

Appendix A - Overview of Waterloo Region Housing Redevelopment Projects

420 KINGSCOURT DRIVE, WATERLOO

Located within walking distance of an ION station and many services and amenities, this 6-storey, L-shaped building was the first WRH redevelopment project to begin construction. When complete, this building will house 73 individuals and families. Occupancy is anticipated in Summer 2025.



Project Specifications & Stats

- Number of Units: **73**
- Number of Accessible Units: **19 (26%)**
- Unit Types: **1 to 5 bedrooms**
- Energy Efficiency: **Net-Zero Ready**
- CMHC Affordable Housing Fund: **\$5.475 Million**
- Household Types: **Individuals and Families**
- **Part of the Community Benefits Pilot Program**

Community Component & Site-Specific Features

In an effort to contribute sustainable and creative solutions to the need for additional affordable housing, this development builds on an existing residential development site, 416 Kingscourt Dr, by adding another residential building into the community that provides a greater mix of unit types and community amenities. Based on input from the community, there is a need for amenity spaces for families and older adults. This new development, alongside a community partner (Region of Waterloo Seniors’ Services), is providing a programming space for people living with dementia. This development is also providing other amenity spaces including: an indoor gathering space, an outdoor community garden and, a children’s playground.

Progress Updates

Exciting Community Updates:

The children’s playground has been installed, and a celebration of the playground opening was held by the community in July 2024. This playground opening was well attended by the existing Kingscourt community and included a ribbon-cutting ceremony by one of the children in the community.



Construction Progress:

The construction work has been progressing well with all 6 storeys now built, and a majority of the building façade complete. Current work is focused on the completion of the roof and interior work as follows:

- Interior drywall partition installation
- Mechanical and electrical wiring installation
- Plumbing fixture installation

Occupancy Update: the expected occupancy date is late early Summer 2025.

Recent Construction Photos



For More Information, please Visit: **WRH PLAN REDEVELOPMENT PROJECT - 420 KINGS COURT DRIVE, WATERLOO | ENGAGEWR**

82 WILSON AVENUE, KITCHENER



Backing onto the Wilson Park Natural Area, this new six-storey building will expand on the existing 84 Wilson Avenue seniors' apartment building and provide additional amenities to the new and existing building. When complete, this new building will be home to 48 older adults. Occupancy is anticipated in summer 2025.

Project Specifications & Stats

- Number of Units: **48**
- Number of Accessible Units: **11 (23%)**
- Unit Types: **1 bedrooms**
- Energy Efficiency: **Net-Zero Ready**
- CMHC Affordable Housing Fund: **\$2.4 Million**
- Household Types: **Older Adults**
- **Part of the Community Benefits Pilot Program**

Community Component & Site-Specific Features

The design of the site has creatively used the previous and existing built form of the property to create a new six-storey building, which acts as an extension of the 84 Wilson Avenue building. To provide easier access to the new building amenities, the design of the new building incorporates a physical building link to the 84 Wilson Avenue building. Additional noteworthy building design features include a variety of new indoor and outdoor amenity spaces at the ground level and upper levels, offering plenty of gathering and engagement opportunities for residents living in the building and the surrounding community. These spaces include an outdoor courtyard, indoor gathering spaces and a programming space for a community partner that will provide services to both residents and those living in the surrounding community.

Progress Updates

Construction Progress:

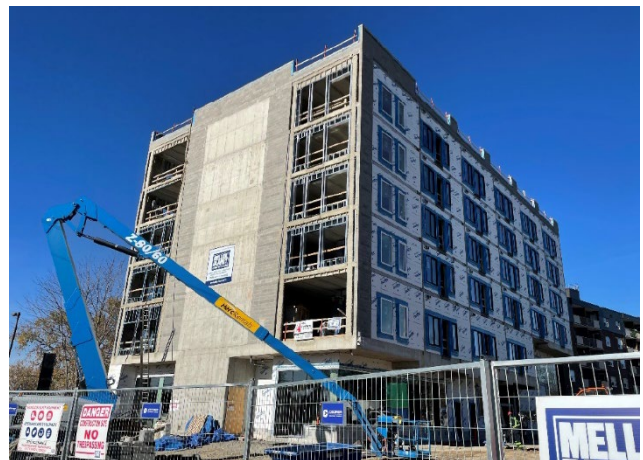
Current work is focused on the completion of the exterior façade, interior work and underground work as follows:

- Interior framing and drywall of suites and corridors
- Window installation and façade finishes
- Underground electrical vault work

Occupancy Update:

The expected occupancy date is Summer 2025

Recent Construction Photos



For more information, please visit: [WRH PLAN REDEVELOPMENT PROJECT – 82 WILSON AVENUE, KITCHENER | ENGAGEWR](#)

589 LANGS DRIVE, CAMBRIDGE

Located within an established residential neighbourhood in Preston, this site will be the home of 136 households within a seven-storey apartment-style building. This new Cambridge WRH development will also provide new indoor and outdoor amenity areas for the community and will feature a community public art piece.



