



Building better futures: 2,500 homes in 5 years

Regional Surplus Lands Fact Sheet: 1388 Highland Road West, Kitchener

New Opportunity for Affordable Housing

Building Better Futures: 2,500 homes in 5 years

In 2021, the Region of Waterloo established the Building Better Futures Initiative, which sets a clear target for the Region to work alongside, provincial, federal, non-profit and private sector partners toward the creation of 2,500 new affordable homes across the Region. This strategy includes identifying vacant, Regional lands for the purposes of developing affordable housing.

The Region of Waterloo will be seeking proposals for the acquisition of **1388 Highland Road West in Kitchener** to develop new, multi-income housing units.

About the Property: 1388 Highland Road West, Kitchener

The Site is located in City Ward 7 on the north side of Highland Road West in the City of Kitchener, approximately 425 metres east of Ira Needles Boulevard.

[Type here]



Property Details:

Site Profile	Description
Lot Size	0.459 Ha. / 1.13 Acres (Irregular)
Road Frontage	Highland Road West (50.48 m) (165.6 ft)
Legal Description	Pt Lt 38 German Company Tract Twp of Waterloo as in 389358; Kitchener
Previous Regional Use	Staging Area for Highland Road improvements
Physical Attributes	Improved road frontage (Highland); considerable tree canopy; single detached home previously on site, since demolished.
Water / Sewer Connection to Property	Yes / Yes
Road Widening Required	Yes, as shown on Plan of Survey (Part 1). (Regional Road Widening)
Status of Environmental Site Assessment	Complete, no contamination found, RSC filing in process
Regional Official Plan Designation	Built Up Area
City of Kitchener Official Plan Designation	High Rise Residential

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Zoning [Comprehensive By-Law 2019-051]	RES-7 (339) (35H) High Density Residential with a holding provision requiring an urban design brief to be approved by the Director of Community Planning. Located within Airport Takeoff Approach zone.
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Census Profile (2016 Statistics)	Description
Planning District	Highland West
Total Population	11,930
Median Age	35
Total Households	3,855
% Households – Owned	3,125 (81%)
% Households - Rented	725 (19%)
Average Household Size	3
Prevalence of Low Income based on the Low income measure, after tax	9%
Average Household Income	\$102,685

*Source: Statistics Canada, Census 2016 by Census Planning District

Development Profile	Description
Built Form Anticipated	Apartment Building
Potential Scale	High-rise (9+ storeys) * subject to design review, Holding Provision, and all applicable policy and regulatory requirements.
Estimated Unit Count Range	150 - 180 Units
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

Affordability Index: For more information on home ownership and rental rates that meet the affordability requirement in Kitchener, please refer separate Affordability Briefing Note available at: www.engagewr.ca/highland

For more information regarding the subject property, local community profile and census data, and to stay up to date on the RFP process, visit us at:
www.engagewr.ca/highland