



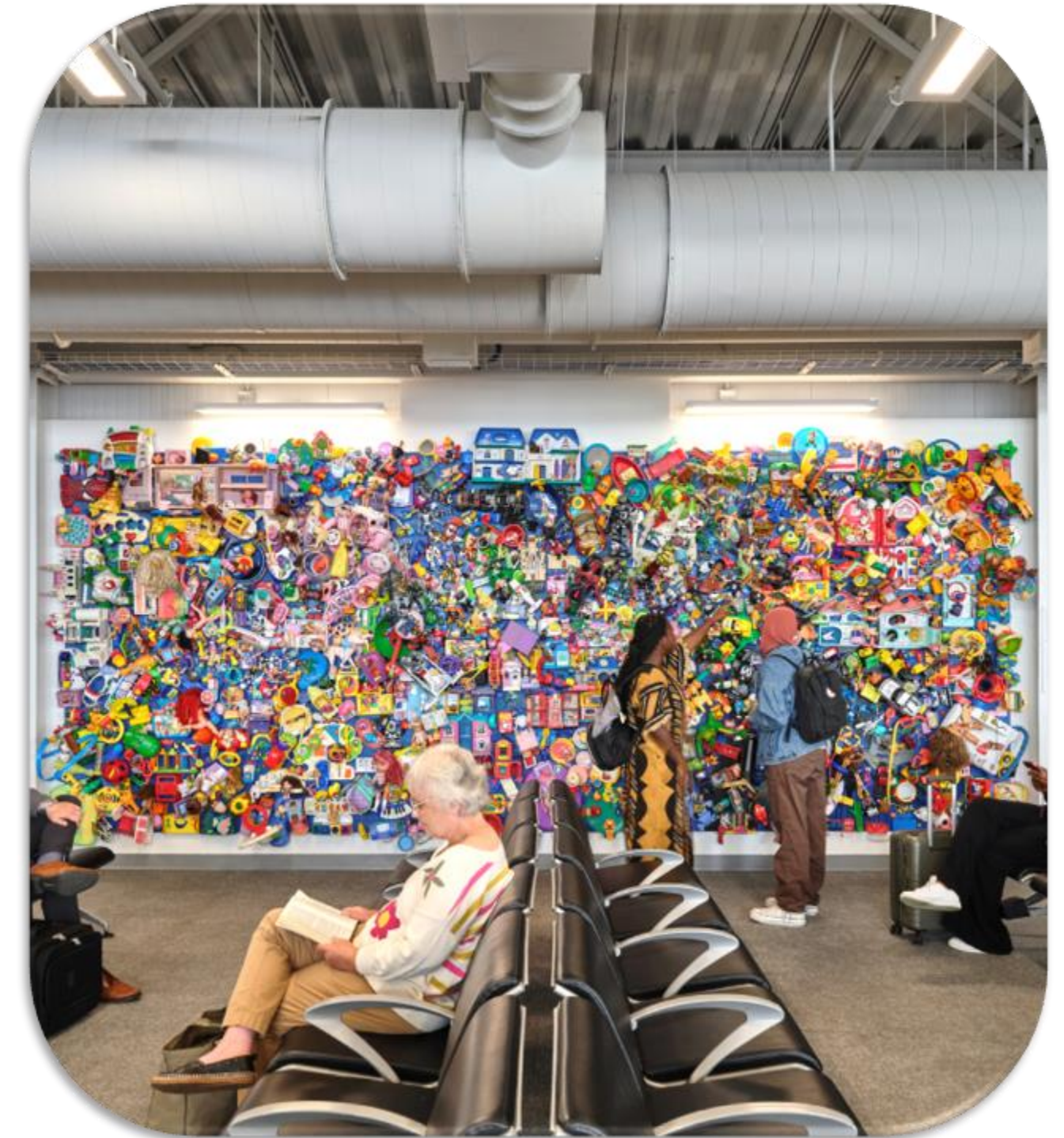
Region of Waterloo  
INTERNATIONAL  
AIRPORT

# 2025 AIRPORT GROWTH PLAN



# Today's Purpose

- 1.Highlight the Key Themes of the refreshed 2025 Airport Growth Plan
- 2.Launch Phase 2 of the Public Consultation of the Plan





