

MEETING NORMS

- This meeting and question period will be recorded.
- If you have questions regarding the Region's privacy policies:
  - Telephone: Service First Contact Centre 519-575-4400
  - Direct questions to: Manager-Information, Access & Privacy
- The Q & A function is enabled, but only visible to the meeting hosts throughout the presentation. Please feel free to type questions throughout the meeting and we will bring those forward for comment at the end of the session.
- All questions posed during this meeting will be posted to the EngageWR page for this project, with response.

Region of Waterloo

Building better futures:

2,500 homes in 5 years

COMMUNITY INFORMATION SESSION
JULY 18, 2023
1388 HIGHLAND ROAD WEST, KITCHENER

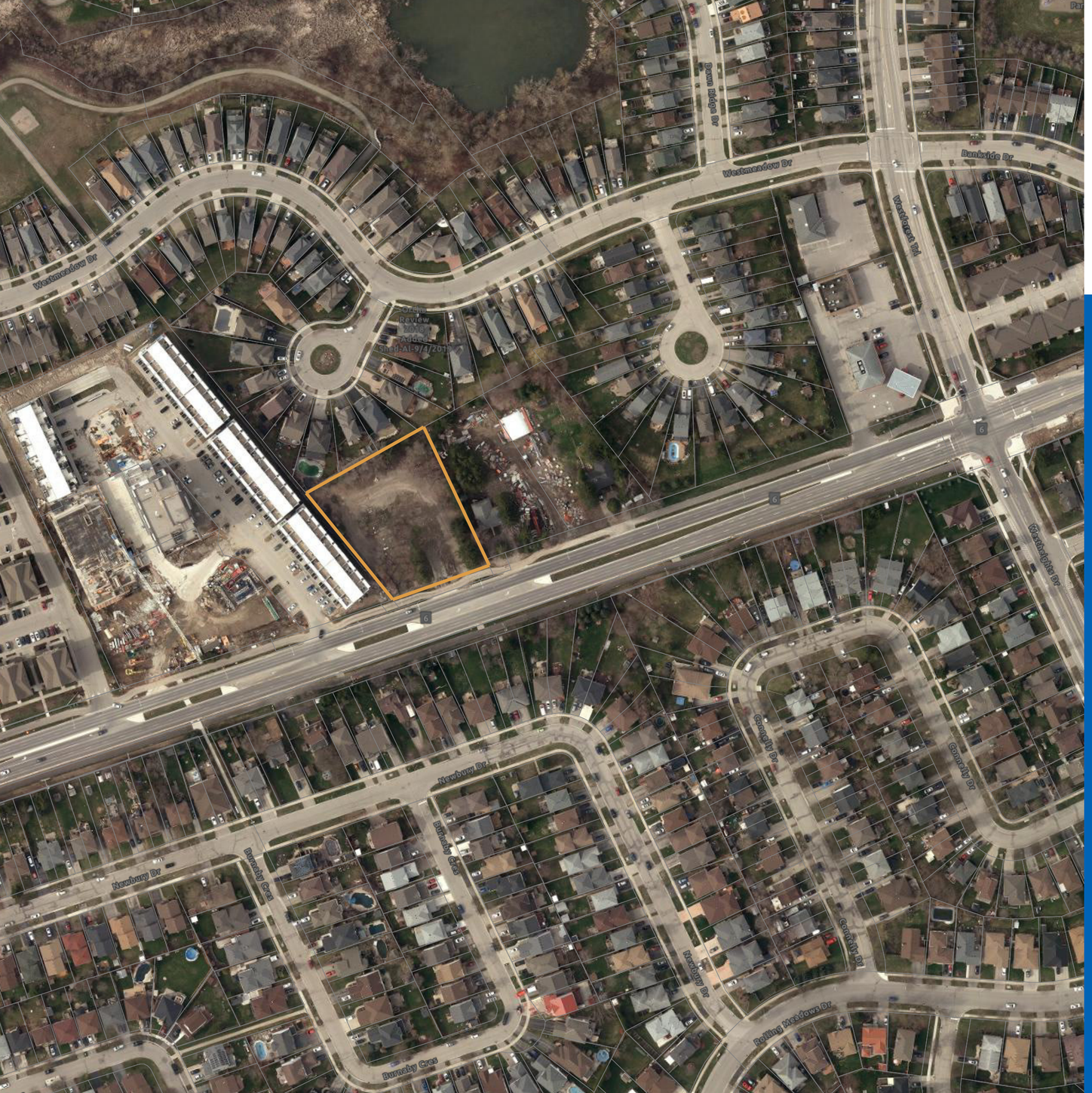


REQUEST FOR PROPOSAL FOR DEVELOPMENT OF AFFORDABLE HOUSING



LAND ACKNOWLEDGEMENT

The Region of Waterloo is situated on the land traditionally cared for by the Haudenosaunee, Anishnaabe, and Neutral Peoples. We acknowledge the enduring presence and deep traditional knowledge, contributions and philosophies of the Indigenous People with whom we share this land today.



