Standards (ODWS) at all times.

Groundwater is treated to deal with possible disease causing microorganisms and aesthetically for sulphide, iron and manganese. The Region disinfects all the water it supplies. The addition of chlorine has virtually eliminated any adverse bacteriological results.

	Amount of Gas used per Month	Supply Rate	Variable Delivery Rate	Transportation Rate	Net Rate cents/m <sup>3</sup>	Daily Fixed Delivery Charge
<b>Average Household</b>	First 1,400 m <sup>3</sup>	29.9	6.5998	3.529	40.0288	\$0.46/day
<b>Small to Medium Businesses</b>	Next 4,600 m <sup>3</sup>	29.9	4.9849	3.529	38.4139	N/A
	Next 124,000 m <sup>3</sup>	29.9	3.7928	3.529	37.2218	N/A
	Next 270,600 m <sup>3</sup>	29.9	3.0572	3.529	36.4862	N/A
<b>Large Business</b>	Next 400,000 m <sup>3</sup>	29.9	2.9133	3.529	36.3423	N/A

Source: Kitchener Utilities, November 1, 2006. Prices held until March 31, 2007.

<b>WATER AND SEWAGE CHARGES – MARCH 1, 2006</b>	
Water Charge Per Cubic Metre	\$1.11/m <sup>3</sup>
Plus 75% Sewer Surcharge	\$1.09/m <sup>3</sup>
<b>TOTAL</b>	<b>\$2.20/m<sup>3</sup></b>

1 cubic metre = 220 gallons

For more information on water quality contact:

150 Frederick St 7<sup>th</sup> Floor  
Kitchener ON N2G 4J3

Telephone **519.571.6230**

For more information about Natural Gas, Water and Sewage, contact:

#### **Kitchener Utilities**

519.741.2626

utilities@kitchener.ca

## **Hydro**

As of 2002, customers have a choice to purchase their electricity (the commodity only – approximately 55 percent of the bill) from an Ontario Energy Board licensed retailer at a fixed contracted rate or stay with Kitchener-Wilmot Hydro. The cost for Standard Supply Service is passed on to the customer at the same price Kitchener-Wilmot Hydro Inc. pays for the electricity received from the independent Market Operator based on the spot market.

Effective April 1, 2005 the Ontario Energy Board changed the electricity charge for all low-volume and designated consumers in the province to better reflect the price paid to generators. Kitchener-Wilmot Hydro Inc. also received Ontario Energy Board approval to increase its distribution rates to implement its final installment of the Board approved return on equity, previously frozen by legislation since 2002. As directed by the provincial government to all electricity

distributors, Kitchener-Wilmot Hydro Inc. will reinvest these monies in conservation and demand management initiatives.

### **RESIDENTIAL**

<b>Energy Charge (Per kWh)*</b>	<b>First 750 kWh: \$0.055</b> <b>Balance: \$0.064 or Retailer Price</b>
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#### **Retail Transmission Portion**

Transmission Network Charge (per kWh)	\$0.0051
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Transmission Connection Charge (per kWh)	\$0.0017
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Wholesale Market Charge (per kWh)	\$0.0062
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#### **Kitchener-Wilmot Hydro Inc. Distribution Portion**

Distribution Charge (per kWh)	\$0.0121
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Monthly Customer Charge (per month)	\$9.83
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<b>Debt Reduction Charge (per kWh)</b>	<b>\$0.0070</b>
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*Source: Kitchener Wilmot Hydro, Nov. 2006 to April 2007*

### **LARGE USER > 5000 kW**

<b>Energy Charge (per kWh)*</b>	Spot Market Price or Retailer Price
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#### **Retail Transmission Portion**

Transmission Network Charge (Peak kW)	\$2.2022
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Transmission Connection Charge (Peak kW)	\$0.7615
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Wholesale Market Charge (per kWh)	\$0.0062
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#### **Kitchener-Wilmot Hydro Inc. Distribution Portion**

Distribution Charge (Peak kW)	\$0.9952
-------------------------------	----------

