

41 WESTHILL DRIVE, WATERLOO



BUILDING BETTER FUTURES INITIATIVE

Mission Statement: Create a sustainable, strategic pipeline of affordable housing projects to produce 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.
- Build Canada Homes (BCH) defines Affordable Housing as when a household is spending no more than 30% of their pre-tax income on housing.
- Request For Proposal (RFP) criteria for this property will require that the rents for the affordable units be set at or below the Moderate Income level as defined by BCH.

BCH Household Income Level Definitions	2027 income estimates*	Affordable rent (1 bedroom unit)
Very-low Income: 0 - 25% of median income	<\$16,371	\$409
Low-Income: 26 - 50% of median income	<\$32,742	\$818
Moderate Income: 51 - 75% of median income	<\$49,113	\$1,228
Median Income: 76 - 100% of median income	<\$65,484	\$1,637

*1-bedroom median income based on City of Waterloo median household income ~ \$65,484 (adjusted for 2027)

41 WESTHILL DRIVE: CENSUS PROFILE

Planning District	Westvale
Total Population	6,610
Median Age	42
Total Households	2,375
% Households - Owned	2,045 (86.8%)
% Households - Rented	310 (13.2%)
Average Household Size	3
% of households in Inadequate or unaffordable housing	18%
Average Household Income (before tax)	\$133,000

