



An innovative partnership to create rental housing, affordable housing, and child care in the community.

Information regarding 1388 Highland Road West, Kitchener

The Region of Waterloo and Savic Homes invite you to an **Open House** about the planned development at 1388 Highland Road West, Kitchener.

DATE: Thursday, December 12

TIME: 4:00 - 6:00 pm

LOCATION: Forest Heights Library, 251 Fischer-Hallman Road, Kitchener

This Open House will elaborate on a proposal for a new rental apartment building that will include both market rate and affordable rental units, as well as a licensed Child Care Centre. This is a great chance for the community to ask questions and share feedback early in the design process.

About the site and the proposed development

- The site is at 1388 Highland Road West, near Ira Needles Boulevard in Kitchener, and is about 1.14 acres (0.46 hectares) in size.
- The Region of Waterloo owns the property, which is currently vacant. It was previously used for roadwork support.
- The site is part of the Region's Building Better Future initiative, which aims to add 2,500 new affordable housing units in the Region over five years.
- Savic Homes, a local homebuilder, was selected to develop a rental building on the site, which will include both market and affordable units.
- 30% of the units will be affordable rentals, which Savic Homes will offer under Regional affordability guidelines for 40 years.
- The building will also include a new, licensed Child Care Centre with space for 88 children.
- The building is conceptually designed as 17 storeys, stepping down to 8 storeys at the rear. It will include approximately 208 units, with a mix of market-rate and affordable rentals.
- A variance (Minor Variance) to the current zoning is needed to accommodate the size of the Child Care Centre.

A Site Plan Application is required for the development, and this Open House will allow community members an opportunity to ask questions and give feedback on the preliminary design.

Visit www.engagewr.ca/highland to learn more and share this information.

Preliminary Design



Looking northeast from Highland Road West.



Looking southwest from the rear (northeast) corner of the Subject Site.



Preliminary Design site concept plan

Community Benefit

The proposed development at 1388 Highland Road West, Kitchener aims to:

- ✓ Help address the affordable housing crisis in Kitchener by building a new rental apartment with 30% of its units set aside as affordable housing, following Region of Waterloo guidelines, and available as affordable for a term of 40 years.
- ✓ Increase rental housing options by offering a variety of unit types, with over 33% of the apartments being 2- and 3-bedroom units.
- ✓ Respond to the need for child care by adding an 88-space Child Care Centre operated by an experienced, licensed provider chosen with help from Region of Waterloo Children's Services.
- ✓ Create a thoughtfully designed building that blends well with the area, using urban design principles like defined street edges, tree planting, and landscaping to enhance the neighbourhood.
- ✓ Meet these goals while following the Kitchener Official Plan and Zoning By-law.

Contact

If you are not able to attend the Open House or would like to send questions in advance, please contact Brandon Simon from The Planning Partnership: bsimon@planpart.ca and/or 416-975-1556 ext. 242.