



Building better futures: 2,500 homes in 5 years

Regional Lands Fact Sheet: 41 Westhill Drive, Waterloo

New Opportunity for Mixed Income Development providing Affordable Housing

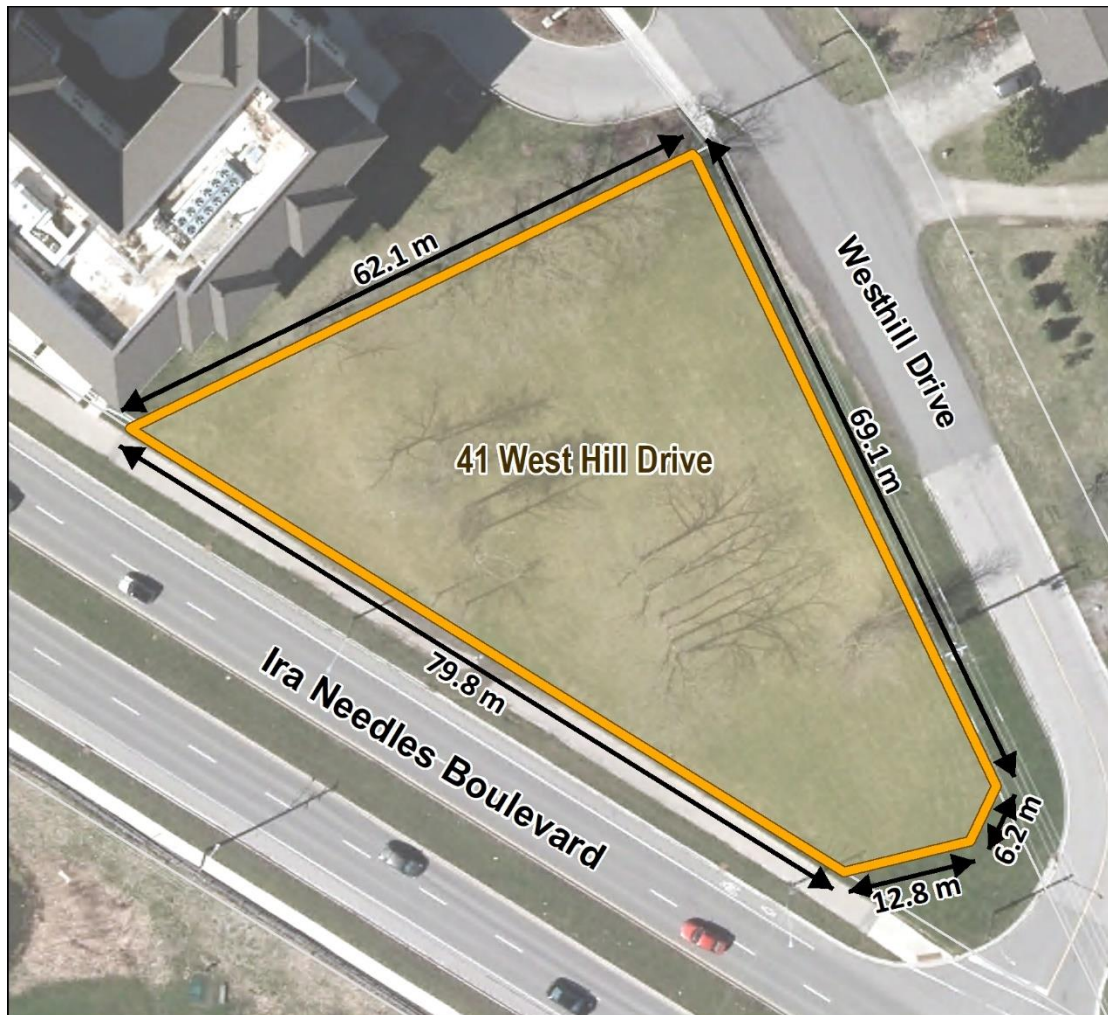
Building Better Futures Initiative

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 & encouraging partnership with private sector to facilitate the development.

The Region of Waterloo will be seeking proposals for the development of **41 Westhill Drive in Waterloo** to construct mixed-income housing units.

About the Property: 41 Westhill Drive, Waterloo

The Site is located in City Ward 1 and bordered by Ira Needles Boulevard (west frontage), and Westhill Drive (east frontage) in the City of Waterloo, approximately 250 metres south of Erb Street West (Highway 9).



Property Details:

Site Profile	Description
Lot Size	0.28 Ha. / 0.7 Ac. (Irregular)
Road Frontage	Ira Needles Boulevard (79.82 m) (165.6 ft) Westhill Drive (69.1 m) (226.7 ft)
Legal Description	Part Lot 40 German company tract being Pt 8 on 58R-6478 & Pts 6 on 58R-14437. Waterloo
Previous Regional Use	Staging Area for Ira Needles Boulevard construction.
Physical Attributes	Improved road frontage (Ira Needles); Considerable tree canopy; Overhead hydro transmission lines within the Westhill Drive right-of-way; Grade change across property with fall from east to west.

Water / Sewer Connection to Property	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 (within Part 5 of 58R-14437).
Status of Environmental Site Assessment	Complete, no contamination found. Record of Site Condition filing in process.
Regional Official Plan Designation	Urban Designated Greenfield Area (Map 3A) Planned Transit Corridor (Map 5A) WPSA-8 (Source Water Protection Area) (6A)
City of Waterloo Official Plan Designation	Mixed Use Medium Density Residential (Sch A) Minor Node (Sch B) Medium Density (Sch B1)
Zoning [Comprehensive By-Law 2018-050]	Residential-9 D6 Industrial Guidelines

Census Profile (2016 Statistics)	Description
Planning District	Westvale (*at western edge of this district)
Total Population	6,475
Median Age	39
Total Households	2,195
% Households – Owned	2,050 (93%)
% Households - Rented	150 (7%)
Average Household Size	3
Prevalence of Low Income (based on the Low income measure, after tax)	5%
Average Household Income	\$123,001

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

Development Profile	Description
Built Form Anticipated	Stacked/ Cluster townhouses / Low-rise apartment
Potential Scale	3 to 4 Storeys
Estimated Unit Count Range	22 - 75 units (pending development form)
Development Type	Mixed market and affordable unit development Rental or Ownership tenure potential
% of Affordable Units	Minimum 22 units Target 40% + of total unit yield
Restrictions/Encumbrances	Future development would have vehicle access restricted to Westhill Drive, as Regional Road 70 (Ira Needles Boulevard) is a Controlled Access Prohibited roadway.
Additional Design and Development Considerations	To be established in the Request for Proposal documentation. Road upgrades along the Westhill frontage will be required from a rural standard to an urban standard (sidewalks, curbs, trees, etc.).

Affordability Index:

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

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/westhill