**Source: Statistics Canada, Census 2021 by Census District*

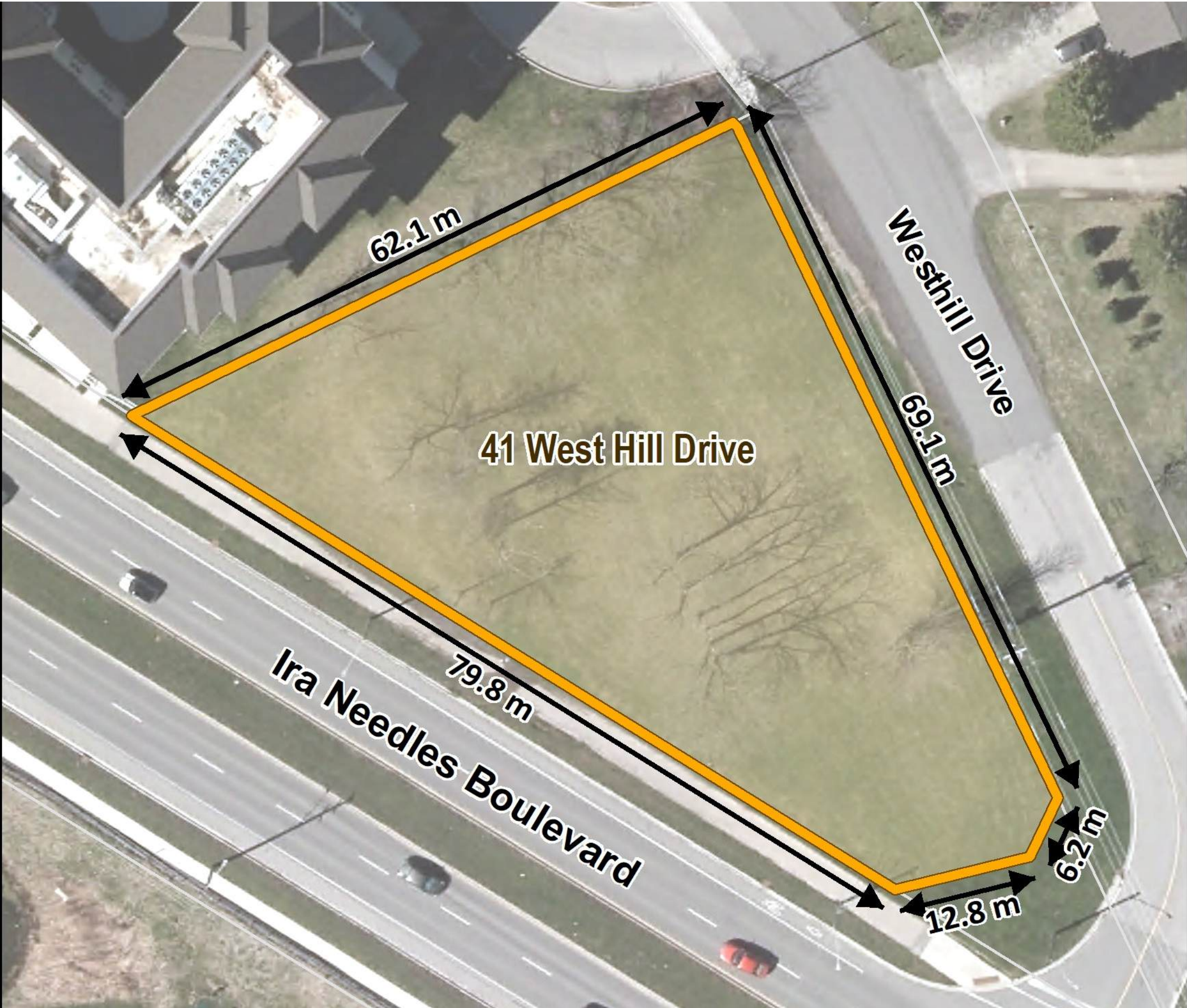


41 WESTHILL DRIVE: COMMUNITY PROFILE



41 WESTHILL DRIVE: SITE PROFILE

Location	North-east of the intersection of Ira Needles Blvd and Westhill Drive
Lot Size	0.28 ha / 0.7 ac (Irregular)
Road Frontage	Ira Needles Blvd (79.82 m / 165.6 ft) Westhill Drive (69.1 m / 226.7 ft)
Previous Regional Use	Staging area for Ira Needles Blvd construction
Physical Attributes	Overhead hydro transmission lines within Westhill Drive right-of-way Grade change from east to west
Water / Sewer Connections	Yes / No sanitary connection to property line. Located in Ira Needles Blvd. right of way.
Road Widening Required	No road widening, site triangle to be taken at Ira Needles and Westhill Drive intersection.
Environmental Site Assessment	Complete, no contamination found, Record of Site Condition has been filed



41 WESTHILL DRIVE: NEIGHBOURS

The Westhill Retirement Residence is the closest neighbour to 41 Westhill Drive.

Our goal is to move forward thoughtfully with the future development at 41 Westhill Drive, ensuring that residents of The Westhill are kept informed and have opportunities to share feedback as the project advances.



We will be in touch!

Regional staff will connect with residents of The Westhill:

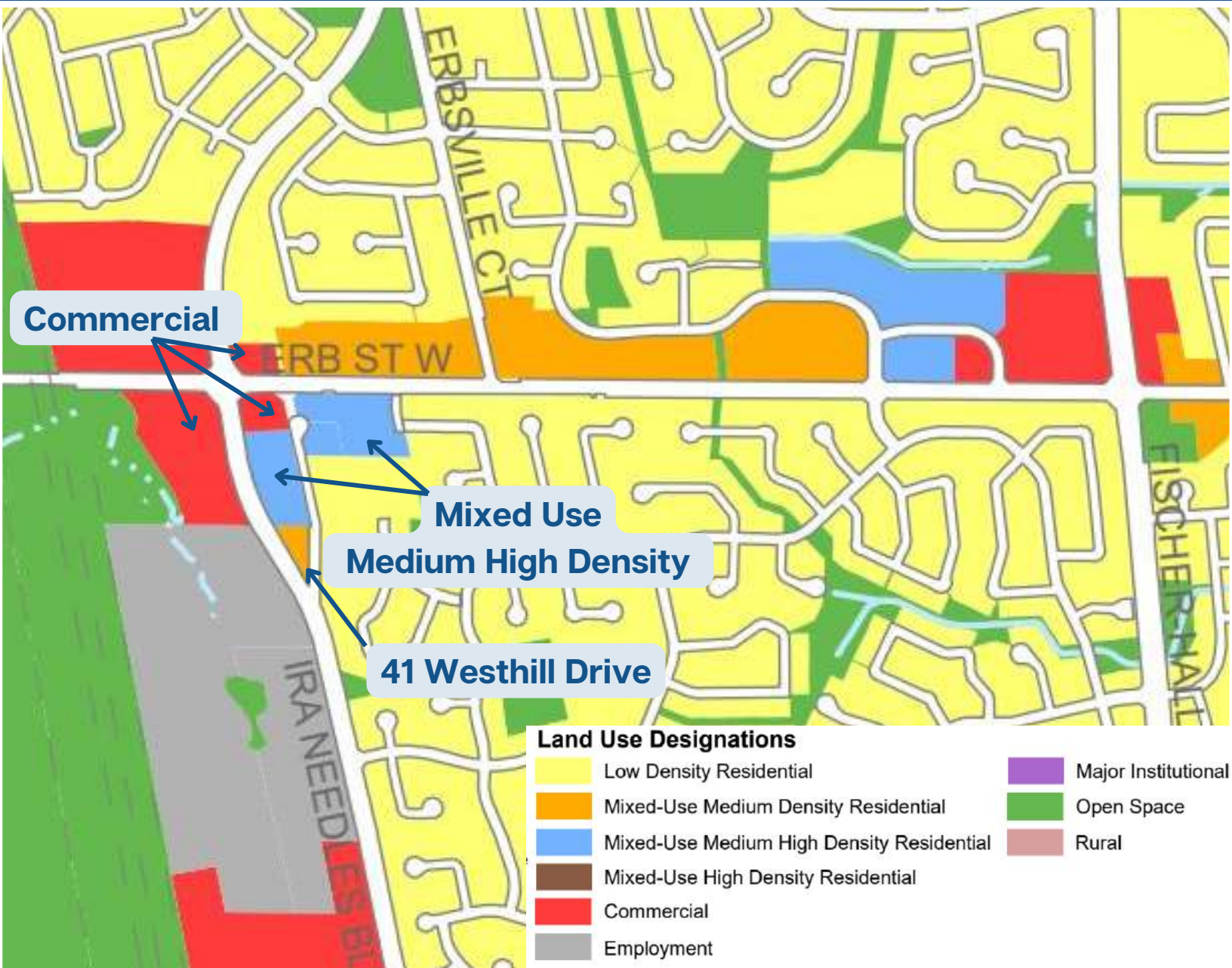
- Upon selection of development partner - a meeting will be coordinated for residents to meet the developer.
- Upon confirmation of project timelines
- Ahead of construction
- As new information becomes available

