



TOWER KITCHENER

## INVESTOR REPORT

Learn About:  
**TECH SECTOR**  
**HIGHER EDUCATION**  
**TRANSIT INVESTMENT**  
**HOUSING MARKET**





Invest in Tech

# CANADA'S INNOVATION DISTRICT

## MAKE IT KITCHENER 2.0

- Make it Kitchener 2.0 is an ambitious plan to propel the economy forward by investing in catalytic growth opportunities
- Approved in November 2020 this initiative will bolster the health & tech innovation industry in kitchener
- **\$80 Million Investment**



## INCUBATORS....

- These organizations work together to assist startups to innovate and grow
- Kitchener-Waterloo to Toronto tech corridor is one of the most successful tech ecosystems in the world
- The True North Strategy will use data to identify high-potential founders and surround them with the support they need to lead the world



## and STARTUP SUCCESS

- Hundreds of startups in KW are developing innovative solutions
- Kitchener-Waterloo has positioned itself as the top-ranked tech ecosystem in Canada
- The Kitchener-Waterloo to Toronto Tech Ecosystem boasts the highest exit value growth index

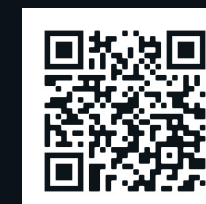


- Kitchener is home to Google's largest office in Canada
- Additional office space under construction in Kitchener will add 300,000 sq.ft. of space
- In 2020 Google had 1,000 employees in Kitchener-Waterloo and expect that the number of employees will exceed 3,000 by the end of 2022
- This innovative campus is a hub of cutting edge research and development key to the design of Google's flagship products such as Gmail, Chrome and Google Ads.
- Located just one block away from TEK Tower
- Google's Center for Innovation will be located in Kitchener



Exceeding both Vancouver at 47.9% and Toronto at 36.5%.

**Kitchener's startup density is second only to Silicon Valley and growing fast. In less than 20 years it has created over 30,000 new tech jobs.**



Learn More About Kitchener's Tech Market

**IN 2021, COMMUNITECH STARTUPS RAISED \$2.8 BILLION IN INVESTMENT. IT'S MORE THAN THE LAST 10 YEARS COMBINED.**



Invest in  
**HIGHER EDUCATION**



**WILFRID LAURIER ADDS DOWNTOWN KITCHENER CAMPUS**

- Founding Partners with Communitech
- Library and Faculty of Social Work for Masters and Doctorates located in Downtown Kitchener, 3 blocks from TEK Tower
- Recognized as a leading institution for business and economics and its LaunchPad incubator



**HEALTH TECH TAKING OFF IN DOWNTOWN KITCHENER**

- Postgraduate programs in Family Medicine, Internal Medicine, Psychiatry and Pediatrics
- Ranked #4 – Best Medical Doctoral Degree Program\*
- 2 Minute walk from TEK Tower

\* Ranked #4 in Canada by the 2022 Maclean's University Rankings.

**CONESTOGA COLLEGE EXPANDS INTO DOWNTOWN KITCHENER**



**TOP 5 COLLEGES IN CANADA**  
for both Industry Research Income & Industry Research Intensity\*

- Downtown Kitchener Campus opened in 2020 initially with 1,000 students with plans for additional growth
- Provincial leader in apprenticeship training and one of the country's top research colleges
- Programs in Business, Digital Solutions Management & Health Care Administration
- 2 Stops away on the LRT from TEK Tower

\*By Research Infosource Inc.



UNIVERSITY OF  
**WATERLOO**



**A TOP RECRUITING UNIVERSITY FOR TECH**

**"Waterloo has been a top 3 recruiting university for Google, worldwide"**

Steven Woods, Senior Engineering Director, Google.

- 42,000 Students in attendance, 22% of which are international
- Ranked within the top 25 in the world for Graduate employability\*
- Ranked #2 – Best University for Innovation\*\*

\* According to the QS Global World Rankings.

\*\* Ranked #2 in Canada by the 2022 Maclean's University Rankings.

