Waterloo Region Housing Portfolio

Property Details
Glossary of Terms Used in the Catalogue of Waterloo Region Housing Sites

There are 65 sites in the Waterloo Region Housing portfolio. This catalogue outlines and summarizes key data for each one. Many other sites, owned and operated by other local Housing Providers, are not reflected within this catalogue.

Many terms used in this catalogue are defined below for clarity.

Section - Building Statistics
Outlines various physical characteristics of the building and site.
- **Physical Condition** can be noted as poor, good or excellent. The Region’s asset management approach strives to ensure all sites are well maintained.

Section - Housing
Covers various planning aspects.
- **Tenant Factor** can be noted as low, medium or high. Looks at the potential impact on the current residents given the type of households (seniors, adult singles, families), the need to move from the site’s neighbourhood (or explore if some of the redevelopment can be phased), the type of housing (example: it can be more difficult to find or relocate to 4+ bedroom units), and potential disruption (disturb community balance, children relocating to different schools).
- **Planning and Site Intensification Potential** can be noted as low, medium or high. The site is rated for its suitability to accommodate more homes in the same footprint in line with the city’s official plan and zoning density.
- **Waitlist** can be noted as low, medium or high. This is based on applicant preferences for the type of units and location.

Section – Proximity to Neighbourhood Services
- **Walkable** refers to distance and ease of access within 15 minutes to transit services or community centres.
  - For transit related, it can be noted as walkable to Regular Bus Service, iExpress Service or ION Service.
  - For community services, it can be noted as walkable to Retail, Medical Offices, Schools and Grocers; or, just Grocers and Retail; or, just a convenience store.
- **Neighbourhood Factor** can be noted as low, medium or high. This highlights how well a site intensification could fit within the surrounding community (type of housing) as well as support area municipal and regional planning objectives (i.e. an area of transition, within an ION station area, part of a campus, add social or support services to broader community, etc.)
Section – Financial

- **Operating Costs** include the costs to heat, cool, power and generally maintain the site.
- **10-Year Capital Forecast** refers to the costs to repair, renew and maintain the facility and its equipment.
- **Mortgage or Debenture Expiry** is the year that debts incurred to purchase the property are fully paid out.
Waterloo Region Housing
Parkview, Cambridge

Building Statistics
Constructed: 1963
Building Type: Semi-detached
Building Area: 79,852 square feet
Occupant Type: Family
Physical Condition: Fair
Unit Count: 52
Unit Type: (40) 3 bedroom, (12) 4 bedroom

Finance
2018 Operating Cost: $120,000
2018 Operating Cost per Bedroom: $710
10-Year Capital Forecast: $5,586,000
10-Year Capital Forecast per Bedroom: $33,000
Mortgage or Debenture Expiry: 2017

Housing
Tenant Factor is high.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3
Waterloo Region Housing
Ballantyne Avenue (Glenview), Cambridge

Building Statistics
- Constructed: 1954
- Building Type: Single home
- Building Area: 119,572 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 50
- Unit Type: (20) 2 bedroom, (25) 3 bedroom, (5) 4 bedroom

Finance
- 2018 Operating Cost: $123,000
- 2018 Operating Cost per Bedroom: $910
- 10-Year Capital Forecast: $1,963,000
- 10-Year Capital Forecast per Bedroom: $15,000
- Mortgage or Debenture Expiry: 2017

Housing
- Tenant Factor is low.
- Planning, Site Intensification Potential is high.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is low.
Waterloo Region Housing

Bechtel Street, Cambridge

Building Statistics

- Constructed: 1971
- Building Type: Rowhouse
- Building Area: 28,520 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 18
- Unit Type:
  - (4) 2 bedroom
  - (10) 3 bedroom
  - (4) 4 bedroom

Finance

- 2018 Operating Cost: $29,000
- 2018 Operating Cost per Bedroom: $540
- 10-Year Capital Forecast: $1,064,000
- 10-Year Capital Forecast per Bedroom: $20,000
- Mortgage or Debenture Expiry: 2019

Housing

Tenant Factor is medium.
Planning, Site Intensification Potential is high.
The waitlist is high.

