

250 LINCOLN ROAD



1/ Welcome & Agenda

250 Lincoln Road Community Meeting

Thank you for joining us. This meeting is an opportunity to learn about 250 Lincoln Road, understand Waterloo's affordable housing needs and the planning process and opportunities for engagement.

Tonight's agenda will include the following:

1

Welcome and Introductions

- Introductions of the project team
- Overview of tonight's meeting

2

Meeting Purpose

- Waterloo's Affordable Housing Strategy
- 250 Lincoln Road
- Project overview and updates
 - Planning process and next steps
- Question and Answer Period

3

Community Discussion

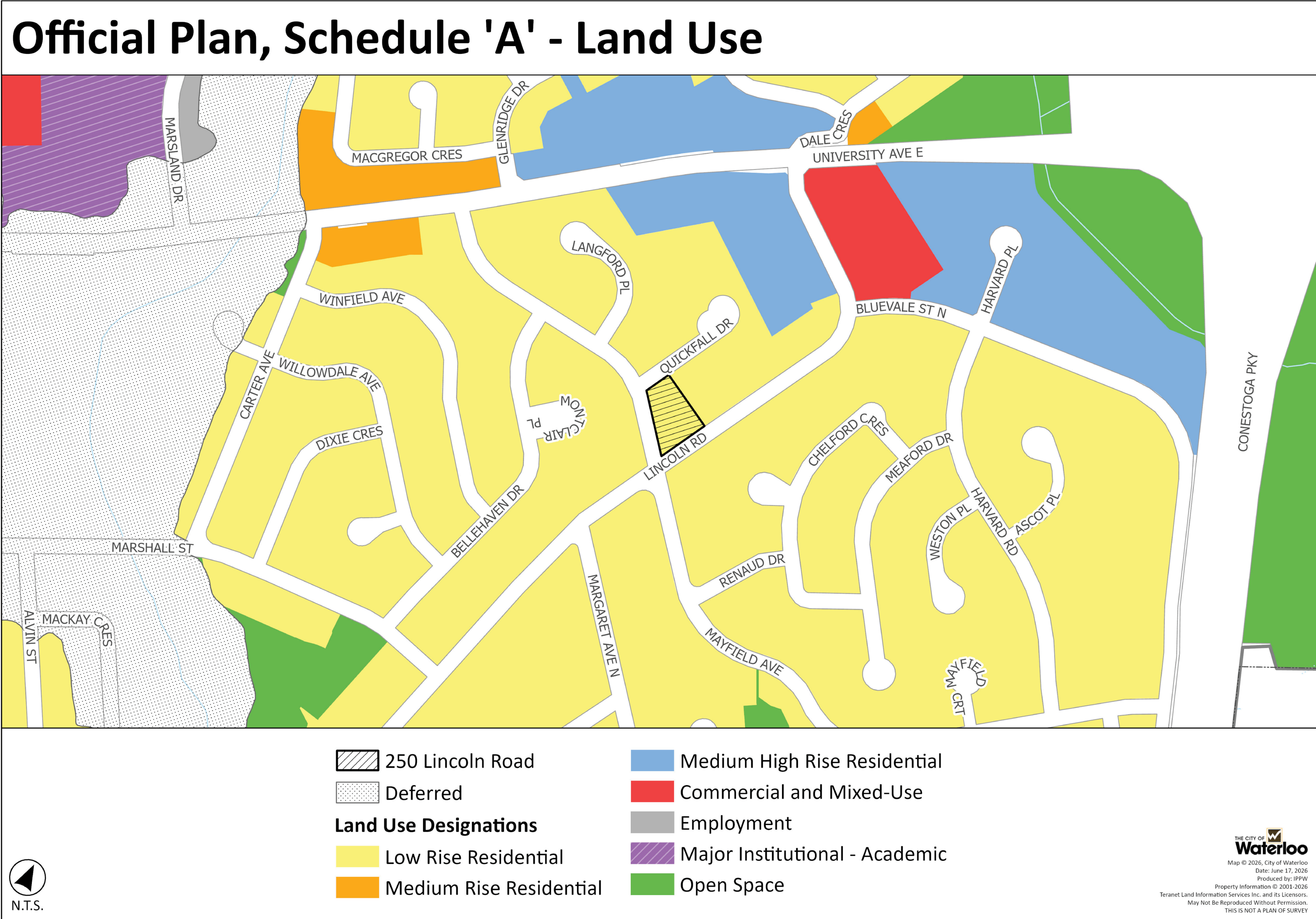
- Engage in respectful dialogue
- Listen, learn, and share