Customer Owned Transformation Credit	(\$0.60)
--------------------------------------	----------

Monthly Customer Charge (per month)	\$14,208.41
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<b>Debt Reduction Charge (per kWh)</b>	<b>\$0.0070</b>
--	-----------------

*Source: Kitchener Wilmot Hydro, Nov. 2006 to April 2007*

**GENERAL SERVICE (DOES NOT INCLUDE RESIDENTIAL)**

	(<50 kW DEMAND)	(>50 kW Demand)
<b>Energy Charge (per kWhr)*</b>	<b>First 750 kWhr: \$0.055 Balance: \$0.065 (or retailer price)</b>	<b>Spot Market Price or Retailer Price</b>
<b>Retail Transmission Portion</b>		
Transmission Network Charge	\$0.0045 (per kWhr)	\$2.3431 (peak kWhr)
Transmission Connection Charge	\$0.0016 (per kWhr)	\$0.8101 (peak kWhr)
Wholesale Market Charge	\$0.0062 (per kWhr)	\$0.0062 (per kWhr)
<b>Kitchener-Wilmot Hydro Inc. Distribution Portion</b>		
Distribution Charge	\$0.0088 (per kWhr)	\$3.4790 (peak kWhr)
Customer Owned Transformation Credit	-	(\$0.60)
Monthly Customer Charge (per month)	\$25.47	\$233.18
<b>Debt Reduction Charge (per kWhr)</b>	<b>\$0.0070</b>	<b>\$0.0070</b>

Source: Kitchener Wilmot Hydro, November 2006

**Kitchener-Wilmot Hydro**

Customer Accounts 519.743.3600

Customer Services FAX 519.745.3631



As many of 200 factors are used to assess the value of a property, including sales in your community. Five major factors are usually used and account for 85% of the value:

- Location
- Lot dimensions
- Living area
- Age of property; adjusted for major renovations or additions
- Quality of construction

**Municipal Tax Information**

The Municipal Property Assessment Corporation (MPAC) is charged with the responsibility of assessing all properties in Ontario. MPAC uses the Current Value Assessment method to assess the value of a property. The amount of taxes paid is calculated using the assessed value of the property and the rate of taxation set by the city. Below is the most recent province-wide assessment cycle:

- January 1, 2005 (update year) for 2006, 2007, 2008 taxation year(s). The assessment of all properties in Ontario was cancelled for 2006 and 2007.
- January 1, 2008 for 2009 taxation year. Annual updates thereafter, with the update year being January 1<sup>st</sup> of the year before the taxation year.

**Municipal Property Assessment Corporation**

4271 King St E, Suite 1000

Kitchener ON N2P 2E9

Telephone **800.296.6722 (MPAC)**

www.mpac.ca

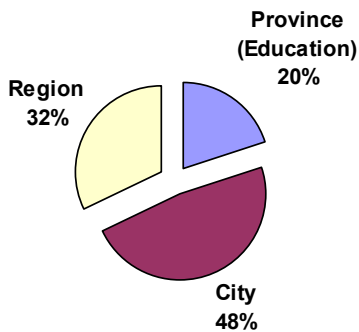
The tax rate is determined by the annual financial requirements of the City, Region, and the Boards of Education. The School support of the occupant or tenant(s), directs whether the taxes go to the Public or Separate School Board.