# Guiding YKF's Future

## Why update now?

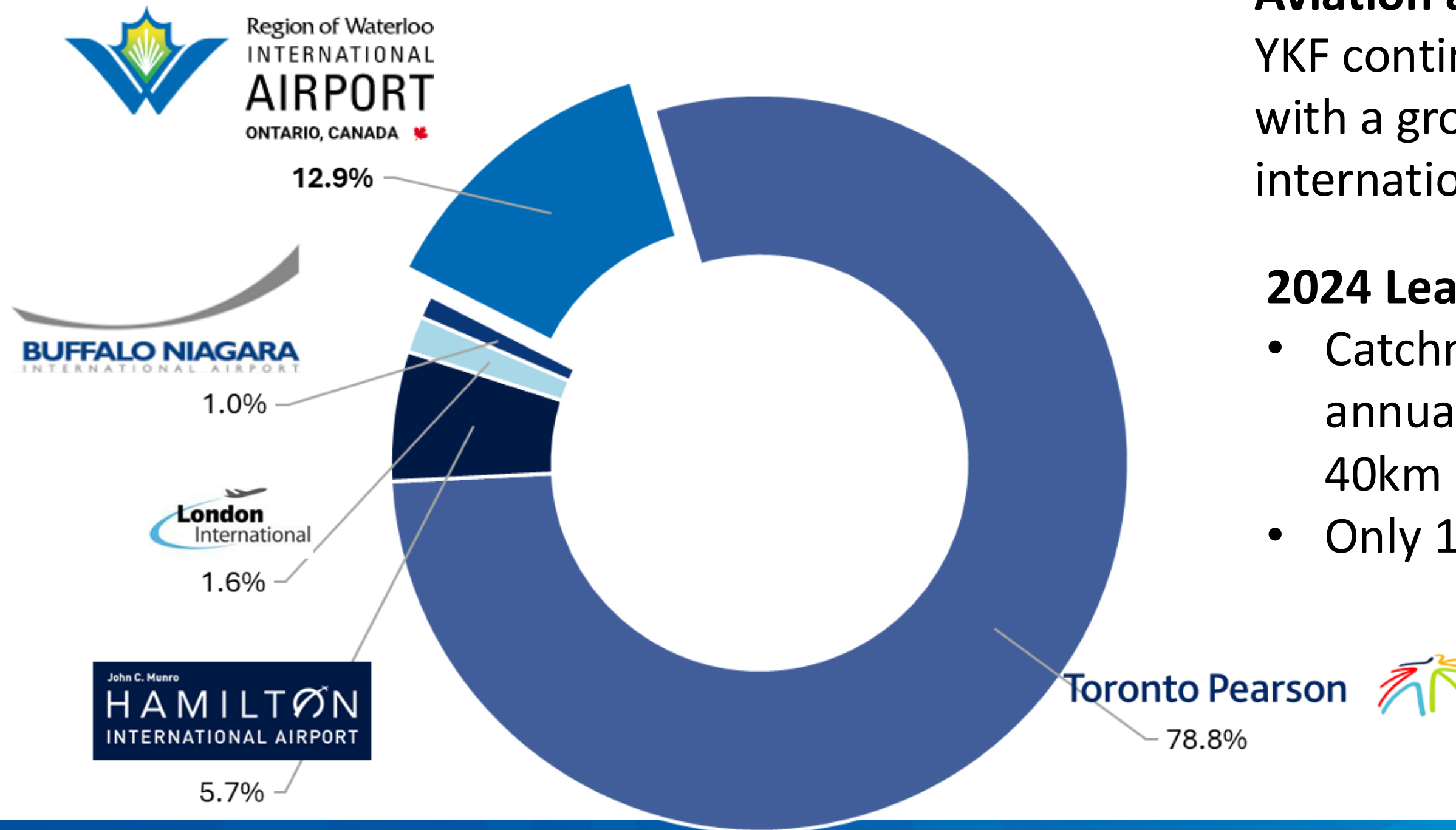
- Significant growth since 2017
- The current Master Plan is outdated
- Industry trends and conditions have changed
- Opportunity to connect with community & stakeholders
- Ensure development continues to be aligned with Regional, industry and public priorities

## What is involved?

- Refreshed technical studies (complete)
- Industry, Public and Stakeholder consultation (fall 2025)
- Council approval (early 2026)



# Strategic Advantage



## 2023 Economic Impact Study

- 44 aerospace businesses
- 660 employees
- \$390M total economic output in 2023

## Aviation and Aerospace Industry

YKF continues to grow as a hub for the sector, with a growing number of local, national and international tenants

## 2024 Leakage Study

- Catchment area of 3.4 Million annual passengers living within 40km of YKF
- Only 12.9% of trips use YKF



# Phase 1 Consultation - Findings

1. YKF is:
  - Easy to Use
  - Close to Home
  - Friendly Service
  - Improving the Journey
2. YKF is a key for residents to unlock important personal experiences.
3. YKF is a strategic opportunity for the Regional economy





# Potential Passenger Growth

- There has been strong passenger growth over the last several years:
  - 2019 - 77,000 passengers
  - 2024 - 523,000 passengers
  - As of July 31, 2025 - Approximately 274,000
- Conservative projection of passenger growth = 5% growth
- Opportunity grows at YKF as constraints at YYZ continue / changes in demand
- Development remains trigger-based, will not proceed until passenger growth warrants



# Key Themes

Waterloo Region is on track to reach 1 million people by 2051. The time to prepare for that growth, is now – which means investing in more homes, jobs, and critical infrastructure like the airport, that will support growth.