**UNIVERSITY OF WATERLOO IN DOWNTOWN KITCHENER**

**VELOCITY INCUBATOR**

- +400 companies incubated since 2008
- 5000+ jobs created by Velocity alumni companies
- 37,000 sq.ft. space for startups to collaborate in
- **\$3.6 Billion in funding** raised by Velocity companies
- Emerging Health, CleanTech and Food and Agriculture tech sectors

**INNOVATION ARENA**

- A collaborative space for leading minds working in the startup and health-tech industries
- 90,000 sq.ft., **\$35-million project**
- First major investment under the Make it Kitchener 2.0 strategy
- Shared product development labs, manufacturing and collaborative office spaces

**The Innovation Arena will be home to the expanded UW Velocity program**

It is expected to create 75 new high growth med-tech start-ups and 50 health tech scale-ups, which will combine to create over 800 highly skilled jobs and encourage **\$95 million** in private sector investments.

**SCHOOL OF PHARMACY**

- The first and only co-op pharmacy program in Canada

**SCHOOL OF OPTOMETRY**

- The most lucrative School of Optometry in Canada, with average exam application scores of around 80%.

**ALL LOCATED ACROSS THE STREET FROM TEK TOWER**



Invest in Kitchener

# MASSIVE INVESTMENTS IN TRANSIT

- New **\$106 Million transit hub**, one block from TEK Tower
- Extending light-rail to Cambridge, LRT stops one block from TEK Tower
- Regular rapid GO Transit between Kitchener and Toronto, two blocks from TEK Tower
- Airport expansion approved and under construction

## A CITY ON THE GROW

- Phase one of Waterloo Regions LRT cost **\$818 million**, and was completed in 2019
- The Region plans to spend an additional **\$1.5 billion** on Stage 2



## PROVINCE INVESTS IN KITCHENER GO TRANSIT

- Planned electrification of the GO line will reduce commute times along the Kitchener - Union Station Route to 90 minutes
- Metrolinx reports 2-way all-day GO service to Kitchener as early as 2025
- GO Train arrives in downtown Kitchener, one block away from TEK Tower

### GO TRAIN - KITCHENER - UNION STATION LINE



**OVER \$2 BILLION HAS ALREADY BEEN INVESTED TO IMPROVE THE GO TRANSIT SERVICE BETWEEN TORONTO AND KITCHENER WITH MORE UPGRADES SLATED FOR THE FUTURE.**



## REGIONAL AIRPORT EXPANSION

- **\$44 Million expansion** to double the size of the terminal at the Region of Waterloo International Airport
- Expected to increase passenger from 70,000 to over a million by 2023