## 2006 FINAL TAXATION RATES

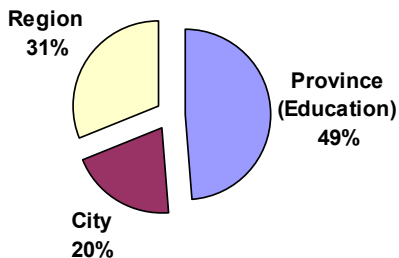
	City of Kitchener	Region of Waterloo	Boards of Education	Total
RT Residential / Farm Taxable - Full Rate	0.0041671	0.0064106	0.0026400	0.0132177
MT Multi-Residential Taxable - Full Rate	0.0041671	0.0064106	0.0026400	0.0132177
CT Commercial Taxable - Full Rate	0.0081258	0.0125006	0.0204149	0.0410413
ST Shopping Centre Taxable - Full Rate	0.0081258	0.0125006	0.0204149	0.0410413
DT Office Building Taxable - Full Rate	0.0081258	0.0125006	0.0204149	0.0410413
GT Parking Lot Taxable - Full Rate	0.0081258	0.0125006	0.0204149	0.0410413
IT Industrial Taxable - Full Rate	0.0108761	0.0167316	0.0261689	0.0537766
LT Large Industrial Taxable - Full Rate	0.0108761	0.0167316	0.0261689	0.0537766
FT Farmland Taxable - Full Rate	0.0010418	0.0016026	0.0006600	0.0033044
PT Pipeline Taxable - Full Rate	0.0048393	0.0074446	0.0130780	0.0253619
TT Managed Forest Taxable - Full Rate	0.0010418	0.0016026	0.0006600	0.0033044

Source: City of Kitchener Finance Department.

## 2005 RESIDENTIAL TAX SPLIT



## 2005 COMMERCIAL TAX SPLIT



## Development Charges

Non-residential development charges will be imposed on the gross square footage of the proposed building.

### 2007 NON-RES DEVELOPMENT CHARGES

Full service - Core	\$1.19/sq.ft.
Full service - Greenfield	\$1.28/sq.ft.

Regional Charges of \$4.37/sq.ft. also apply for full services. Development Charges may be increased effective January 1 each year.

Payment of all development charges, is to be made to the City's Chief Building Official and is payable prior to the issuance of a building permit. For further information please contact:

### City of Kitchener Building Division

Telephone **519.741.2312**

## FEDERAL AND PROVINCIAL INCOME TAXES

Both levels of government levy a tax on income from all sources inside or outside of Canada for Ontario Residents. Nonresidents are liable to both governments on income earned during the year in the province. Taxes are payable annually and the Federal Government.

### Canada Revenue Agency

166 Frederick St  
Kitchener ON N2G 4N1  
www.cra-arc.gc.ca

### Individual Income Tax Enquiries

Telephone **800.959.8281**

### Business Enquiries and Registrations

Telephone **800.959.5525**

## FEDERAL TAX

A federal excise tax is imposed on specific goods such as jewelry, cigarettes and alcoholic beverages that are either manufactured in or imported into Canada. Manufacturers or importers of these goods are required to obtain a sales tax license from the District Excise Office.

## SALES TAXES

Federal Goods and Services Tax	6%
Provincial Sales Tax	8%

### GST/HST Credit Enquiries

Telephone **800.959.1953**

### Ontario Retail Sales Tax Branch

305 King St  
Kitchener ON N2G 1B9  
Telephone **519.576.8400**

## LAND TRANSFER TAX

When acquiring land, a person or corporation is subject to a land transfer tax. The rates for transfer

tax are available from the Ministry of Revenue. For non-resident persons or corporations, there is a different rate in most cases.

### Government of Ontario, Ministry of Revenue

33 King St W Transfer Tax Department  
Oshawa ON L1H 1B2  
Telephone **800.263.7965**

## LAND SPECULATION TAX

A tax is levied on the increase in the value of land when bought and sold on speculation and is payable by both residents and nonresidents. For further information contact a lawyer or:

### Government of Ontario

#### Ministry of Revenue

33 King St W 3<sup>rd</sup> Floor  
Oshawa ON L1H 8H9  
Telephone **800.263.7965**

# Population

## Population Trends

### Population Trends (2001 Census)

Population growth results from natural increase (births minus deaths) and net migration. Increase has remained steady since the early sixties with only the amount of deaths increasing steadily as the population ages and as the City grows from net migration. Most migration to Kitchener has come from the Greater Toronto Area (GTA).