INFORMATION SESSION AGENDA

- Introductions
- Building Better Futures Initiative
- Defining Affordable Housing
- Community Profile
- Planning Context & Site Profile
- Request for Proposal
- Project Timeline
- Questions



MEET THE TEAM

- Sarah Millar, Land Portfolio Manager, Region of Waterloo
- Tristan Wilkin, Principal Planner, Region of Waterloo
- Ashley Graham, Senior Development Planner, Region of Waterloo
- Garett Stevenson, Acting Director, Development Review, City of Kitchener
- Craig Dumart, Senior Planner, City of Kitchener
- Tanya Roberts, Project Manager (Planning), City of Kitchener



BUILDING BETTER FUTURES INITIATIVE

2,500 HOMES IN FIVE YEARS (2021-2026)

Mission Statement: Create a sustainable, strategic pipeline of affordable housing projects to create a tenfold increase in the number of affordable homes we develop each year.

- Accelerate the development of Affordable Housing throughout the Region;
- Focus on publicly owned land and partnerships;
- Optimize public land use for public benefit through analysis, design, community consultation and partnership

WHAT IS AFFORDABLE HOUSING?



- Broadly defined using the cost of Housing as a percentage of Household income.
- CMHC defines Affordable Housing when the household is spending no more than 30% of their pre-tax income on housing.
- Request for Proposal (RFP) criteria for this property will require submissions meet the CMHC definition for its Co-Investment fund, being 80% of Median Market Rent.

Rental 1 Bedroom Units (Source: CMHC)	Current Rent (avg $) Oct 2022	Qualifying Income ($)
Median Market Rent (MMR)	$1,211	$48,450
80% MMR	$969	$38,750
Rental 1 Bedroom Unit (Source: Zumper)	$1,850 - $1,900	$74,000 - $76,000