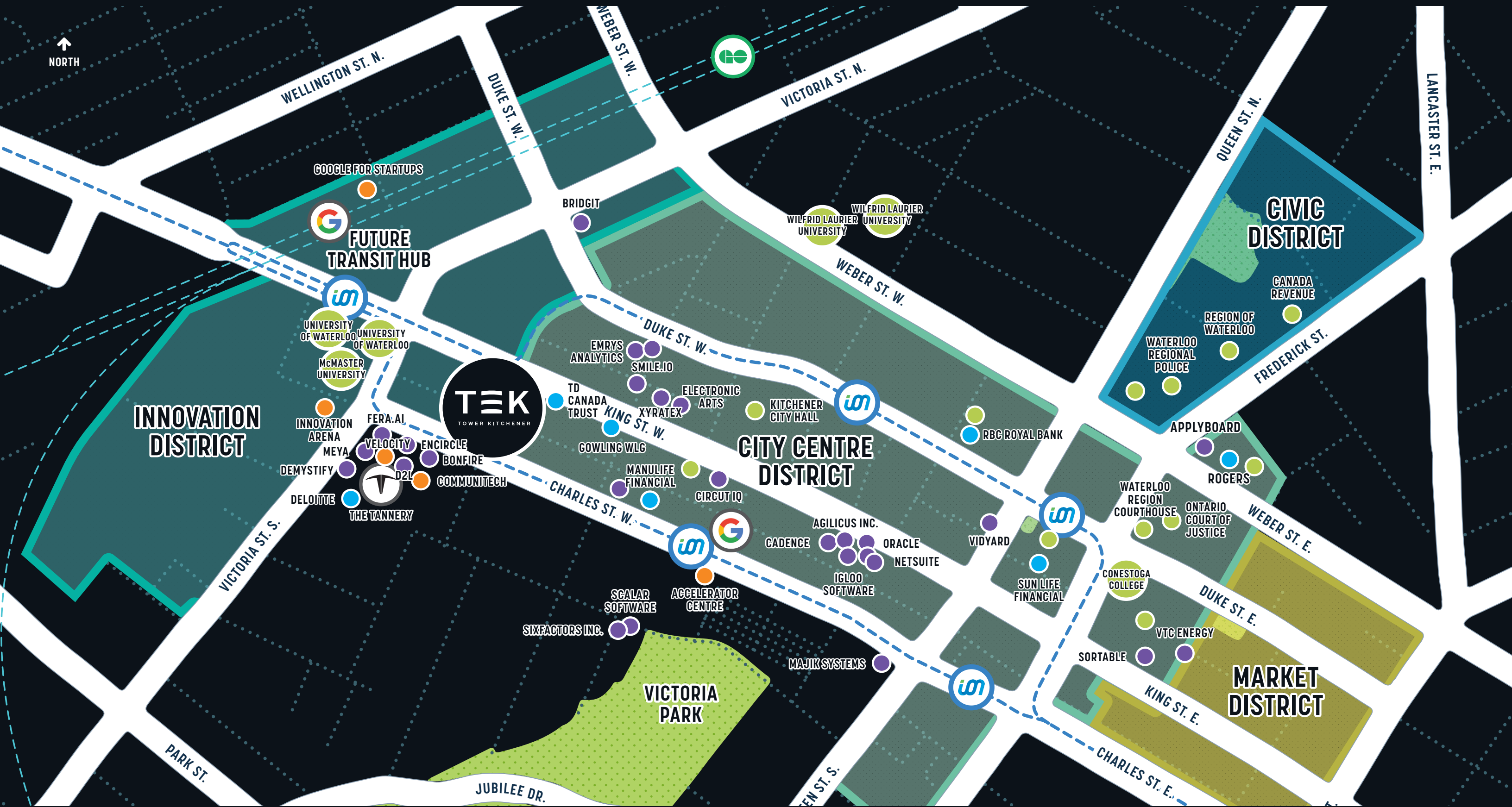
Learn More About Investing in Kitchener





# KITCHENER HAS EVOLVED

- Tech Companies
- Major Employers
- Incubators
- Civic & Education



Map is an artist's concept based on infrastructure plans as of 2021. Go service to London, Ontario in pilot program. All future station locations and names are subject to change.