The population of Kitchener Census Metropolitan Area (CMA) has grown at a faster rate from 1996 to 2001 than that of Ontario and Canada. The Kitchener CMA ranked 6<sup>th</sup> with the highest growth rate across Canada from 1996 to 2001. In 2006 it again ranked 6<sup>th</sup> according to the CIBC Metro Monitor, demonstrating a strong and consistent growth.

With a median age of 35.3 years, Kitchener CMA possesses the youngest median age population in Ontario and the third youngest among all of Canada's 27 CMAs.

#### HISTORIC AND FORECAST CHANGE IN POPULATION FOR KITCHENER

1971	116,420
1976	131,870
1981	139,734
1986	150,604
1991	168,282
1996	178,420
<b>2001</b>	<b>190,399</b>
2006	210,900
2011	223,900
2016	234,500

Source: Statistics Canada, 1971 - 2001 Census

### Total Population

As of 2001, the Census of Canada reported that the population of the City of Kitchener was 190,399, an increase of 6.7 percent or 11,979 over the 1996 census population.

#### 2007 ESTIMATED KITCHENER POPULATION

Population (July 1, 2007)	213,305
Male	106,375
Female	106,930
Percentage Change ('01 – '07)	7.77
Avg Annual Growth Rate ('01 – '07)	1.26
Households	83,371

Source: FP Markets 2007

#### ESTIMATED REGIONAL POPULATION

Year	Population	Households
1992	407,200	141,070
1993	412,400	143,830
1994	417,700	146,620
1995	421,500	148,810
1996	423,200	149,720
1997	427,500	151,730
1998	435,700	155,020
1999	443,900	158,390
2000	451,500	161,540
2001	459,500	164,700
2002	469,800	168,050
2003	483,200	172,820
2004	488,500	176,160
2005	497,900	180,080

Source: Regional Municipality of Waterloo Estimates, 2005

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**CENSUS OF CANADA**


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	1991	1996	2001	PERCENT CHANGE ( '96 - '01)
City of Cambridge	92,772	101,429	110,372	8.8
City of Kitchener	168,282	178,420	190,399	6.7
City of Waterloo	71,181	77,949	86,543	11.0
Township of North Dumfries	6,821	7,817	8,769	12.2
Township of Woolwich	17,365	17,325	18,201	5.1
<b>Total Kitchener CMA</b>	<b>356,421</b>	<b>382,940</b>	<b>414,284</b>	<b>8.2</b>
Township of Wellesley	8,234	8,664	9,365	8.1
Township of Wilmot	13,107	13,831	14,866	7.5
<b>Waterloo Regional Municipality</b>	<b>386,893</b>	<b>405,435</b>	<b>438,515</b>	<b>8.2</b>

**Note:** Kitchener CMA is composed of Cambridge, Kitchener, Waterloo, North Dumfries and Woolwich  
Region of Waterloo is composed of the Kitchener CMA, Wellesley and Wilmot  
Source: Statistics Canada, 1991, 1996 and 2001 Census

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**POPULATION TOTALS BY SEX AND AGE**


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	City of Kitchener	Region of Waterloo		City of Kitchener	Region of Waterloo
<b>Male, total</b>	<b>93,725</b>	<b>215,885</b>	<b>Female, Total</b>	<b>96,675</b>	<b>222,630</b>
0 - 4 years	6,280	14,300	0 - 4 years	5,785	13,660
5 - 9 years	6,750	15,930	5 - 9 years	6,450	15,285
10 - 14 years	6,720	16,240	10 - 14 years	6,345	15,580
15 - 19 years	6,590	15,765	15 - 19 years	6,330	15,045
20 - 24 years	6,840	15,615	20 - 24 years	6,815	15,485
25 - 29 years	7,175	15,535	25 - 29 years	7,125	15,330
30 - 34 years	7,740	16,650	30 - 34 years	7,665	16,755
35 - 39 years	8,550	19,140	35 - 39 years	8,415	19,260
40 - 44 years	7,865	18,080	40 - 44 years	7,930	18,515
45 - 49 years	6,785	15,815	45 - 49 years	7,045	16,170
50 - 54 years	5,935	14,000	50 - 54 years	6,090	14,230
55 - 59 years	4,310	10,225	55 - 59 years	4,600	10,545
60 - 64 years	3,460	8,120	60 - 64 years	3,440	7,900
65 - 69 years	2,775	6,605	65 - 69 years	3,270	7,485
70 - 74 years	2,520	5,815	70 - 74 years	3,270	7,265
75 - 79 years	1,840	4,225	75 - 79 years	2,800	6,405
80 - 84 years	970	2,350	80 - 84 years	1,720	4,010
85 years +	630	1,470	85 years +	1,595	3,690