Proximity to Neighbourhood Services

Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Bishop Street North, Cambridge

**Building Statistics**
- Constructed: 1954
- Building Type: Apartment
- Building Area: 25,776 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 39
- Unit Type: (39) 1 bedroom

**Finance**
- 2018 Operating Cost: $80,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $1,586,000
- 10-Year Capital Forecast per Bedroom: $41,000
- Mortgage or Debenture Expiry: 2020

**Housing**
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

**Proximity to Neighbourhood Services**
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: excellent.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Chalmers Street, Cambridge

Building Statistics
- Constructed: 1970
- Building Type: Apartment
- Building Area: 37,348 square feet
- Occupant Type: Seniors
- Physical Condition: Fair
- Unit Count: 63
- Unit Type: (63) 1 bedroom

Finance
- 2018 Operating Cost: $106,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $2,655,000
- 10-Year Capital Forecast per Bedroom: $42,000
- Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Champlain Boulevard, Cambridge

Building Statistics
- Constructed: 1971
- Building Type: Rowhouse
- Building Area: 83,670 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 58
  - (12) 2 bedroom
  - (41) 3 bedroom
  - (5) 4 bedroom

Finance
- 2018 Operating Cost: $126,000
- 2018 Operating Cost per Bedroom: $760
- 10-Year Capital Forecast: $3,489,000
- 10-Year Capital Forecast per Bedroom: $21,000
- Mortgage or Debenture Expiry: 2020

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is medium.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is low.
Waterloo Region Housing
95 Concession Street, Cambridge

Building Statistics
- Constructed: 1978
- Building Type: Apartment
- Building Area: 82,523 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 110
- Unit Type: (109) 1 bedroom, (1) 2 bedroom

Finance
- 2018 Operating Cost: $205,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $4,271,000
- 10-Year Capital Forecast per Bedroom: $38,000
- Mortgage or Debenture Expiry: 2025

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: excellent.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
143 Concession Street Street, Cambridge

**Building Statistics**
- Constructed: 1967
- Building Type: Apartment
- Building Area: 29,602 square feet
- Occupant Type: No Dependents
- Physical Condition: Good
- Unit Count: 42
- Unit Type: (27) bachelor, (15) 1 bedroom

**Finance**
- 2018 Operating Cost: $136,000
- 2018 Operating Cost per Bedroom: $3,000
- 10-Year Capital Forecast: $1,938,000
- 10-Year Capital Forecast per Bedroom: $46,000
- Mortgage or Debenture Expiry: 2015

**Housing**
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

**Proximity to Neighbourhood Services**
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Elgin Avenue, Cambridge

Building Statistics
- Constructed: 2005
- Building Type: Apartment
- Building Area: 36,905 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 42
- Unit Type: (10) 1 bedroom, (29) 2 bedroom, (3) 3 bedroom

Finance
- 2018 Operating Cost: $113,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $992,000
- 10-Year Capital Forecast per Bedroom: $13,000
- Mortgage or Debenture Expiry: 2036

Housing
Tenant Factor is Not Applicable
Planning, Site Intensification Potential is low.
The waitlist is Not Applicable

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is low.

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3
Waterloo Region Housing
Gail Street and Rouse Avenue, Cambridge

Building Statistics
Constructed: 1967
Building Type: Rowhouse, Semi
Building Area: 71,584 square feet
Occupant Type: Family
Physical Condition: Good
Unit Count: 40
Unit Type: (20) 3 bedroom, (15) 4 bedroom, (5) 5 bedroom

Finance
2018 Operating Cost: $201,000
2018 Operating Cost per Bedroom: $1,000
10-Year Capital Forecast: $2,070,000
10-Year Capital Forecast per Bedroom: $14,000
Mortgage or Debenture Expiry: 2014

Housing
Tenant Factor is low.
Planning, Site Intensification Potential is medium.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is low.
Waterloo Region Housing
Grand Avenue, Cambridge

Building Statistics
- Constructed: 1971
- Building Type: Apartment
- Building Area: 63,045 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 86
- Unit Type: (85) 1 bedroom, (1) 2 bedroom

Finance
- 2018 Operating Cost: $166,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $2,569,000
- 10-Year Capital Forecast per Bedroom: $30,000
- Mortgage or Debenture Expiry: 2019

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: not available.
The Neighbourhood Factor is high.
Waterloo Region Housing
Langs Drive, Cambridge

Building Statistics
- Constructed: 1969
- Building Type: Rowhouse
- Building Area: 83,214 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 38
- Unit Type: (10) 2 bedroom, (18) 3 bedroom, (10) 4 bedroom

Finance
- 2018 Operating Cost: $109,000
- 2018 Operating Cost per Bedroom: $960
- 10-Year Capital Forecast: $2,153,000
- 10-Year Capital Forecast per Bedroom: $19,000
- Mortgage or Debenture Expiry: 2017

Housing
- Tenant Factor is high.
- Planning, Site Intensification Potential is medium.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is low.