1388 HIGHLAND ROAD WEST, KITCHENER

Site and Surrounding Area

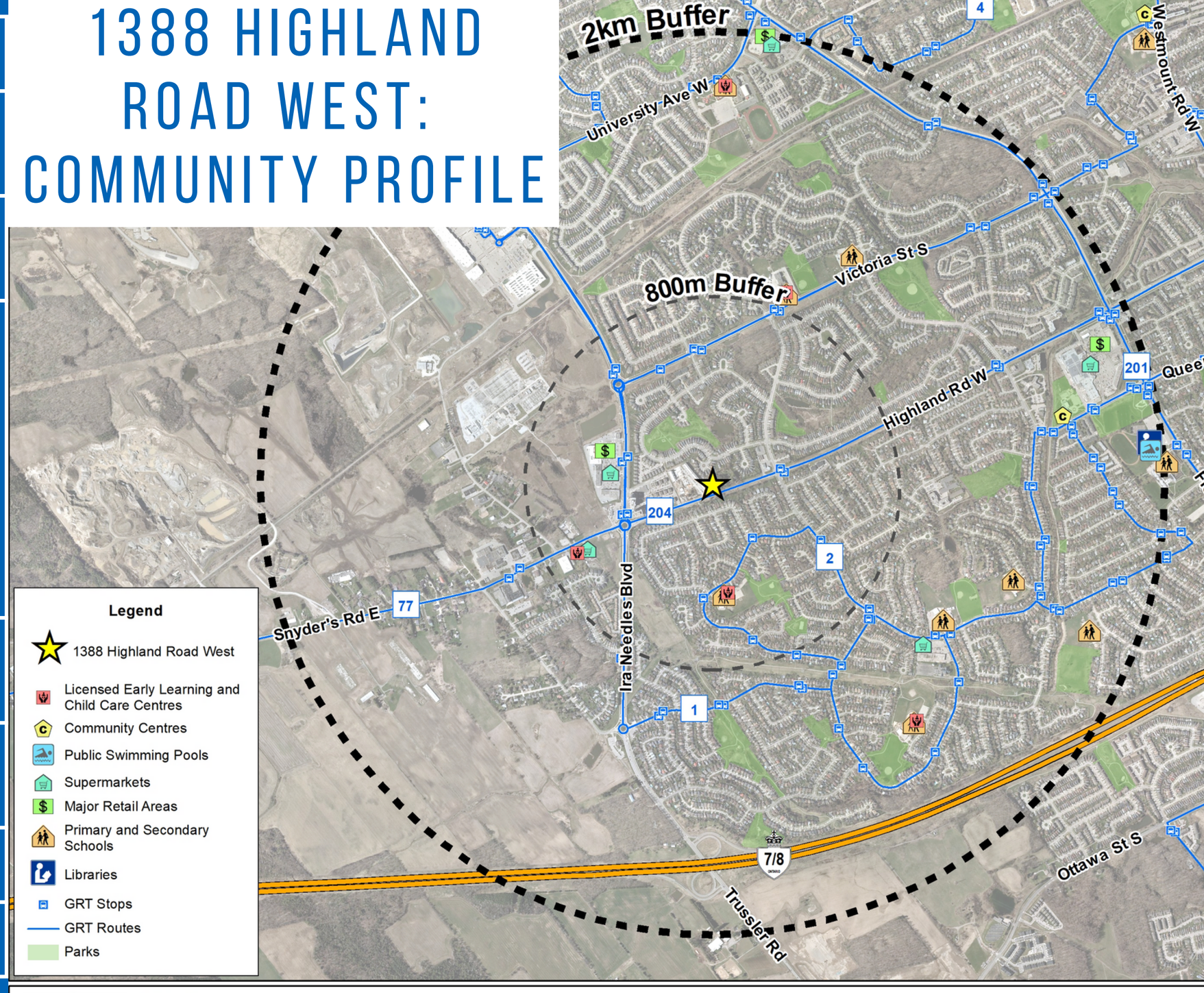
Ira Needles Blvd



Westforest Trail

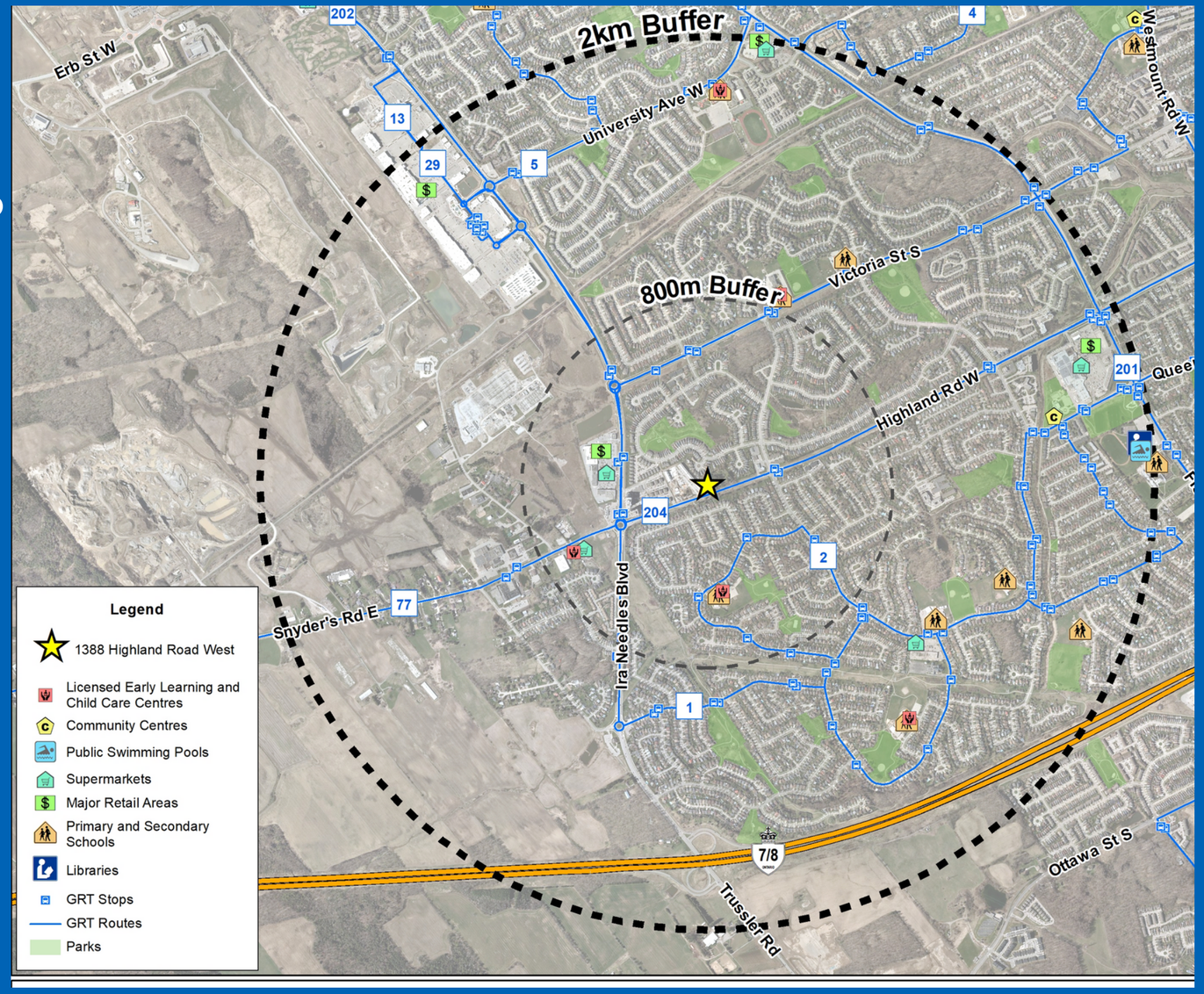
1388 HIGHLAND ROAD WEST: COMMUNITY PROFILE