Meeting Principles

We are committed to fostering a respectful and constructive dialogue. We encourage participants to listen to one another, ask questions, share perspectives, and engage in a positive discussion about the future of the site and the community.

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2/ Land Use Framework



Low Rise Residential

Land Use

- Permitted Uses: Single-detached, semi-detached, duplex, triplex, and townhouse dwellings.
- Additional Permitted Uses: Assisted living facilities, long-term care facilities, child care centres, community uses, limited commercial and convenience retail uses, and spiritual uses.
- Density: Maximum residential density is established through the implementing Zoning By-law.
- Stacked townhouses and apartment units are permitted subject to a Zoning By-law Amendment.

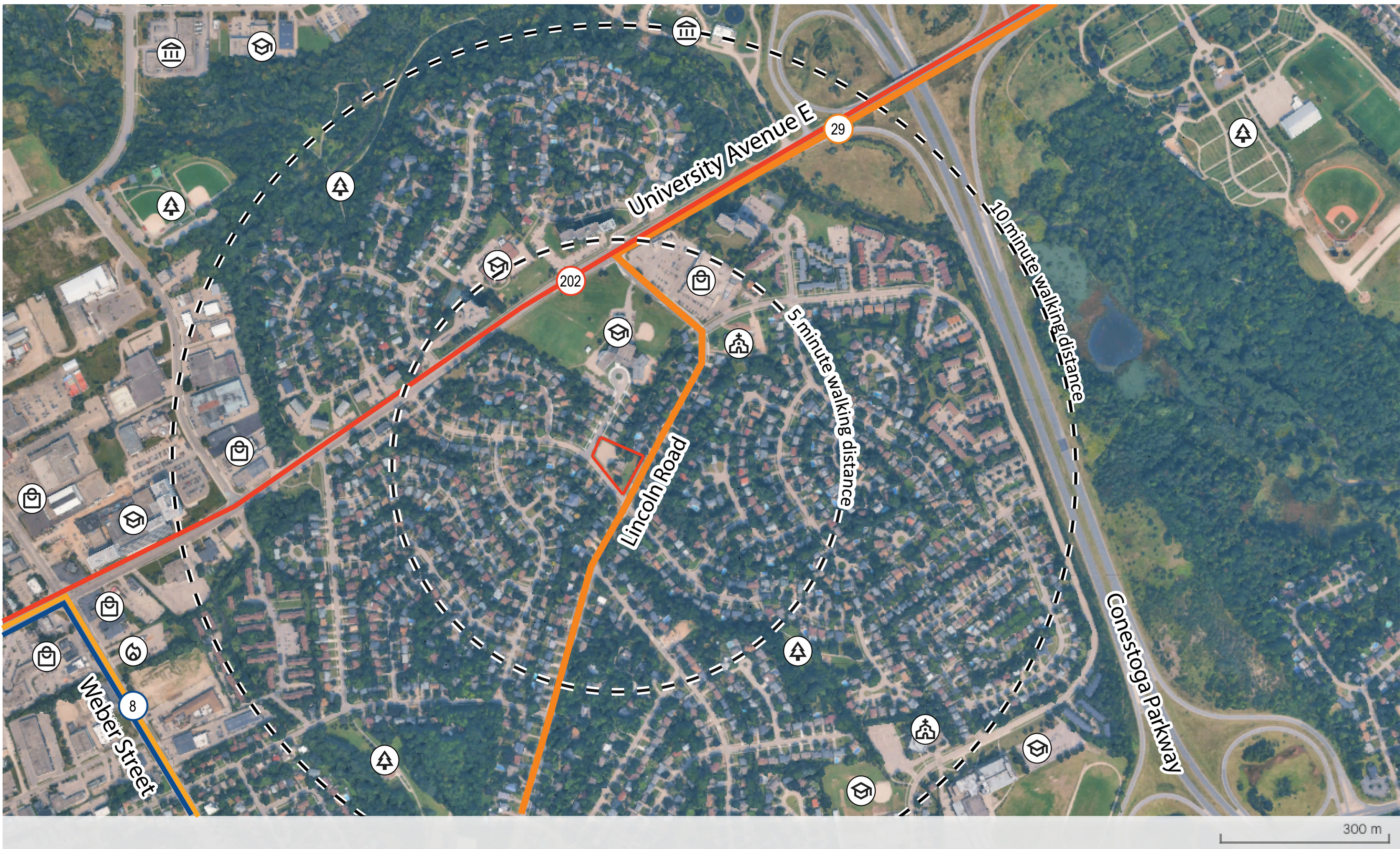
Apartments on Lands Designated Low Rise Residential