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3
Waterloo Region Housing
Lauris Avenue, Cambridge

Building Statistics
- Constructed: 
- Building Type: Vacant Land
- Building Area: square feet
- Occupant Type: 
- Physical Condition: Good
- Unit Count: Not Applicable
- Unit Type: 

Finance
- 2018 Operating Cost: $3,000
- 2018 Operating Cost per Bedroom: $
- 10-Year Capital Forecast: $0
- 10-Year Capital Forecast per Bedroom: $0
- Mortgage or Debenture Expiry: 

Housing
- Tenant Factor is high.
- Planning, Site Intensification Potential is high.
- The waitlist is Not Applicable

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is high.
Waterloo Region Housing
Magor Drive, Cambridge

Building Statistics
- Constructed: 1976
- Building Type: Rowhouse
- Building Area: 469,964 square feet
- Occupant Type: Family
- Physical Condition: Fair
- Unit Count: 31
- Unit Type: (7) 2 bedroom, (19) 3 bedroom, (5) 4 bedroom

Finance
- 2018 Operating Cost: $91,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $1,631,000
- 10-Year Capital Forecast per Bedroom: $18,000
- Mortgage or Debenture Expiry: 2020

Housing
- Tenant Factor is low.
- Planning, Site Intensification Potential is medium.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: not available.
- The Neighbourhood Factor is low.
Waterloo Region Housing
Mulberry Drive, Cambridge

Building Statistics
- Constructed: 1971
- Building Type: Apartment
- Building Area: 26,181 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 38
- Unit Type: (38) 1 bedroom

Finance
- 2018 Operating Cost: $61,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $1,700,000
- 10-Year Capital Forecast per Bedroom: $45,000
- Mortgage or Debenture Expiry: 2019

Housing
Tenant Factor is low.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: not available.
The Neighbourhood Factor is low.
### Building Statistics

<table>
<thead>
<tr>
<th>Constructed:</th>
<th>1969</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Type:</td>
<td>Semi-detached</td>
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<tr>
<td>Building Area:</td>
<td>23,752 square feet</td>
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<tr>
<td>Occupant Type:</td>
<td>Family</td>
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<tr>
<td>Physical Condition:</td>
<td>Good</td>
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<tr>
<td>Unit Count:</td>
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</tr>
<tr>
<td>Unit Type:</td>
<td>(14) 3 bedroom</td>
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### Finance

<table>
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<tr>
<th>2018 Operating Cost:</th>
<th>$48,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 Operating Cost per Bedroom:</td>
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<td>10-Year Capital Forecast:</td>
<td>$880,000</td>
</tr>
<tr>
<td>10-Year Capital Forecast per Bedroom:</td>
<td>$21,000</td>
</tr>
<tr>
<td>Mortgage or Debenture Expiry:</td>
<td>2017</td>
</tr>
</tbody>
</table>

### Housing

- Tenant Factor is low.
- Planning, Site Intensification Potential is high.
- The waitlist is medium.

### Proximity to Neighbourhood Services

- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is low.
Waterloo Region Housing
Southwood Drive, Cambridge

Building Statistics
- Constructed: 1968
- Building Type: Rowhouse
- Building Area: 111,367 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 68
- Unit Type:
  - (20) 2 bedroom
  - (31) 3 bedroom
  - (15) 4 bedroom
  - (2) 5 bedroom

Finance
- 2018 Operating Cost: $204,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $2,398,000
- 10-Year Capital Forecast per Bedroom: $12,000
- Mortgage or Debenture Expiry: 2016

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is medium.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: not available.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
Walter Street, Cambridge

Building Statistics
- Constructed: 1970
- Building Type: Apartment
- Building Area: 30,071 square feet
- Occupant Type: No Dependents
- Physical Condition: Good
- Unit Count: 44
- Unit Type: (44) 1 bedroom

Finance
- 2018 Operating Cost: $72,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $1,730,000
- 10-Year Capital Forecast per Bedroom: $39,000
- Mortgage or Debenture Expiry: 2017

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is low.
Waterloo Region Housing
9 Westgate Court, Cambridge