Transit	300 metres
Parks	West Meadow Park (850 m) Rolling Meadows Park (850 m)
Childcare	Elite Daycare (700 m) Driftwood Park Child Care (2 km)
Schools	Sandhills Public School JK - 6 (1.3 km) Westheights Public 7 - 8 (1.4 km) St Dominic Savio JK - 8 (1.6 km) Forest Heights Collegiate Institute 9 - 12 (2.6 km) Resurrection Catholic Secondary 9 - 12 (2.6 km)
Major Retail	Highland Marketplace (700 m) The Boardwalk (2.5 km)
Grocery Stores	Sobeys (800 m) Walmart (2 km)
Library	Forest Heights Library (2.4 km)
Hospital	St Mary's General (4.3 km)



TELL US ABOUT YOUR LOCAL COMMUNITY FEATURES

What do you like in your neighbourhood?



What do you think is missing in your neighbourhood?

1388 HIGHLAND RD W: SITE PROFILE

Location	East of intersection of Ira Needles Blvd and Highland Road West, on north side of Highland Rd W
Lot Size	0.459 ha / 1.13 ac (Irregular)
Road Frontage	Highland Rd W (50.48 m / 165.6 ft)
Previous Regional Use	Single Detached House; Staging area for Highland Road improvements
Physical Attributes	Improved road frontage; Considerable tree canopy; Generally flat; Former detached home demolished
Water / Sewer Connections	Both Available
Road Widening Required	Yes (Regional Road Widening)
Status of Environmental Site Assessment	Complete, no contamination found, RSC filed