- YKF as a Mobility Hub for 1 Million People
- “Just-in-Time” Infrastructure Strategy
- Balance growth and environmental protections
- YKF as a driver for Aviation and Aerospace Sector Development
- Managing Conflict with Competing Land Uses





# Key Actions

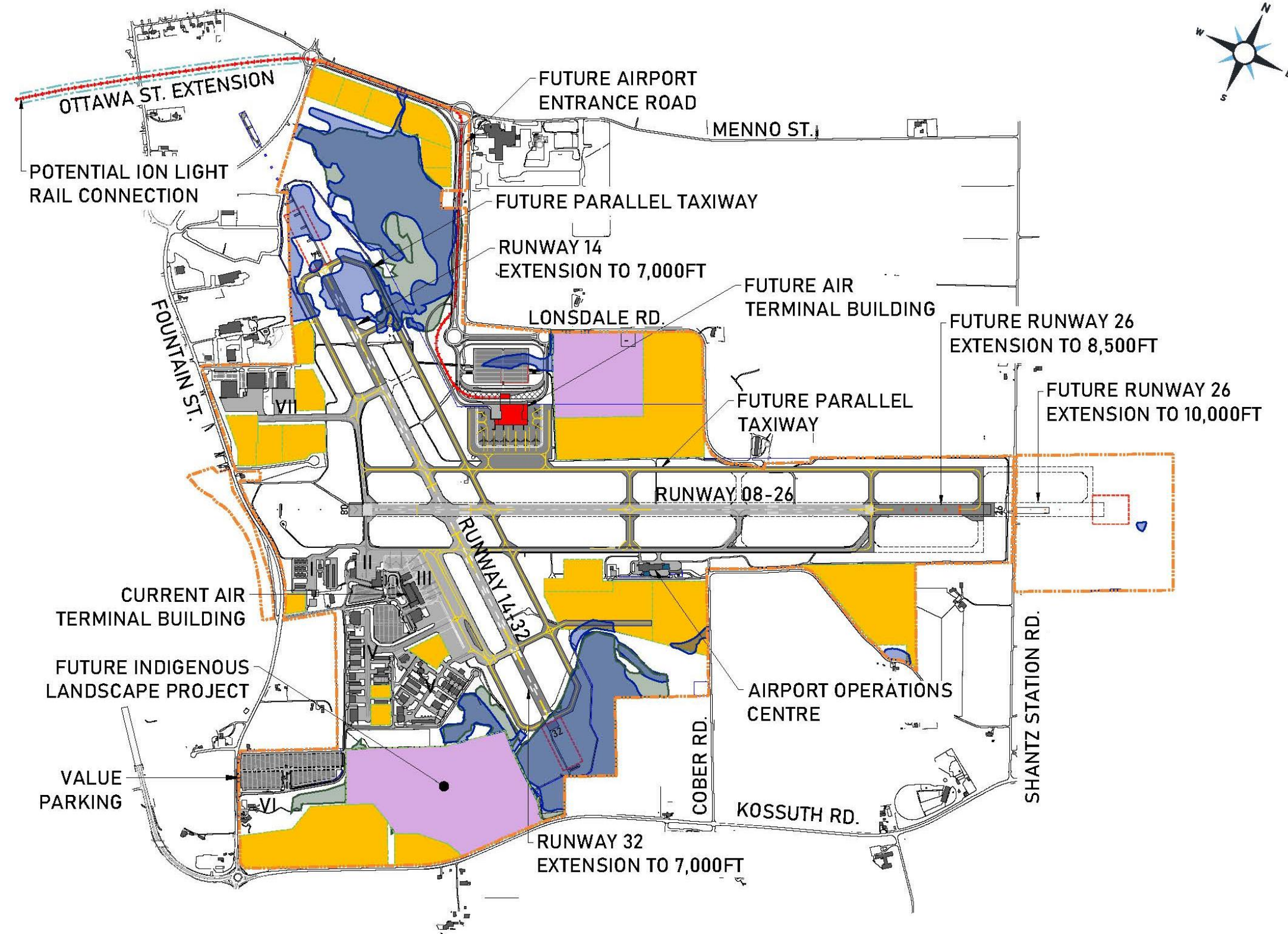
- Planning & prep work for a future, new terminal building
- Runway Extensions 14-32 and 08-26
- Aviation & Aerospace Cluster Development
- Planning for Transportation connectivity
- Sustainability Initiatives
  - Indigenous Landscape Project
  - Decarbonization Action Plan
  - Natural Heritage Management Plan
- Updated Airport Zoning Regulations (AZR)





# Looking Ahead

-  New Development Area
-  New Natural Heritage Management / Indigenous Landscape
-  Future Air Terminal Building
-  Airport Property Line
-  Significant Woodlands
-  Existing Wetlands







# Next Steps

- Complete Long-Term Financial Analysis
- Fall 2025 - Phase 2 Consultation
  - Tenants
  - Industry
  - Community
- Early 2026 - Final Airport Growth Plan to Council