Building Statistics
Constructed: 1973
Building Type: Apartment
Building Area: 40,392 square feet
Occupant Type: Seniors
Physical Condition: Good
Unit Count: 61
Unit Type: (61) 1 bedroom

Finance
2018 Operating Cost: $86,000
2018 Operating Cost per Bedroom: $1,000
10-Year Capital Forecast: $2,543,000
10-Year Capital Forecast per Bedroom: $42,000
Mortgage or Debenture Expiry: 2021

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: very good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
10 Westgate Court, Cambridge

Building Statistics
- Constructed: 1973
- Building Type: Apartment
- Building Area: 38,602 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 60
- Unit Type: (60) 1 bedroom

Finance
- 2018 Operating Cost: $60,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $2,313,000
- 10-Year Capital Forecast per Bedroom: $39,000
- Mortgage or Debenture Expiry: 2015

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: very good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Albert Street, Waterloo

Building Statistics
Constructed: 1970
Building Type: Rowhouse
Building Area: 68,697 square feet
Occupant Type: Family
Physical Condition: Good
Unit Count: 40
Unit Type:
(6) 2 bedroom
(23) 3 bedroom
(7) 4 bedroom
(4) 5 bedroom

Finance
2018 Operating Cost: $195,000
2018 Operating Cost per Bedroom: $2,000
10-Year Capital Forecast: $1,360,000
10-Year Capital Forecast per Bedroom: $11,000
Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is high.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Amos Avenue, Waterloo

Building Statistics
- Constructed: 1970
- Building Type: Rowhouse
- Building Area: 59,276 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 40
- Unit Type: (9) 2 bedroom, (22) 3 bedroom, (7) 4 bedroom, (2) 5 bedroom

Finance
- 2018 Operating Cost: $206,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $2,270,000
- 10-Year Capital Forecast per Bedroom: $19,000
- Mortgage or Debenture Expiry: 2018

Housing
- Tenant Factor is high.
- Planning, Site Intensification Potential is medium.
- The waitlist is high.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: not available.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
Brybeck Crescent, Kitchener

Building Statistics
- Constructed: 1971
- Building Type: Rowhouse
- Building Area: 51,547 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 36
- Unit Type: (24) 2 bedroom, (12) 3 bedroom

Finance
- 2018 Operating Cost: $45,000
- 2018 Operating Cost per Bedroom: $750
- 10-Year Capital Forecast: $1,138,000
- 10-Year Capital Forecast per Bedroom: $19,000
- Mortgage or Debenture Expiry: 2018

Housing
- Tenant Factor is high.
- Planning, Site Intensification Potential is medium.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
Chandler, Kitchener

Building Statistics

- Constructed: 1970
- Building Type: Rowhouse
- Building Area: 83,622 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 61
- Unit Type:
  - (18) 2 bedroom
  - (35) 3 bedroom
  - (8) 4 bedroom

Finance

- 2018 Operating Cost: $143,000
- 2018 Operating Cost per Bedroom: $830
- 10-Year Capital Forecast: $2,796,000
- 10-Year Capital Forecast per Bedroom: $16,000
- Mortgage or Debenture Expiry: 2018

Housing

Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services

Walking distance to GRT Services: very good.
Walking distance to Community Centres and/or grocery stores: excellent.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Church Street, Kitchener

Building Statistics
- Constructed: 1975
- Building Type: Apartment
- Building Area: 48,206 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 61
- Unit Type: (60) 1 bedroom, (1) 2 bedroom

Finance
- 2018 Operating Cost: $134,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $1,785,000
- 10-Year Capital Forecast per Bedroom: $29,000
- Mortgage or Debenture Expiry: 2022

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is medium.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is medium.
**Waterloo Region Housing**

**College Street, Kitchener**

### Building Statistics
- **Constructed:** 1974
- **Building Type:** Apartment
- **Building Area:** 50,508 square feet
- **Occupant Type:** Seniors
- **Physical Condition:** Good
- **Unit Count:** 73
- **Unit Type:**
  - (72) 1 bedroom
  - (1) 2 bedroom

### Finance
- **2018 Operating Cost:** $79,000
- **2018 Operating Cost per Bedroom:** $1,000
- **10-Year Capital Forecast:** $2,140,000
- **10-Year Capital Forecast per Bedroom:** $29,000
- **Mortgage or Debenture Expiry:** 2021

### Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

### Proximity to Neighbourhood Services
Walking distance to GRT Services: excellent.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Courtland Avenue and Shelley Drive, Kitchener