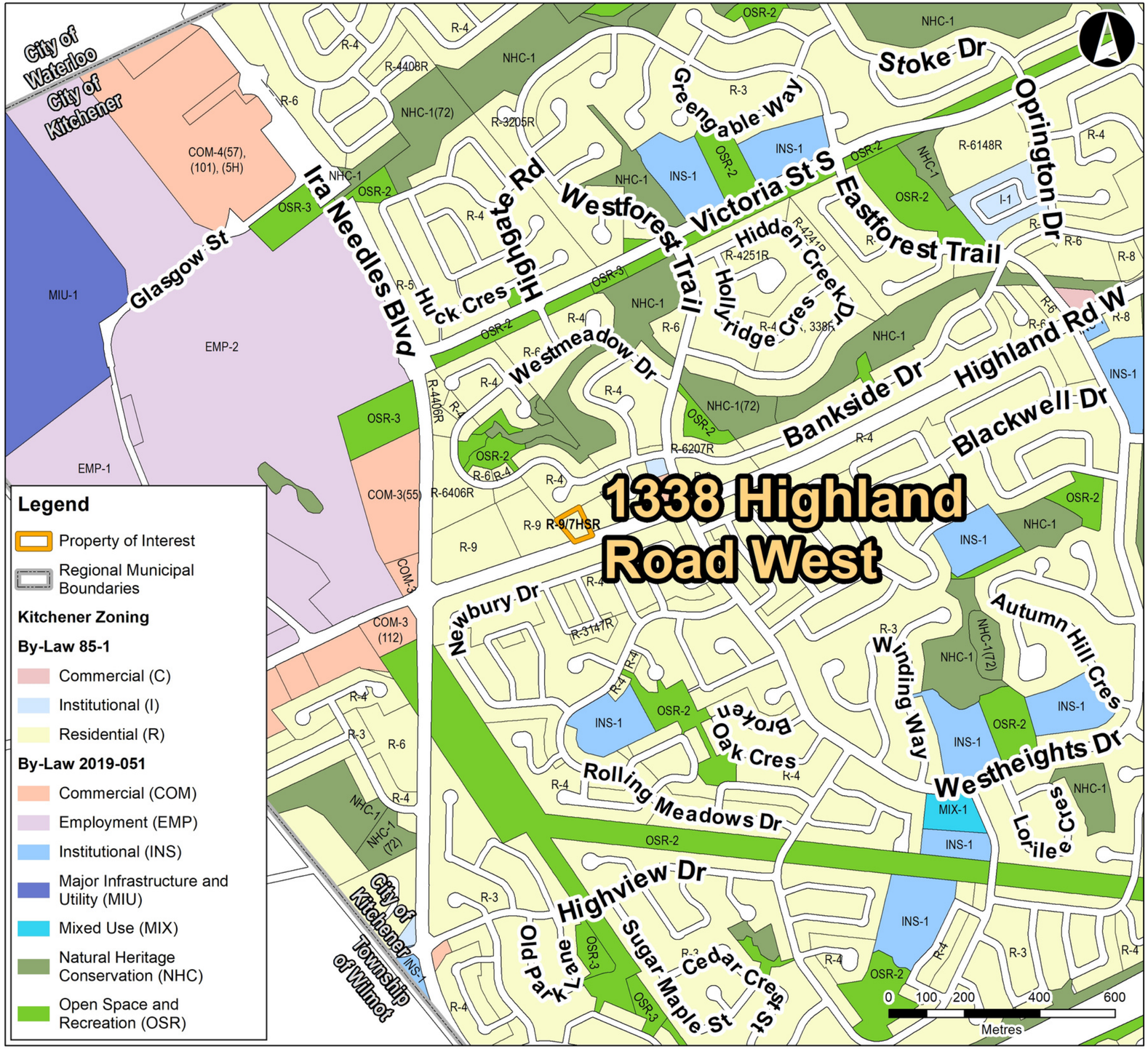
1388 HIGHLAND ROAD WEST: CITY OF KITCHENER OFFICIAL PLAN

Regional Official Plan Designation (ROPA6)	Built Up Area
City of Kitchener Official Plan Designation (2014, consolidated)	High Rise Residential
Key Policies	• Net Residential Density min. 100 