41 WESTHILL DRIVE: PLANNING CONTEXT

THIS DEVELOPMENT IS FULLY ALIGNED WITH THE
OFFICIAL PLAN DESIGNATION

A ZONING BY-LAW AMENDMENT WILL BE NEEDED

Regional Official Plan Designation	- Urban Designated Greenfield (development) Area - Planned Transit Corridor - WPSA-8 (Source Water Protection Area)
City of Waterloo Official Plan Designation	- Mixed Use Medium Density Residential - Minor Node
Zoning (Comprehensive By-Law 2018-050)	Residential-9



City of Waterloo
Zoning
(By-Law 2018-050)

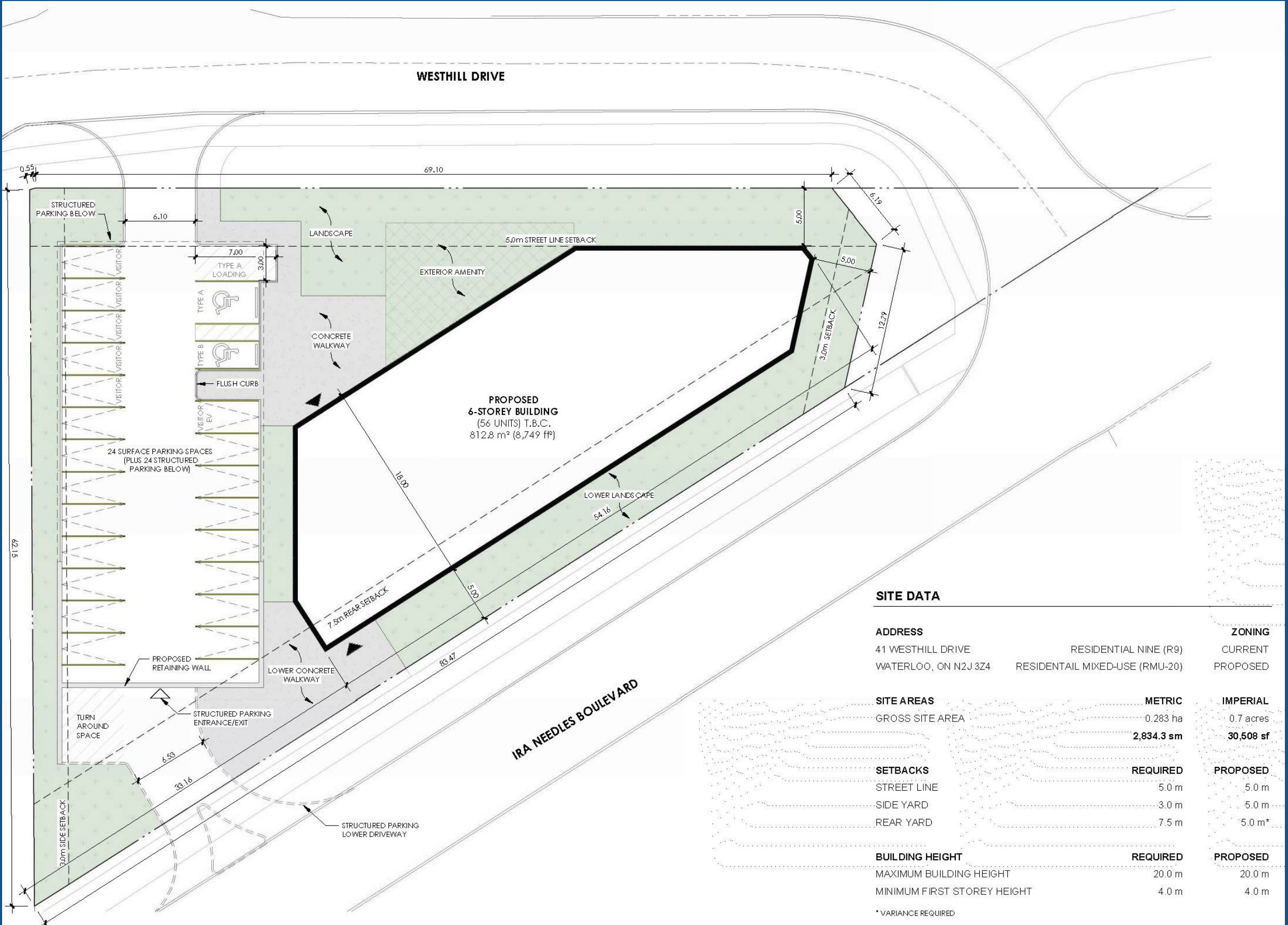
City of Waterloo
Official Plan
(2012)



