

Table 6: Summary of Apartment Construction and Proposals

	Approved between 2008-2011* (Building Permit Issued)		Proposed Between 2008-2011*		Total	
	Units	Bedrooms	Units	Bedrooms	Units	Bedrooms
Apartment Construction and Proposals in Columbia, University, King and Lester in 2008-2011 (inclusive of Northdale, areas near the universities and part of Uptown Waterloo)**						
Apartment Units in the Columbia Street, University Avenue, King Street and Lester Street area, areas around the universities, and part of Uptown Waterloo (non-student)	928	1,847	124	425	1,052	2,272
Student Housing Apartment Units in the Columbia Street, University Avenue, King Street and Lester Street Area, areas around the universities, and part of Uptown Waterloo	1,145	5,422	1,279	5,690	2,424	11,112
Total:	2,073	7,293	1,403	6,115	3,476	13,408
Apartment Construction and Proposals in Northdale in 2008-2011**						
Northdale Apartment Units (non-student)	0	0	0	0	0	0
Student Housing Units in Northdale	662	3,005	823	3,412	1,485	6,417
Total:	662	3,005	823	3,412	1,485	6,417

Note: The figures above indicate the total number of units and bedrooms being proposed by all redevelopment. Approximately 162 existing units are intended to be demolished for approved construction (building permit issued) and an additional 183 existing units are intended to be demolished for other approved or submitted applications.

*Data is up to December 21, 2011.

**Some of the bedrooms were accounted for in City Staff Report DS-08-17. These figures should not be viewed as representing only the units approved or proposed since the preparation of Report DS-08-17.

Section 2.2 revisited the enrollment projections, noting that a projection of 1,000 students per year was appropriate to 2017, but a growth rate of 1.5% should be applied after 2017. The previously assumed need for an additional 600 bedrooms to accommodate student growth will not sufficiently address these adjusted projections in enrollment. Rather, there is a need for approximately 700-860 additional bedrooms each year, at least to 2017 (refer to Table 1). Additionally, the 2008 SAS Monitoring Report projected 1.5% growth for 2008-2011, but the universities experienced higher rates of growth than were projected. Growth rate projections should be reviewed as part of each future SAS Monitoring Report.

Development Potential

In 2008, City staff examined the development potential of the remaining designated lands which have not been redeveloped and have not been proposed for construction. A detailed calculation is contained in report DS-08-17, entitled the Columbia Street, University Avenue, King Street and Lester Street Neighborhood Land Use Planning Review. It was noted that there was potential for development of as many as 22,110 bedrooms within the study area at 5 bedrooms per unit, or