Building Statistics
- **Constructed:** 1969
- **Building Type:** Rowhouse
- **Building Area:** 116,902 square feet
- **Occupant Type:** Family
- **Physical Condition:** Good
- **Unit Count:** 70
- **Unit Type:**
  - (23) 2 bedroom
  - (30) 3 bedroom
  - (13) 4 bedroom
  - (4) 5 bedroom

Finance
- **2018 Operating Cost:** $160,000
- **2018 Operating Cost per Bedroom:** $770
- **10-Year Capital Forecast:** $2,442,000
- **10-Year Capital Forecast per Bedroom:** $12,000
- **Mortgage or Debenture Expiry:** 2018

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is high.
- The waitlist is high.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: excellent.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is high.
Waterloo Region Housing
Elm Ridge Drive, Kitchener

Building Statistics
- Constructed: 1985
- Building Type: Rowhouse
- Building Area: 59,610 square feet
- Occupant Type: Family
- Physical Condition: Fair
- Unit Count: 50
- Unit Type: (10) 1 bedroom, (6) 2 bedroom, (34) 3 bedroom

Finance
- 2018 Operating Cost: $119,000
- 2018 Operating Cost per Bedroom: $960
- 10-Year Capital Forecast: $202,000
- 10-Year Capital Forecast per Bedroom: $2,000
- Mortgage or Debenture Expiry: 2021

Housing
Tenant Factor is Not Applicable
Planning, Site Intensification Potential is low.
The waitlist is Not Applicable

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: excellent.
The Neighbourhood Factor is low.
Waterloo Region Housing
Fairway Road, Kitchener

Building Statistics
- Constructed: 1973
- Building Type: Rowhouse
- Building Area: 45,509 square feet
- Occupant Type: Family
- Physical Condition: Fair
- Unit Count: 30
- Unit Type: (30) 3 bedroom

Finance
- 2018 Operating Cost: $102,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $1,366,000
- 10-Year Capital Forecast per Bedroom: $15,000
- Mortgage or Debenture Expiry: 2020

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Fourth Avenue, Kitchener

Building Statistics
Constructed: 1970
Building Type: Apartment
Building Area: 33,932 square feet
Occupant Type: No Dependents
Physical Condition: Fair
Unit Count: 51
Unit Type: (51) 1 bedroom

Finance
2018 Operating Cost: $78,000
2018 Operating Cost per Bedroom: $2,000
10-Year Capital Forecast: $2,245,000
10-Year Capital Forecast per Bedroom: $44,000
Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is low.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
233 Franklin Street, Kitchener

Building Statistics
- Constructed: 1978
- Building Type: Apartment
- Building Area: 77,934 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 119
- Unit Type:
  - (118) 1 bedroom
  - (1) 2 bedroom

Finance
- 2018 Operating Cost: $228,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $3,197,000
- 10-Year Capital Forecast per Bedroom: $27,000
- Mortgage or Debenture Expiry: 2025

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is low.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: excellent.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
239 Franklin Street, Kitchener

Building Statistics
Constructed: 2004
Building Type: Apartment
Building Area: 25,998 square feet
Occupant Type: Seniors
Physical Condition: Good
Unit Count: 32
Unit Type: (285) 1 bedroom
(4) 2 bedroom

Finance
2018 Operating Cost: $64,000
2018 Operating Cost per Bedroom: $2,000
10-Year Capital Forecast: $467,000
10-Year Capital Forecast per Bedroom: $13,000
Mortgage or Debenture Expiry: 2024

Housing
Tenant Factor is low.
Planning, Site Intensification Potential is high.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: very good.
The Neighbourhood Factor is low.
Waterloo Region Housing
Greenfield Avenue, Kitchener

Building Statistics
Constructed: 1970
Building Type: Apartment, Rowhouse
Building Area: 80,128 square feet
Occupant Type: Family/ No Dependents
Physical Condition: Good
Unit Count: 75
Unit Type: (45) 1 bedroom, (30) 2 bedroom

Finance
2018 Operating Cost: $137,000
2018 Operating Cost per Bedroom: $1,000
10-Year Capital Forecast: $3,506,000
10-Year Capital Forecast per Bedroom: $33,000
Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is low.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: not available.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Guerin Avenue, Kitchener

Building Statistics
- Constructed: 1970
- Building Type: Rowhouse
- Building Area: 55,411 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 33
- Unit Type: (28) 3 bedroom, (5) 4 bedroom