- Must be compatible with the surrounding neighbourhood, maintain the low-rise character, and demonstrate a high standard of site and building design.
- A maximum height of 6 storeys is permitted
- Should be located near schools, public transit, commercial centres, parks, and community services.

The City, in collaboration with the Region, will plan to achieve an overall target of a minimum of 30% of new ownership and rental housing being affordable to low and moderate income households

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3/ Surrounding Context



250 Lincoln Road is located in the Willowdale district, with convenient walking and transit access to schools, parks, shopping centres, transit services, and places of worship.

Legend

-  250 Lincoln Road
- Transit Routes**
-  Keats-University
-  University
-  Weber

-  Parks and Trails
-  Fire Station
-  Commercial
-  Place of Worship
-  Schools
-  Government Buildings

4/ What is Affordable Housing?

Comparing affordable market- and income-based ownership thresholds by unit type

Unit Type	Market-based threshold	Income-based threshold	Affordable housing benchmark price for 2026
Single-detached	\$972,000	\$442,400	\$442,400
Semi-detached	\$603,000	\$442,400	\$442,400
Townhouse	\$612,000	\$442,400	\$442,400
Apartment	\$468,000	\$442,400	\$442,400

Comparing affordable market- and income-based monthly rental rate thresholds by unit type

Rental Unit Size	Market-based threshold	Income-based threshold	Affordable housing benchmark price for 2026
Bachelor	\$1,375	\$2,140	\$1,375
1-bedroom	\$1,771	\$2,140	\$1,771
2-bedroom	\$1,917	\$2,140	\$1,917
3+ bedroom	\$1,991	\$2,140	\$1,991

The thresholds in these tables are set by the Affordable Residential Unit Bulletin released by the Province of Ontario.

- Market-based threshold:** 90% of the average purchase price of a resale unit in the City of Waterloo.
- Income-based threshold:** A home purchase price or rental unit price that would result in total household costs not exceeding 30% of a household’s before-tax annual income at the 60th income percentile in the City of Waterloo
- Affordable housing benchmark:** The lower price value of either the market-based or income-based calculation for setting the annual affordable price point for home ownership and rental units.

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5/ Need for Affordable Housing

A diverse range of housing size, price points, and tenures is needed to support a growing and changing population.

In 2025, the median rent for a vacant two-bedroom apartment was \$2,033/month. A household would need to earn approximately \$81,320 per year to afford this rent while spending no more than 30% of their income on housing.

Future Neighbours



A Store Clerk in Your Neighbourhood

Store clerks help keep local businesses operating and provide essential services to residents. Many work full-time but earn between \$33,000 and \$44,600 per year.

A Store Clerk in your neighbourhood could reasonably afford a maximum rent of approximately \$825–\$1,115/month.