Source: Statistics Canada, 2001 Census

## The Changing Composition of Kitchener's Population

The flow of international migrants to Kitchener has changed the composition of Kitchener's population. In the nineteen fifties and sixties, the major flows of international migrants were from Europe. 2001 Census data revealed that more than 8,000 people have immigrated to the City

<b>MOTHER TONGUE</b>		
	<b>City of Kitchener</b>	<b>Region of Waterloo</b>
<b>Single Responses</b>	<b>185,950</b>	<b>429,365</b>
English	139,605	335,010
Non-official languages	43,575	88,495
German	7,310	19,420
Portuguese	3,465	10,920
Polish	3,265	5,535
Spanish	3,140	4,695
Serbian	2,980	3,440
French	2,770	5,865
Romanian	2,555	3,300
Vietnamese	2,035	2,945
Croatian	1,565	2,170
Serbo-Croatian	1,270	1,570
Hungarian	1,155	1,940
Punjabi	1,000	2,515
Arabic	995	1,700
Chinese	965	3,080
Greek	835	1,600
Dutch	805	2,330
Lao	760	1,015
Italian	755	2,250
Persian	625	1,390
Turkish	510	660
Other	12,010	25,005

Source: Statistics Canada, 2001 Census

since 1996 with the greatest percentage of immigrants originating from Eastern European countries including Yugoslavia and Romania. Approximately one quarter of the City's population is foreign-born. This has increased the diversity of ethnic groups living in Kitchener, with a corresponding increase in the number of people whose mother tongue is not English.

<b>ETHNIC ORIGIN</b>		
	<b>City of Kitchener</b>	<b>Region of Waterloo</b>
<b>Single responses</b>	<b>107,600</b>	<b>246,430</b>
Canadian	26,400	68,650
German	15,515	32,910
English	10,050	26,490
Polish	4,225	6,935
Portuguese	4,050	13,555
Scottish	3,935	10,625
Irish	3,300	7,925
East Indian	3,035	8,095
Serbian	2,585	3,060
Romanian	2,345	3,065
Dutch (Netherlands)	2,340	6,070
Vietnamese	1,950	2,790
French	1,885	4,060
Croatian	1,620	2,275
Chinese	1,605	5,435
Italian	1,570	3,985
Yugoslav	1,105	1,465
Hungarian	1,100	2,070
Jamaican	1,075	1,915
Ukrainian	985	1,970
Greek	945	1,770
Spanish	910	1,385
Latin	705	820
British	505	1,135
Other single ethnic origin	7,005	16,450
Multiple ethnic origin	80,560	187,445

Source: Statistics Canada, 2001 Census

# Housing

## Housing Trends

The cost of housing in Kitchener is increasing, but remains affordable relative to other Southern Ontario metropolitan areas. The cost of a standard 2-Storey home is now more than \$232,000, but is still lower than Cambridge, as well as other cities in the Greater Toronto area.

As of 2006, the apartment rental vacancy rate for Kitchener was 4.2 percent, up slightly from 4.0 percent in 2005. The downtown rate dropped year over year to sit at 3.8 percent for 2006. The overall increase in supply of rental units has contributed to the rise in vacancy rates. In the Kitchener CMA 288 units were added in the last 9 months of last year. The average monthly payments for an owner occupied dwelling were \$906 (2001 Census), which indicates that home ownership is an affordable alternative to high-end rentals.