Finance
- 2018 Operating Cost: $165,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $2,161,000
- 10-Year Capital Forecast per Bedroom: $21,000
- Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: excellent.
The Neighbourhood Factor is medium.
Waterloo Region Housing
High Street, Waterloo

Building Statistics
- Constructed: 1967
- Building Type: Rowhouse
- Building Area: 38,138 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 21
- Unit Type: (11) 3 bedroom, (8) 4 bedroom, (2) 5 bedroom

Finance
- 2018 Operating Cost: $106,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $1,130,000
- 10-Year Capital Forecast per Bedroom: $15,000
- Mortgage or Debenture Expiry: 2015

Housing
- Tenant Factor is high.
- Planning, Site Intensification Potential is high.
- The waitlist is high.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: very good.
- Walking distance to Community Centres and/or grocery stores: not available.
- The Neighbourhood Factor is high.

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3
Waterloo Region Housing
45 Holborn Drive, Kitchener

Building Statistics
Constructed: 1970
Building Type: Rowhouse
Building Area: 32,428 square feet
Occupant Type: Family
Physical Condition: Good
Unit Count: 25
Unit Type: (25) 2 bedroom

Finance
2018 Operating Cost: $54,000
2018 Operating Cost per Bedroom: $1,000
10-Year Capital Forecast: $1,128,000
10-Year Capital Forecast per Bedroom: $23,000
Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is high.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: very good.
Walking distance to Community Centres and/or grocery stores: excellent.
The Neighbourhood Factor is medium.
Waterloo Region Housing
47 Holborn Drive, Kitchener

Building Statistics
- Constructed: 1970
- Building Type: Apartment
- Building Area: 29,745 square feet
- Occupant Type: Seniors
- Physical Condition: Fair
- Unit Count: 45
- Unit Type: (45) 1 bedroom

Finance
- 2018 Operating Cost: $147,000
- 2018 Operating Cost per Bedroom: $3,000
- 10-Year Capital Forecast: $1,542,000
- 10-Year Capital Forecast per Bedroom: $34,000
- Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is high.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: very good.
Walking distance to Community Centres and/or grocery stores: excellent.
The Neighbourhood Factor is high.
Waterloo Region Housing
65 Holborn Drive, Kitchener

Building Statistics
- Constructed: 1971
- Building Type: Apartment
- Building Area: 38,003 square feet
- Occupant Type: No Dependents
- Physical Condition: Good
- Unit Count: 40
- Unit Type: (40) 1 bedroom

Finance
- 2018 Operating Cost: $67,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $1,510,000
- 10-Year Capital Forecast per Bedroom: $38,000
- Mortgage or Debenture Expiry: 2019

Housing
Tenant Factor is high.
Planning, Site Intensification Potential is medium.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: very good.
Walking distance to Community Centres and/or grocery stores: excellent.
The Neighbourhood Factor is high.
Waterloo Region Housing
Ingleside Drive, Kitchener

Building Statistics
- Constructed: 1970
- Building Type: Rowhouse
- Building Area: 71,297 square feet
- Occupant Type: Family
- Physical Condition: Fair
- Unit Count: 50
- Unit Type:
  - (23) 2 bedroom
  - (3) 3 bedroom
  - (10) 4 bedroom
  - (4) 5 bedroom

Finance
- 2018 Operating Cost: $159,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $2,084,000
- 10-Year Capital Forecast per Bedroom: $16,000
- Mortgage or Debenture Expiry: 2019

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is medium.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
Keats Way, Waterloo

Building Statistics
- Constructed: 1992
- Building Type: Rowhouse
- Building Area: 76,680 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 48
- Unit Type:
  - (28) 2 bedroom
  - (20) 3 bedroom

Finance
- 2018 Operating Cost: $228,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $1,845,000
- 10-Year Capital Forecast per Bedroom: $16,000
- Mortgage or Debenture Expiry: 2021

Housing
Tenant Factor is low.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: not available.
The Neighbourhood Factor is low.
Waterloo Region Housing
Kingscourt Drive, Waterloo

Building Statistics
- Constructed: 1988
- Building Type: Apartment
- Building Area: 62,400 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 53
- Unit Type: (25) 2 bedroom, (28) 3 bedroom

Finance
- 2018 Operating Cost: $189,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $2,613,000
- 10-Year Capital Forecast per Bedroom: $20,000
- Mortgage or Debenture Expiry: 2021

