

Attachment D – Affordable Housing and Projects to Streamline Approvals (Q1 2025)

2025 Active Affordable Housing Development Status

Address and applicant	Total Units	Affordable Units	Status	City incentives
83-97 Victoria St N, The Working Centre	44	44	Under construction	Project manager Planning and building application fees waived
82 Wilson Ave, Region of Waterloo	123 (existing)	32 (net increase)	Under construction	Planning and building application fees waived
49 Queen St N, Indwell Community Homes and St. Peter's Lutheran Church	41	41	Under construction	Planning and building application fees waived
137 Queen St S, St Paul's Lutheran Church	57	21	Clearing conditions of site plan approval, shoring permit issued, Committee of Adjustment application approved	Project manager Planning and building application fees waived
210 Duke St E, Knossos Housing	100	40	Final site plan approval issued, foundation permit issued, full building permit under review	Project manager Planning and building application fees waived
47 Charles St. E House of Friendship	160	160	Clearing conditions of site plan approval	Project manager Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
15-105 Mooregate Cres Region of Waterloo	378	378	Clearing conditions of site plan approval, Committee of Adjustment application approved	Project manager Planning and building application fees waived
878 Frederick St KW Habilitation Services	18	18	Building permit issued, under construction	Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
59 Franklin St N Eleven Housing Corp.	55	22	Site Plan approval granted, building permit pending	NFP Affordable Rental and Co-op Housing Incentive
667 Victoria St S Thresholds Homes and Supports	30	30	Site Plan application under review	Project manager Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
1035 Ottawa St N Habitat for Humanity	71	71	Committee of Adjustment application approved	Project manager, HAF City property donation

887 Frederick St Beyond Housing	20	20	Site Plan application under review	Project manager Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
Total New Units:	974	877		

Projects to Streamline Development Approvals

Site Plan folder updates
Description: Updating the file management software (AMANDA) for site plan applications to continue process improvements and prepare for the public portal which will allow applicants to submit applications, make payment and monitor progress.
Current Status: Underway Updated site plan folders in use internally went live as of December 2024. A multi-disciplinary team of development review staff are working with the technology project manager to identify workflow improvements to integrate into folder updates.
Next Steps: Review module to allow external agencies to provide comments and sign-offs under development. Final phase with public portal integration to be completed in 2025.
Project Lead: Oluseyi Ojurongbe, Project Manager (Planning)
Completion date: Q4 2025