### HOUSING COSTS (\$) - KITCHENER

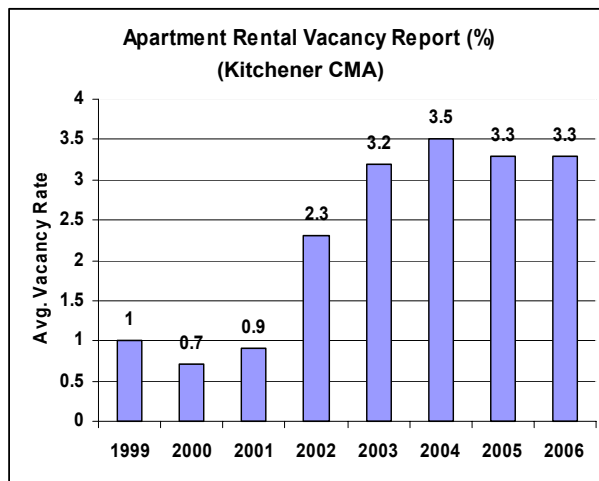
Standard Condominium Apartment	129,760
Standard Townhouse	193,300
Detached Bungalow	224,680
Standard 2-Storey	232,315
Luxury Condominium Apartment	419,500
Executive Detached Two-Storey	345,500
Senior Executive	552,100

Source: Survey of Can. House Prices Qtr 4, 2006. Royal LePage Ltd

### HOUSING SUMMARY

Dwellings	City of Kitchener	Region of Waterloo
Number rented	28,460	52,210
-Avg monthly payments	\$694	\$693
Number owner-occupied	43,965	107,805
-Avg monthly payments	\$906	\$938

Source: Statistics Canada, 2001 Census



Source: CMHC Annual Rental Market Report

### COMPARABLE HOUSING COSTS\* (\$)

St. Catharines	184,000
Brantford	206,000
<b>Kitchener</b>	<b>232,315</b>
Cambridge	246,000
Brampton	300,000
Oakville	325,000
Mississauga	311,000

\*Standard 2-Storey House: 3 bedroom, 2-stories, full basement, approx. 1,500 sq. ft. and situated on fully serviced, city size lot (approx. 3,500 sq. ft.)

Source: Survey of Canadian House Prices Royal LePage Ltd

### STANDARD 2-STOREY (\$) - KITCHENER

2002	171,900
2003	181,620
2004	202,500
2005	215,400
<b>2006</b>	<b>232,315</b>

Source: Survey of Canadian House Prices Fall 2002-2006. Royal LePage Ltd

The trend toward smaller household size will continue due to later marriages, less children, less traditional family units and more people living alone. According to the 2001 Census, 51,135 households had between 1 and 3 persons, and 17,235 households had 4 to 5 persons. There were only 2,075 households with 6+ persons. This translates into the need for smaller, flexible residential housing styles. It also means that more units will be needed for the same population.

Efforts continue to increase residential development downtown as part of the Urban Evolution initiative. New Housing units are being created in downtown Kitchener, and alternatives are under consideration for the creation of mixed use developments which integrate housing with other institutions. Included in these residential projects are many new lofts in and around the downtown.

#### OCCUPIED PRIVATE DWELLINGS

Dwellings	City of Kitchener	Region of Waterloo
Number owned	43,990	108,815
Number rented	28,460	52,305
Total Dwellings	72,450	161,125
Average Value	\$157,719	\$174,275

Source: Statistics Canada, 2001 Census

#### RESIDENTIAL UNITS BUILT – KITCHENER

	2002	2003	2004	2005	2006
Singles & Semis	1,038	963	1,187	1,080	833
Multiples	375	433	365	554	284
Apartments	162	259	322	96	645
<b>Total</b>	<b>1,575</b>	<b>1,655</b>	<b>1,874</b>	<b>1,730</b>	<b>1,762</b>

Source: Building Division Annual Monthly Building Permit Report

#### DWELLINGS BY STRUCTURE TYPE

	City of Kitchener	Region of Waterloo
Single-detached house	36,365	91,435
Semi-detached house	4,555	11,175
Row house	7,025	15,215
Apartment, detached duplex	1,425	2,800
Apartment building five or more storeys	10,700	16,615
Apartment building less than five storeys	12,175	23,100
Other single attached house	165	540
Moveable Dwelling	30	250

Source: Statistics Canada, 2001 Census

# Downtown

Today, the vision for downtown Kitchener is as clear as it was 100 years ago – to make downtown a place for people.