Housing
- Tenant Factor is high.
- Planning, Site Intensification Potential is medium.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: very good.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
Heritage, Kitchener

Building Statistics
- Constructed: 1967
- Building Type: Rowhouse
- Building Area: 76,748 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 40
- Unit Type: (8) 3 bedroom, (32) 4 bedroom

Finance
- 2018 Operating Cost: $93,000
- 2018 Operating Cost per Bedroom: $610
- 10-Year Capital Forecast: $1,675,000
- 10-Year Capital Forecast per Bedroom: $11,000
- Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is low.
Planning, Site Intensification Potential is medium.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: not available.
The Neighbourhood Factor is low.
Waterloo Region Housing
215 Lorraine Avenue, Kitchener

Building Statistics
- Constructed: 1971
- Building Type: Apartment
- Building Area: 35,071 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 34
- Unit Type: (34) 1 bedroom

Finance
- 2018 Operating Cost: $38,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $1,267,000
- 10-Year Capital Forecast per Bedroom: $37,000
- Mortgage or Debenture Expiry: 2019

Housing
Tenant Factor is low.
Planning, Site Intensification Potential is low.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: not available.
The Neighbourhood Factor is low.
Waterloo Region Housing
Mooregate Crescent, Kitchener

Building Statistics
Constructed: 1970
Building Type: Rowhouse
Building Area: 70,919 square feet
Occupant Type: Family
Physical Condition: Good
Unit Count: 55
Unit Type: (24) 2 bedroom, (27) 3 bedroom, (4) 4 bedroom

Finance
2018 Operating Cost: $116,000
2018 Operating Cost per Bedroom: $800
10-Year Capital Forecast: $2,195,000
10-Year Capital Forecast per Bedroom: $15,000
Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is high.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: excellent.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Morgan Avenue, Kitchener

Building Statistics
- Constructed: 1972
- Building Type: Semi-Detached
- Building Area: 29,603 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 16
- Unit Type: (10) 4 bedroom, (6) 5 bedroom

Finance
- 2018 Operating Cost: $67,000
- 2018 Operating Cost per Bedroom: $960
- 10-Year Capital Forecast: $634,000
- 10-Year Capital Forecast per Bedroom: $9,000
- Mortgage or Debenture Expiry: 2020

Housing
- Tenant Factor is low.
- Planning, Site Intensification Potential is high.
- The waitlist is high.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is low.
Waterloo Region Housing
Overlea Court and Drive, Kitchener

Building Statistics
- Constructed: 1968
- Building Type: Rowhouse
- Building Area: 43,493 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 30
- Unit Type: (6) 2 bedroom, (10) 3 bedroom, (8) 4 bedroom, (6) 5 bedroom

Finance
- 2018 Operating Cost: $71,000
- 2018 Operating Cost per Bedroom: $680
- 10-Year Capital Forecast: $1,094,000
- 10-Year Capital Forecast per Bedroom: $11,000
- Mortgage or Debenture Expiry: 2016

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is medium.
- The waitlist is high.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: very good.
- Walking distance to Community Centres and/or grocery stores: very good.
- The Neighbourhood Factor is medium.
Waterloo Region Housing  
145 Overlea Drive, Kitchener

Building Statistics
- Constructed: 1974
- Building Type: Apartment
- Building Area: 27,668 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 60
- Unit Type: (59) 1 bedroom
  (1) 2 bedroom

Finance
- 2018 Operating Cost: $95,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $2,714,000
- 10-Year Capital Forecast per Bedroom: $44,000
- Mortgage or Debenture Expiry: 2021

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is low.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: not available.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
65 Paulander Drive, Kitchener

Building Statistics
- Constructed: 1973
- Building Type: Apartment
- Building Area: 44,206 square feet
- Occupant Type: No Dependents
- Physical Condition: Fair
- Unit Count: 50
- Unit Type: (49) 1 bedroom, (1) 2 bedroom

Finance
- 2018 Operating Cost: $70,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $1,729,000
- 10-Year Capital Forecast per Bedroom: $34,000
- Mortgage or Debenture Expiry: 2020

Housing
Tenant Factor is high.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
40 Paulander Drive, Kitchener

Building Statistics
- Constructed: 1972
- Building Type: Rowhouse
- Building Area: 38,365 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 23
- Unit Type: (8) 3 bedroom, (11) 4 bedroom, (4) 5 bedroom