Project Specifications & Stats

- Number of Units: **136**
- Number of Accessible Units: **37 (27%)**
- Unit Types: **1 to 5 bedrooms**
- Energy Efficiency: **Net-Zero Ready**
- Household Types: **Individuals and Families**

Community Component & Site-Specific Features

The existing property had 38 townhouse units for individuals and families. There was also a central playground and the Langs Youth & Teen Community Centre (Langs) operating out of one of the townhouse units. Once the redevelopment is complete, the site will accommodate 136 individuals and families within one-to-five-bedroom units in an apartment-style building. This will be an 'L'-shaped seven-storey building, stepped down to five-storeys, which will back onto a large outdoor community area. This outdoor amenity space will include a playground, play areas, BBQ pits and picnic benches for more opportunities to gather outdoors. The redesign of the site also includes indoor amenity areas such as a multi-purpose room, a meeting room and a community gathering space for Langs. As the construction work progresses, there will be an opportunity for community members to contribute to a public art space that will be featured on the site.

Progress Updates

Beginning of Construction:

Construction began October 2024, following the awarding of the building contract to Norlon Builders.

Occupancy Update:

The expected occupancy date is 2027

Recent Construction Photos



For more information, please visit: [WRH PLAN REDEVELOPMENT PROJECT – 589 LANGS DRIVE, CAMBRIDGE | ENGAGEWR](#)

15-105 MOOREGATE CRESCENT, KITCHENER

Located within northwest Kitchener in the established and family-oriented Victoria Hills neighbourhood, this site will be home to a new WRH development for individuals and families. This new development will consist of two apartment-style buildings, a variety of indoor/outdoor gathering spaces for tenants, a childcare centre space, community agency spaces, and a retail space.



Project Specifications & Stats

- Number of Units: **378**
- Number of Accessible Units: **75 (20%)**
- Unit Types: **1 to 5 bedrooms**
- Energy Efficiency: **Net-Zero Ready**
- Household Types: **Individuals and Families**

Community Component & Site-Specific Features

The existing townhome development presently accommodates 55 individuals and families. Once completed, the proposed development will house 378 households across two apartment-style buildings. One building will be a nine-storey building stepped down to five-storeys and the other will be a 16-storey building stepped down to eight-storeys. Amenity areas will be shared across the buildings, with accessible connections for households to move between the two buildings and amenities. There are spaces designed to accommodate a retail tenant, a community agency partner and a childcare centre on the ground floor. The childcare centre is designed for an operator to provide care for infants, toddlers and pre-school-aged children. The community agency space is designed for a service provider to offer neighbourhood programming for families in the neighbourhood.

Progress Updates

Detailed Design Stage & Engagement:

The project architect, SvN, took input received from residents into consideration as part of the design of this development. SvN and the Region gathered input through several ways. This included an established Tenant Liaison Committee (TLC), engagement with community partners and agencies, and engagement with different Regional Community Services staff, such as Children's Services.



Input from the TLC informed many of the design elements of the built form. At a TLC session this summer, a committee member was able to see how their input was incorporated into a rendering from the architect.

Estimated Occupancy:

The expected occupancy date is 2029

For more information, please visit: [WRH PLAN REDEVELOPMENT PROJECT – 15-105](#)
[MOOREGATE CRES, KITCHENER | ENGAGEWR](#)

440-470 SHELLEY DRIVE, KITCHENER



This photo is of the existing building. The new development is currently under design.

Located within walking distance of an ION station and an established residential neighbourhood with a variety of amenities, this property joined the WRH redevelopment portfolio as the sixth WRH redevelopment project. This redevelopment site is proposed to house 192 individuals and families.

Project Specifications & Stats

- Number of Units: **192**
- Number of Accessible Units: **TBD**
- Unit Types: **1 to 5 bedrooms**
- Energy Efficiency: **Proposed to be Net-Zero Ready**
- Household Types: **Individuals and Families**

Community Component & Site-Specific Features

There are two properties at the existing development which currently has 70 units in total: 1050-1054 Courtland Avenue and 440-470 Shelley Drive. The proposed redevelopment will take place on the 440-470 Shelley Drive property and will add 192 new one-to-five-bedroom units with a mix of apartment and townhouse-styles. We started to hear from the community about programming needs, so this new development is also proposed to incorporate a newly designed programming space for the existing community partner, House of Friendship. This programming space will be designed to support House of Friendship’s continued work with existing and future households that will call this neighbourhood home.

Progress Updates

Beginning of Design Stage & Resident Engagement:

During the spring and summer of 2024, the Region engaged with the existing residents of the Courtland and Shelley properties to prepare for the redevelopment.

Through these engagement sessions, we have been receiving input from households on their current needs and challenges as we prepare for the construction stage. We have developed new relocation and moving plans to better meet the needs of each household as they relocate to a new home.



Estimated Occupancy:

The expected occupancy date is 2029

In addition, we have established a Tenant Liaison Committee (TLC) and Youth Committee of existing residents that are interested in engaging through the design stage of the project. The intent is for the TLC and Youth Committee to provide input into the design of their future homes. In summer 2024, the Region engaged LGA Architects for the redevelopment design. LGA has prepared preliminary built form designs for the Shelley Drive site. These will be further detailed in the winter months with input from the two resident committees.

Potential Opportunity: Courtland Avenue Portion

Half of this parcel of land is set for redevelopment along Shelley Drive, leaving the other portion available for potential opportunities. Potential opportunities include selling the land and using proceeds to finance other WRH redevelopments, selling or leasing the land through a Request for Proposal (RFP) process for affordable housing, or retaining ownership of the land and further developing the site for additional new WRH units.

This image shows where the WRH redevelopment along Shelley Drive (blue) will be, where a future property boundary may be, and where the Courtland Avenue portion of the parcel is located (yellow).

For more information, please visit [WRH PLAN REDEVELOPMENT PROJECT – SHELLEY, KITCHENER | ENGAGEWR](#)

