

Applications for Official Plan and Zoning By-law Amendment

132 Fairway Road N

Maxwell Building
Consultants



Planning and Strategic Initiatives Committee – 132 Fairway Road North
Date: August 11, 2025

Proposed Development

- 26 new affordable residential units
- 3 storeys (within the maximum RES-5 height)
- 6 external bike spaces
- 28 secure internal bike spaces
- Common outdoor amenity area on the 3rd floor
- Close proximity to 5 GRT routes
- 20 minute walk to LRT (Fairway Station)



Maxwell Building Consultants (property owner)



A prominent name in affordable housing in the Region of Waterloo



Passionate about affordable housing projects and opportunities



Previous successful affordable housing projects:

- 184 Erb Street East, Waterloo: 28 units
- 18 Guelph Street, Kitchener: 13 units
- 55 Franklin Street South: 180 units

Eleven Housing Corporation (future property owner)

- Not-for-profit housing development company
- Focused on using the funding tools available to address the housing affordability crisis in Waterloo Region.

Mission: *“To alleviate housing poverty through a sustainable and scalable model for the development and operation of more affordable housing in Canada.”*

Making a Difference in the Community

- Assists the Region of Waterloo with affordable housing goals:
 - Create or preserve up to 3,500 affordable homes by the end of 2029
 - 2,100 of those (60%) dedicated to households with very-low-to-low income
- Providing below market rent:

UNIT TYPE	MARKET RENT ¹	PROPOSED RENT	DIFFERENCE
One Bedroom	\$1,752.00	\$1,139.00	- \$613.00
Studio	\$1,608.00	\$860.00	- \$748.00

¹ \$1,210.00 (Studio) & \$1,382.00 (1 bedroom) deemed affordable by the Government of Ontario; however, the chart indicates what vacant units of this type rent for.

Questions?

Planning and Strategic Initiatives Committee – 132 Fairway Road North
Date: August 11, 2025