## **Goal**

Continue to advance and nurture downtown as a place for people - a place where people live, work, and play

## **Downtown Kitchener Today**

In Kitchener, residents are starting to place a higher value on urban living and the quality of life it brings: proximity to work, shopping and entertainment. In fact, downtown is already a strong community of people: residents, workers, and artists. Supporting these communities is essential to ensuring diversity and vitality in the downtown.

## **Downtown Districts**

Over the past 40 years, downtown Kitchener has evolved into four physically defined districts: Civic District, Market District, City Centre District and the Warehouse District.

### ***Civic District***

With the presence of both federal and regional government offices, regional and provincial courts, a police detachment and the Kitchener Public Library - main branch, the Civic District boasts a stable office population. It also has a rich arts and cultural environment with the presence of art galleries, historical preservation projects and two performing arts centres.

### ***Market District***

Downtown's gateway in the east, the Market District is a vibrant area with a diverse multicultural population and a rich blend of culturally diverse restaurants, events and shops. The area offers visitors and residents a unique cosmopolitan experience. The Market District has seen a growing office and more recently residential population. This district is also home to Your Kitchener Market which opened in 2004.

### ***City Centre District***

The Centre District has long been considered the heart of downtown, the city and the region. The district is filled with an eclectic mix of uses including shops, restaurants, museums, art galleries, hotels, and offices. City Hall is a strategic anchor for the district. The City of Kitchener has focused on investing in educational and institutional uses in the adjacent blocks, such as the WLU School of Social Work opening in 2006.

### ***Warehouse District***

Historically an industrial centre, downtown Kitchener has been left with a valuable legacy from that era. Framing the entranceway to the downtown from the west is the Warehouse District, which will be home to the new University of Waterloo School of Pharmacy, scheduled to open January 2008, as well as a satellite campus of the McMaster School of Medicine.

For more information contact:

**Silvia Wright**

Manager Downtown-Downtown Development

Telephone **519.741.2392**

[silvia.wright@kitchener.ca](mailto:silvia.wright@kitchener.ca)

[www.downtownkitchener.ca](http://www.downtownkitchener.ca)

# Lifestyle

Amenities are essential for attracting new residents to the City of Kitchener. They promote a public life and facilitate social interaction within a community. Kitchener has a high concentration of amenities for a diverse population.

## Cultural Amenities



*Noted Kitchener artist Homer Watson*

- Central Ontario Musicians Association
- Centre in the Square Theatre
- Homer Watson House and Gallery
- K-W Opera Company
- K-W Art Gallery
- K-W Musical Productions
- Kitchener-Waterloo Symphony
- Kitchener Public Library
- Theatre & Company
- Waterloo Regional Children's Museum
- Waterloo Stage Theatre
- K-W Little Theatre
- Waterloo Regional Arts Council

Municipal support in this area includes special event programming, an active public art policy, and an Artist in Residence program.

## Historic Attractions

- Doon Heritage Crossroads
- Pioneer Tower Historic Site
- Woodside National Historic Site
- Joseph Schneider House
- Victoria Park Clock Tower

## Oktoberfest



For 9 days every year, we present North America's largest Bavarian-style Festival. Thousands of people from across the continent join tens of thousands more at over 20 festhalls and more than 50 general and cultural events in the traditional Oktoberfest homage to the harvest.

## Oktoberfest Headquarters

17 Benton Ave  
Kitchener ON N2G 4G1  
Telephone **519.570.4267**  
[www.oktoberfest.ca](http://www.oktoberfest.ca)

## Your Kitchener Market

The new "old style" Kitchener Farmers Market opened in September 2004, as the easterly anchor of the downtown retail strip, and the flagship of the fast emerging multi-ethnic district of Kitchener downtown.