41 WESTHILL DRIVE: DEVELOPMENT CONCEPT

*These development concepts are still theoretical, and may not represent the final site design

Built Form	Low-rise apartment
Potential Building Height	6 storeys
Estimated Total Unit Count	56 units (forty seven 1-bedroom and nine 2-bedroom)
Development Type	Mixed market and affordable residential development
% of Affordable Units	Minimum 30% total unit yield
Parking Spaces	48 spaces (40 residential and 8 visitor)



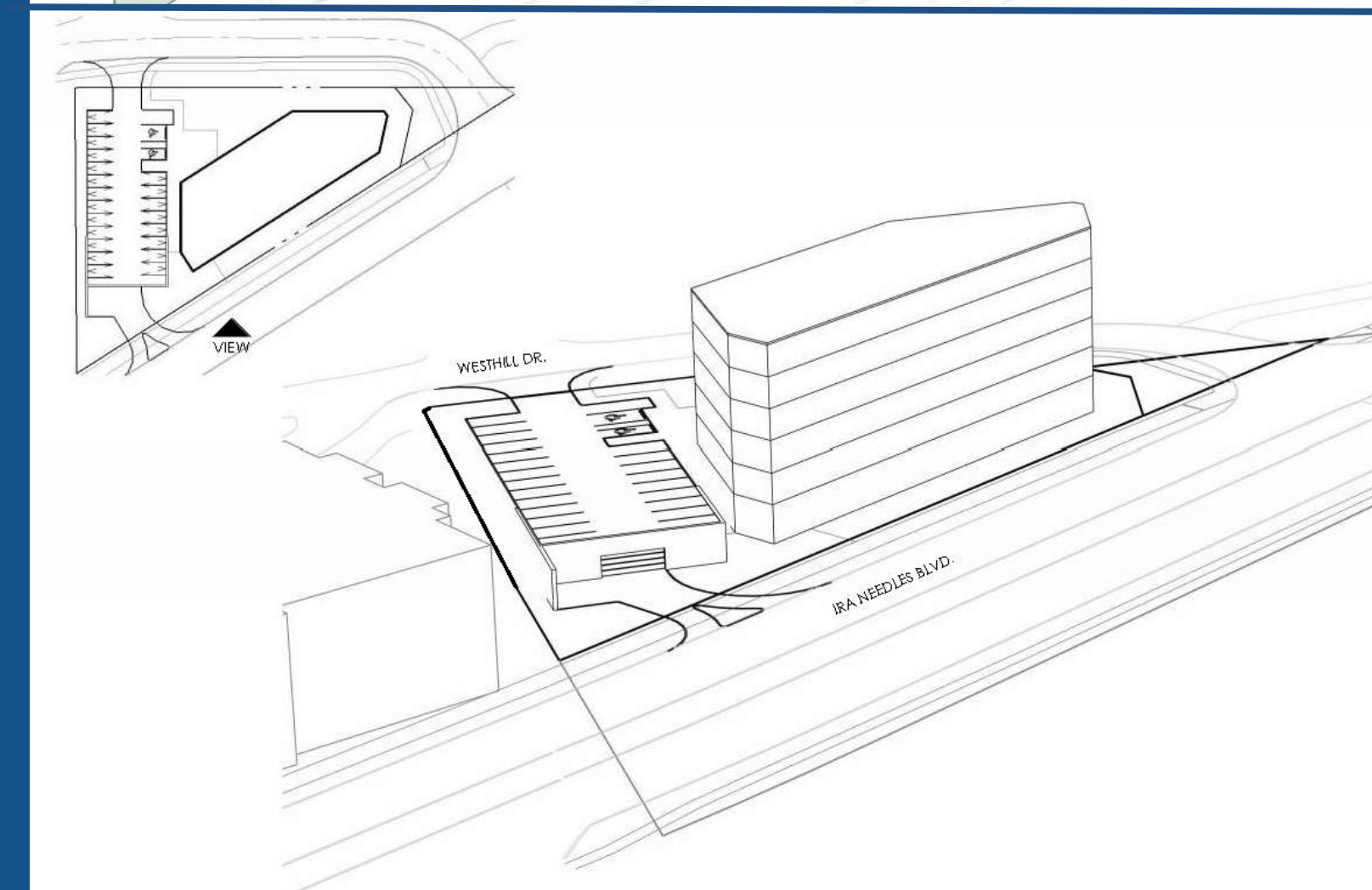
41 WESTHILL DRIVE: ZONING BYLAW AMENDMENT