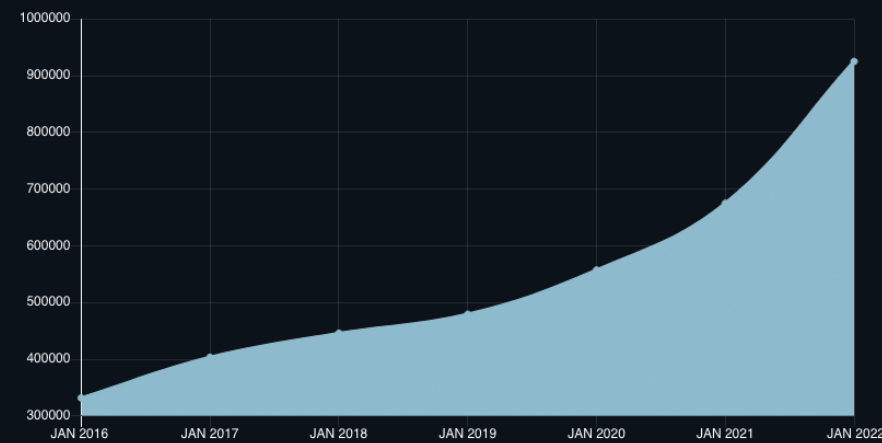
Invest in Housing

# KITCHENER'S HOUSING MARKET IS BOOMING



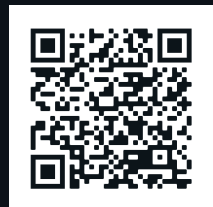
## PRICES KEEP RISING

### BENCHMARK HOUSING PRICES IN KITCHENER-WATERLOO



Source: Kitchener-Waterloo Association of REALTORS®

- Over the past 6 years the average home value has more than doubled with an average increase of \$75,000 year over year
- January 2022's average price of an apartment-style condo was \$538,239

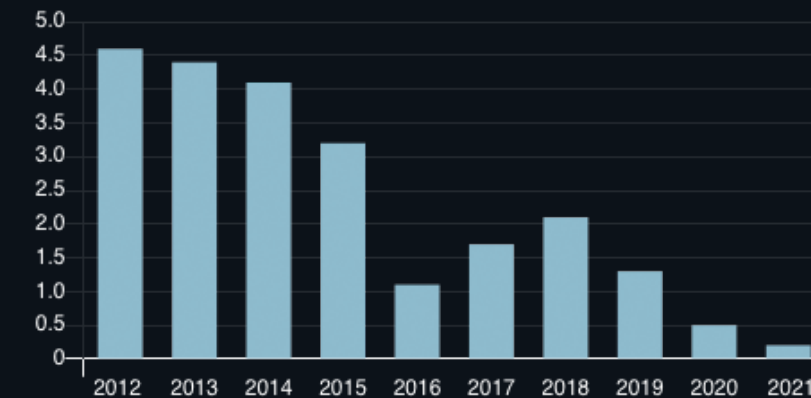


Learn More About Kitchener's Housing Market

Renderings: Illustrations are artists concept only and may show optional features not included in base price.

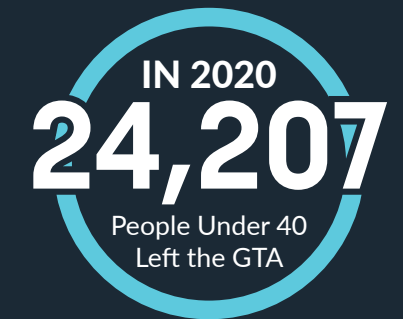
## HOUSING SHORTAGE

### K-W HOUSING MONTHS OF SUPPLY



Source: Kitchener-Waterloo Association of REALTORS®

## MOVING OUT OF THE GTA



- People are leaving to more affordable communities like Kitchener-Waterloo
- The ability to work from home resulting from the Covid-19 pandemic has led to even more people leaving the GTA

## COST OF LIVING: GTA COMPARED TO KW

**RENT FOR A ONE BEDROOM APARTMENT IN DOWNTOWN TORONTO IS 41.85% HIGHER THAN KITCHENER AND THE PRICE/SQ.FT. TO BUY A CONDO IS 93% HIGHER.**

Source: Numbeo Cost of Living Report

## RECORD LOW VACANCY

The need for both urban and affordable condominium and rental accommodations is evident.



Source: 2022 CMHC Rental Market Report

## RENTS KEEP RISING

- Kitchener Rental Rates were the fastest growing rates in Canada
- Rents jumped 14% in 2020 and 15% in 2021

**This places the average rent in Kitchener at \$1,881.**

Source: Rentals.ca January 2022 Rent Report



# IN8 Developments

## INTEGRITY AND REPUTATION

---

With over 20 years of experience in urban development, IN8 Developments is dedicated to designing innovative, intelligent and efficient housing solutions. A steadfast commitment to excellence has enabled IN8 to successfully launch and rapidly sell-out numerous projects in Southwestern Ontario.

IN8 remains at the forefront of the industry in creating highly profitable, durable and trendy designs proven to be continually favoured among the local target groups.