A Personal Support Worker in Your Neighbourhood

Personal Support Workers (PSWs) provide essential care and support to seniors and individuals with disabilities. Many earn between \$39,000 and \$55,000 per year.

A Personal Support Worker in your neighbourhood could reasonably afford a maximum rent of approximately \$975–\$1,375/month.



A Registered Nurse in Your Neighbourhood

Registered Nurses provide critical healthcare services in hospitals, clinics, and long-term care facilities. Typical earnings range from \$75,000 to \$95,000 per year.

A Registered Nurse in your neighbourhood could reasonably afford a maximum rent of approximately \$1,875–\$2,375/month.



A Teacher in Your Neighbourhood

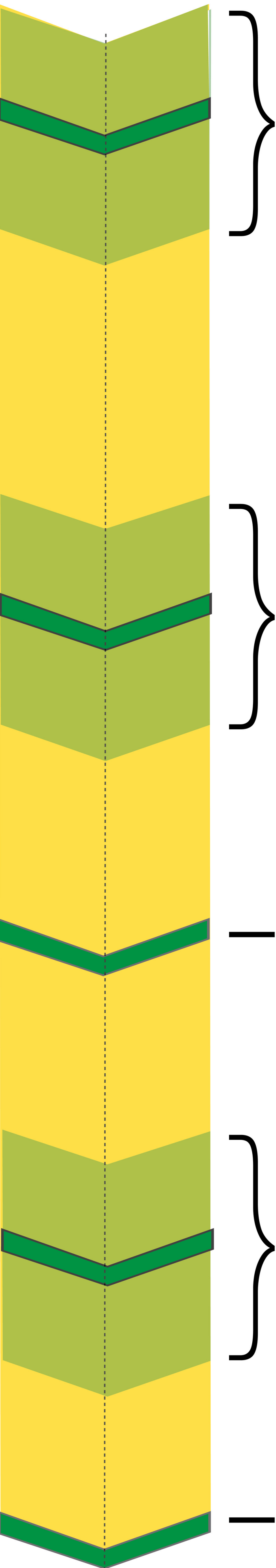
Teachers educate and support children and youth while helping build strong communities. Typical earnings range from \$50,000 to \$105,000 per year.

A Teacher in your neighbourhood could reasonably afford a maximum rent of approximately \$1,250–\$2,625/month.

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6/Public Engagement Opportunities



Neighbourhood Information Meeting #1

The presentation and open house format is intended to gather community feedback on the site, its existing use, and aspirations for its future in conjunction with the City’s affordable housing initiative.

Neighbourhood Information Meeting #2

Neighbourhood Information Meeting #2 will present concept plan options developed in response to feedback received during the first phase of engagement.

Notice of Planning Application

A Public Notice sign will be posted on the property with development details and Development Review Planner contact information and notice of complete application mailed to properties within 120 metres as mandated by the Planning Act.

Neighbourhood Information Meeting #3

Neighbourhood Information Meeting #3 will provide an opportunity for the community to review the refined preferred concept plan and provide final input before it is finalized.

Statutory Public Meeting at Planning Committee

Public Notice sign and a mail-out notice for residents within 120 metres as mandated by the Planning Act will be updated when Statutory Public Meeting is scheduled. Members of the public can register to delegate and provide comments.

How can I stay involved?

Visit our website at:
www.engagewr.ca/250-lincoln-rd

7/ Project Status and Next Steps



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8/ Thank you



Thank You for Joining Us

Thank you for attending this Neighbourhood Information Meeting and taking the time to learn more about 250 Lincoln Road.

Your feedback is an important part of the planning process and will help inform future work on the project.

Before You Leave

- Feel free to submit any additional questions or comments at the check-in table.
- Pick up an Engage Page Information Card to learn how to access the project webpage and stay informed about future updates and engagement opportunities.

Stay Connected

Visit the project Engage Page for project updates, engagement opportunities, and information about next steps

www.engagewr.ca/250-lincoln-rd