The Zoning Bylaw Amendment (ZBA) application for 41 Westhill Drive was received by the City of Waterloo on January 9, 2026.

Zoning By-Law Amendment (ZBA) requested changes:

1. Re-zone lands to 'Residential Mixed Use-20 ('RMU-20') - allowing slightly taller heights and more density than existing
2. Permit a minimum rear yard setback of 5.0 metres, where the Zoning By-law requires a minimum of 7.5 metres; and,
3. Permit a minimum parking ratio of 0.75 spaces per dwelling unit, whereas the Zoning By-law requires a minimum of 0.90 spaces per dwelling unit

***These development concepts are still theoretical, and may not represent the final site design**



Zoning By-law Amendment Applications and Request for Proposal Timelines (Approximate)

The Road to Development

Timeline is subject to approval of the submitted Zoning By-law Amendments

2026

January

1 Complete as of January 9, 2026
Filing of Zoning Amendment Applications

February

2 Complete as of February 9, 2026
Informal Public Meeting at Waterloo City Council

March

3 We Are Here March, 2026
Statutory Public Information Meeting for Zoning Amendment Application

April/May

4 Summer 2026
Recommendation Report goes to City Council for ZBA Decision

Future Steps

5 Beyond 2026
Regional Staff Prepare an RFP to seek a Development Partner

Further community engagement following partner selection and design updates.

RFP 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%)
- Length of affordability (minimum 30 years)
- Level of affordability (at or below the Moderate Income level)
- Tenure (Rental)
- Clear and extensive maintenance program
- Design considerations, including site function, building materials, and amenities
- Financial statements
- Proven experience in building development
- Proven experience in operating affordable rental units
- Ability to meet Accessible Design requirements
- Sustainable development approach (opportunities to achieve net zero, solar, wind, geothermal)
- Community outreach and information plan included in submission

DOTMOCRACY: DEVELOPMENT PRIORITIES

Tell Us: What do you think should be prioritised for the exterior of the building? (Pick 2)

Include an active ground floor

Inviting entryways, community space, large windows

Match neighborhood heights and design style

Include enhanced landscape design

(tree canopy, plants, etc.)

Create an architecturally interesting building with high quality construction

(facade, colour palette, materials, windows/balconies etc.)

Other

DOTMOCRACY: DEVELOPMENT PRIORITIES

Tell Us: What do you think should be prioritised for the interior of the building? (Pick 2)

A high number of affordable units

More affordable unit rents

(lower than the Moderate Income level)

Length of term of affordability

(ensure affordable units remain affordable for over 30 years)

Enhanced transportation amenities

(secure bike storage, transit connections, car-share partnerships)

Achieving sustainable development goals

net zero carbon, other alternative energy innovation (solar, wind, geothermal etc.)

QUESTIONS?

Regional staff are available today to answer any questions about this project.

Any future questions can also be directed to Katrina Fluit at kfluit@regionofwaterloo.ca

How will the feedback from tonight's information session be used?

1. All questions raised tonight will be posted, with responses, to the EngageWR project page.
2. All feedback will be reviewed by Regional staff in the preparation of future development design requirements.

Find the Engage
Page here!



This is an Important Opportunity to bring new, and needed, mixed income housing to the market .