units per ha • Min. Floor Space Ratio 2.0 • Max. Floor Space Ratio 4.0 • Complementary non-residential use may be permitted to locate internal to a multiple residential building, on the ground floor



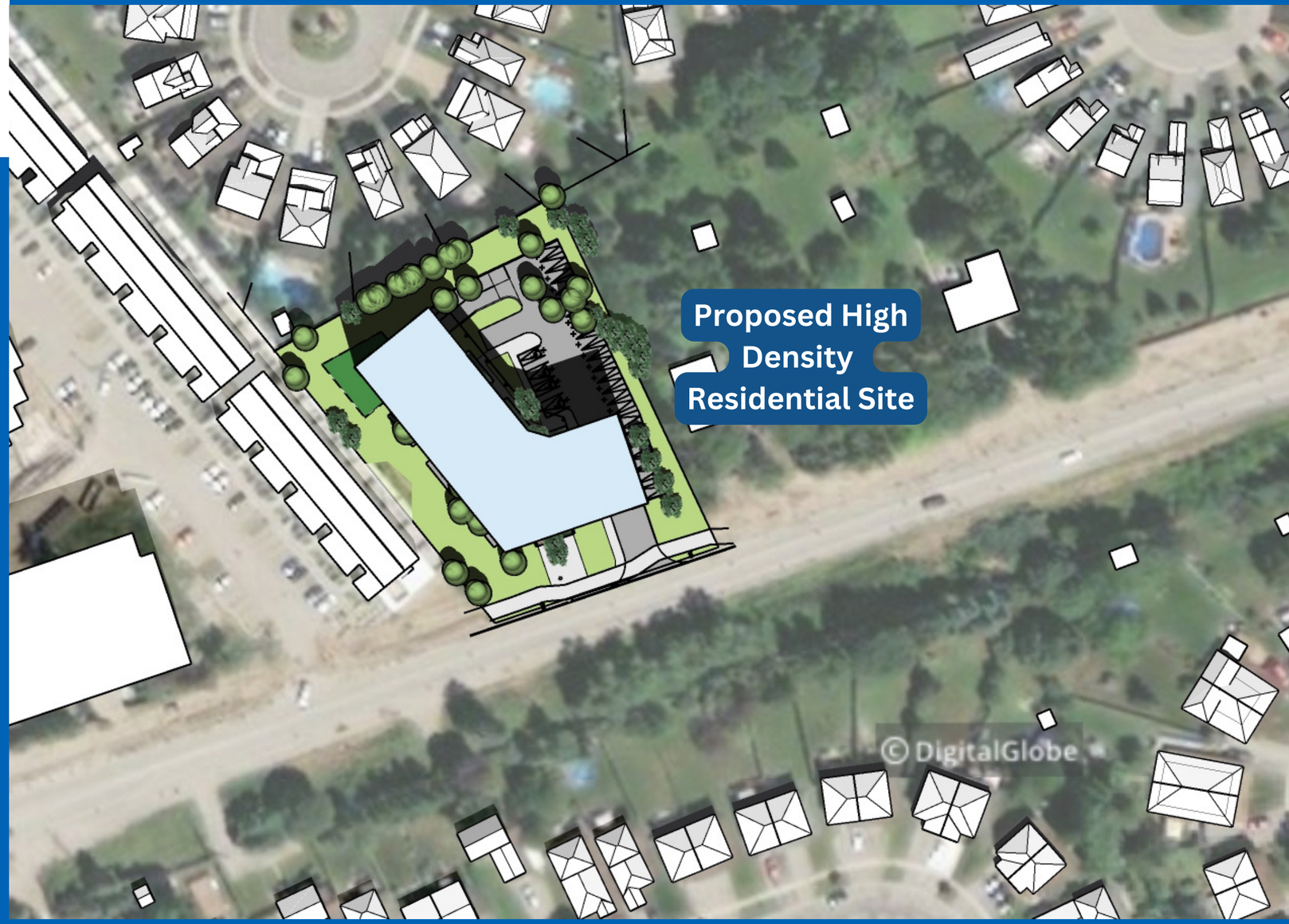
1388 HIGHLAND RD W: CITY OF KITCHENER ZONING BY-LAW

