

Attachment D – Affordable Housing and Projects to Streamline Approvals (Q3 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	Under construction	Project manager Planning and building application fees waived
47 Charles St. E House of Friendship	172	172	Under construction	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	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 conditional approval – clearing conditions, committee of adjustment application approved	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 conditional approval granted, clearing conditions of	Project manager Planning and building application fees waived;

			approval, committee of adjustment application approved	NFP Affordable Rental and Co-op Housing Incentive
132 Fairway Road N Eleven Housing Corp.	26	26	Official Plan and Zoning Bylaw Amendment recommended for approval by PSIC, Site Plan application under review	Project manager Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
475 Lancaster St W, Union Community Housing	3	3	Site plan under review to add 3 affordable units to the existing housing complex	Planning and building application fees waived; NFP Affordable Rental and Co-op Housing Incentive
Total New Units:	1,015	918		

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 Review module to allow external agencies to provide comments and sign-offs under development.
Next Steps: Final phase with public portal integration to be completed in 2025.
Project Lead: Tanya Roberts, Project Manager (Planning)
Completion date: Q4 2025