Your Kitchener Market features 50 ft. high transparent ceilings, long, large aisles, and an outdoor component in summer.

## Annual Cultural Events

<b>May</b>	K-W Kennel Dog Show Waterloo County Quilt Festival
<b>June</b>	Tapestry & Multi-cultural Festival
<b>July</b>	Downtown Kitchener Ribfest Cruise Night on King Street
<b>August</b>	Kitchener Blues Festival KidsPark
<b>September</b>	Festival of Neighbourhoods Contemporary Art Forum (CAFKA) Word on the Street
<b>October</b>	German Heritage Day Oktoberfest Opening and Parade
<b>November</b>	Christmas Fantasy - Victoria Pk. Festival of Trees
<b>December</b>	Christkindl Market Santa Claus Parade Festival of the Night

## Recreation

The City of Kitchener has invested in a wide range of top-quality recreation facilities and programs, to create a citywide network of recreational opportunities for all ages and abilities. Kitchener's facilities are admired province-wide, and its' citizens enjoy services normally seen only in larger communities.

Kitchener offers one of the best sport programs in Canada for children and adults through community operated sport organizations. More than 30 minor sport organizations offer affordable recreational, instructional and competitive programs. From basketball to water polo, there is an activity for every sport enthusiast, including mentally and physically challenged individuals.

## Recreation Attractions

- Chicopee Ski Club
- Bingemans
- The Aud (home to the Kitchener Rangers OHL Hockey Club)
- The Grand River, The Walter Bean & Trans Canada Trails.

## RECREATION FACILITIES

Facility	Number	Comments
Arenas	6	New twin pad complex under construction.
Pools	8	Feature indoor and outdoor lanes.
Baseball	95	Top Quality condition. Many fields are lit
Soccer Pitches	77	Top Quality condition. Many fields are lit
Municipal Golf Courses	2	Rockway Golf Course is recognized as one of the finest and most historic courses in Ontario
Tennis	26 facilities with 68 courts	
Trails	57.9 km or 36 m.	City routes, river trails and converted rail lines
Parkland	141 parks	Ranging from leisure, open space parks to formal, 2840 acres or 1149 hectares of plantings.
Senior Centres	3	Outstanding network of services to seniors
Outdoor Basketball	17	
Playgrounds	99	Innovative designs upgraded to CSA standards

# Publications

Economic Development, and the Development and Technical Services Department produce literature such as this City Profile to allow businesses the opportunity to better evaluate Kitchener as a potential location. Other promotional literature available includes:

## **Economic Development:**

- Business Directory (available on CD-Rom/Book)
- Fast Facts
- Planning Community Demographics
- Sites & Buildings
- Under Development
- EDGE Brochure (Development Incentives)
- Mayor's Task Force Report

For availability telephone **519.741.2292**

## **Downtown:**

- Downtown Monitoring Report
- Downtown Strategic Plan, Volumes I, II, & III

For availability telephone **519.741.2860**

## **Department of Development and Technical Services:**

- By-laws - Sign; Fence; Building; Property Standards; Zoning By-law 85-1
- Community Plans
- Development Charges
- Development Application Forms
- Development Handbook
- Downtown Lighting Design Study
- Fire Station Location Study
- Housing Intensification Study/Municipal Housing Market
- Kitchener Bikeway Study
- Municipal Official Plan
- Secondary Plans
- St. Mary's Heritage District Study/Plan
- Staging of Development
- Statistical & Demographic Profile
- Stormwater Management Design Principles
- Strategic Action Plan. Market Lane Study
- Strategic Plan for the Environment
- Strategy for Economic Growth
- Tree Management Policy
- Upper Doon Heritage District Plan Study/Plan
- Urban Design Manual
- Victoria Park Heritage District Plan Study/Plan

For availability see our website or call 519.741.2426

# City of Kitchener Economic Development

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