Zoning By-law 2019-051 * Under Appeal	RES-7 (339) (35H) High Rise Residential Seven with holding for urban design brief; Location within Airport Takeoff Approach Zone
Zoning By-law 85-1	R-9, 7HSR Residential Nine Zone with holding for servicing and road works
Uses Permitted	Multiple Dwellings, Street Townhouse Dwellings, Daycare Facility, Convenience Retail
Minor Variance A2022-131	Approved - Parking requirement of 0.68 spaces per dwelling unit, inclusive of visitor parking; Zoning By-law 85-1 requires 1.5 parking spaces per dwelling unit and minimum 20% visitor parking



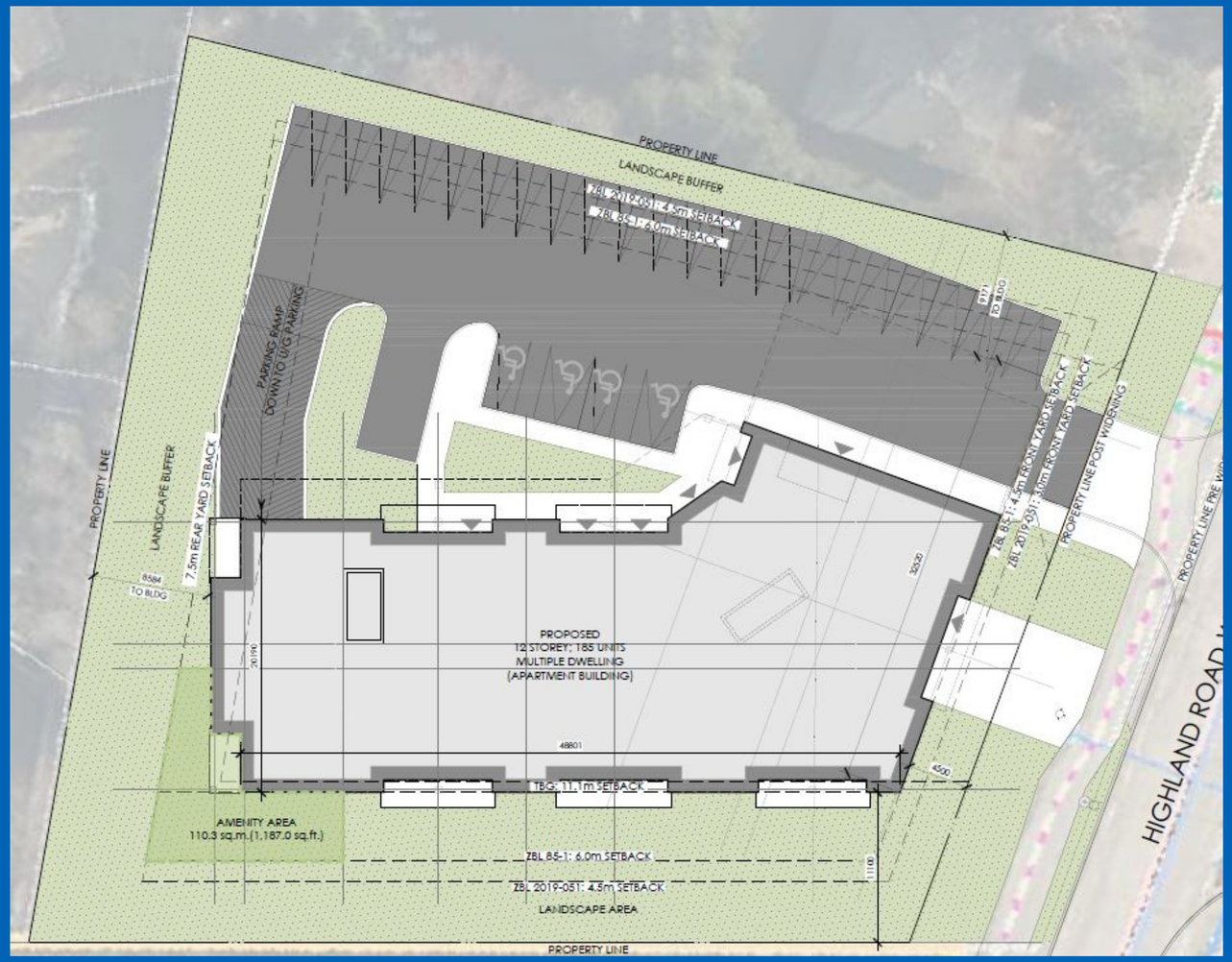
1388 HIGHLAND RD W: DEVELOPMENT PROFILE

Built Form Anticipated	Apartment building
Potential Scale	High-Rise (9+ storeys) *subject to design review, holding provision, and applicable policy and regulatory requirements*
Estimated Unit Count	150 - 185 units total
Development Type	Mixed market and affordable residential development; Rental or Ownership tenure potential; Additional supporting uses
% of Affordable Units	Minimum 30% of total unit yield Target 40%+ of total unit yield
Restrictions/ Encumbrances	None registered



Aerial View - Conceptual Only.
Final design subject to applicant submissions.

1388 HIGHLAND ROAD WEST: DEVELOPMENT PROFILE



Conceptual massing for illustration purposes.
Final design subject to applicant submissions.

Stats (Conceptual Only)

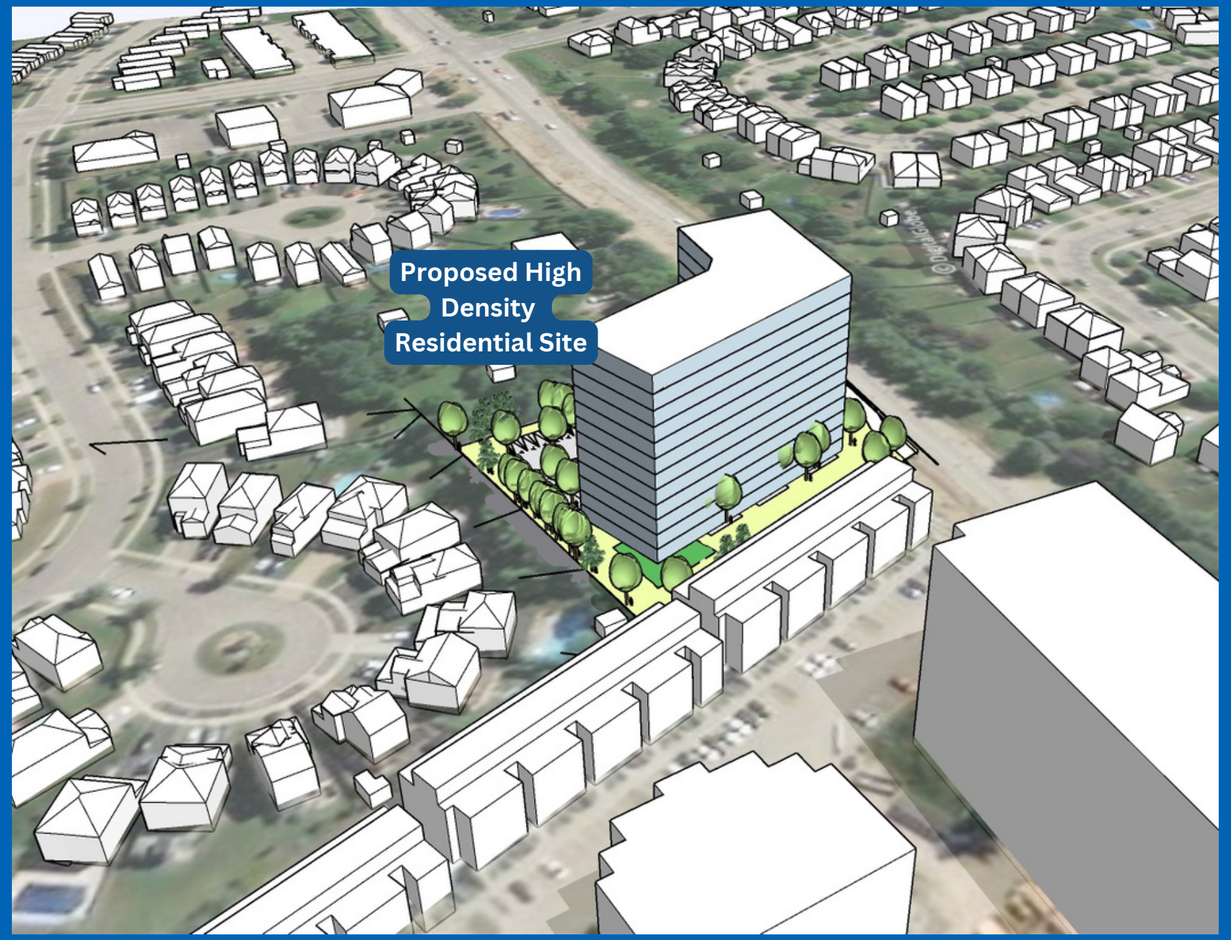
Front Yard	Achieved (4.5m)
Rear Yard	Achieved (7.5m)
Side Yard	Achieved (6.0m)
Floor Space Index	3.54 (Max. 4.0)
Building Height	38.8m (subject to design review and Tall Building guidelines (46.7m)
Units	185 (Estimated)
Parking Achieved	Surface 25 spaces Underground 75 spaces (per floor)

1388 HIGHLAND ROAD WEST: DEVELOPMENT PROFILE



View looking southwest toward Ira Needles Boulevard. Conceptual massing for illustration purposes only.

View looking southeast toward Westheights Drive - Conceptual massing



REQUEST FOR PROPOSAL PROCESS: EVALUATION CRITERIA

Weighted evaluation criteria are a critical part of the process.

Baseline criteria for each submission will include elements such as, but not limited to:

- Number of affordable units (minimum 30%)
- Duration of affordability (minimum 40 years)
- Depth of affordability achieved (minimum 80% Median Market Rent)
- Design considerations, including site functionality, building materiality, amenity provided
- Financial statements
- Applicant development experience
- Applicant operational experience or partner identified for rental/affordable component
- Ability to meet CMHC Accessible Design requirements
- Demonstrated sustainable development approach (opportunities to achieve net zero operational carbon)
- Community outreach and information plan included in submission

Request for Proposal: Timeline

The Road to Development

2022

Sept/Oct

1 Complete

Community Information Sessions

Minor Variance Application Submitted

Nov/Dec

2 Complete

Minor Variance Approved

2023

July

3 **We Are Here**

Community Information Sessions

Aug/Sept

4

Regional Staff Prepare RFP Package

Oct/Nov

5

Public RFP Launch to Industry (Private / Non-Profit)

Nov/Dec

6

RFP Plan Taker Analysis of Materials

Proposals Submitted

Request for Proposal: Timeline

The Road to Development

2024

Jan/Feb

7

Regional Staff Evaluate Submissions

March/ April

8

Recommendation Report to Regional Council

Summer

9

Contract & Formal Award to Successful Proponent

Early Fall

10

Site Plan Submission to City

Application / Design Review by City Staff

Late Fall

11

Additional Community Information Session(s) (co-led by Region & Developer)

Site Plan Approval by City

Request for Proposal: Timeline

The Road to Development

2025

2026

Winter

Spring

Fall

11

Site Plan Agreement & Building Permit Issuance

12

Construction Underway

13

Potential Occupancy

THANK YOU!

Ashley Graham, Senior Development Planner, Regional Land Portfolio
regionalland@regionofwaterloo.ca

Stay informed on project updates!
www.engagewr.ca/highland