Finance
- 2018 Operating Cost: $62,000
- 2018 Operating Cost per Bedroom: $710
- 10-Year Capital Forecast: $1,143,000
- 10-Year Capital Forecast per Bedroom: $13,000
- Mortgage or Debenture Expiry: 2020

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is high.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3
Waterloo Region Housing
60 Paulander Drive, Kitchener

Building Statistics
- Constructed: 1972
- Building Type: Rowhouse
- Building Area: 53,393 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 52
- Unit Type:
  - (26) 2 bedroom
  - (26) 3 bedroom

Finance
- 2018 Operating Cost: $141,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $2,585,000
- 10-Year Capital Forecast per Bedroom: $20,000
- Mortgage or Debenture Expiry: 2020

Housing
- Tenant Factor is high.
- Planning, Site Intensification Potential is high.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is high.
Waterloo Region Housing
Regina Street, Waterloo

Building Statistics
- Constructed: 1973
- Building Type: Apartment
- Building Area: 36,256 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 61
- Unit Type: (60) 1 bedroom, (1) 2 bedroom

Finance
- 2018 Operating Cost: $98,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $1,845,000
- 10-Year Capital Forecast per Bedroom: $30,000
- Mortgage or Debenture Expiry: 2020

Housing
- Tenant Factor is high.
- Planning, Site Intensification Potential is medium.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: very good.
- Walking distance to Community Centres and/or grocery stores: not available.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
Rutherford Drive, Kitchener

Building Statistics
- Constructed: 1967
- Building Type: Rowhouse
- Building Area: 12,446 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 8
- Unit Type: (4) 3 bedroom, (2) 4 bedroom, (2) 5 bedroom

Finance
- 2018 Operating Cost: $38,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $527,000
- 10-Year Capital Forecast per Bedroom: $18,000
- Mortgage or Debenture Expiry: 2018

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is medium.
- The waitlist is high.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: not available.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
Strasburg Road, Kitchener

Building Statistics
- Constructed: 1974
- Building Type: Semi-detached
- Building Area: 9,227 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 6
- Unit Type: (6) 4 bedroom

Finance
- 2018 Operating Cost: $11,000
- 2018 Operating Cost per Bedroom: $460
- 10-Year Capital Forecast: $225,000
- 10-Year Capital Forecast per Bedroom: $9,000
- Mortgage or Debenture Expiry: 2022

Housing
Tenant Factor is low.
Planning, Site Intensification Potential is low.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: very good.
Walking distance to Community Centres and/or grocery stores: very good.
The Neighbourhood Factor is low.
Waterloo Region Housing
Sunnydale Place, Waterloo

Building Statistics
Constructed: 1970
Building Type: Rowhouse
Building Area: 70,592 square feet
Occupant Type: Family
Physical Condition: Good
Unit Count: 40
Unit Type:
(10) 2 bedroom
(20) 3 bedroom
(6) 4 bedroom
(4) 5 bedroom

Finance
2018 Operating Cost: $199,000
2018 Operating Cost per Bedroom: $2,000
10-Year Capital Forecast: $2,175,000
10-Year Capital Forecast per Bedroom: $18,000
Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is high.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is high.
Waterloo Region Housing
Thaler, Kitchener

Building Statistics
- Constructed: 1967
- Building Type: Rowhouse
- Building Area: 77,009 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 53
- Unit Type: (32) 3 bedroom, (19) 4 bedroom, (2) 5 bedroom

Finance
- 2018 Operating Cost: $109,000
- 2018 Operating Cost per Bedroom: $600
- 10-Year Capital Forecast: $2,085,000
- 10-Year Capital Forecast per Bedroom: $11,000
- Mortgage or Debenture Expiry: 2018

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: not available.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Valleyview Road, Kitchener

Building Statistics
- Constructed: 1974
- Building Type: Rowhouse
- Building Area: 62,667 square feet
- Occupant Type: Family
- Physical Condition: Fair
- Unit Count: 44
- Unit Type: (10) 2 bedroom, (25) 3 bedroom, (4) 4 bedroom

Finance
- 2018 Operating Cost: $134,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $1,945,000
- 10-Year Capital Forecast per Bedroom: $18,000
- Mortgage or Debenture Expiry: 2018

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is medium.
- The waitlist is high.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: very good.
- Walking distance to Community Centres and/or grocery stores: not available.
- The Neighbourhood Factor is medium.
Waterloo Region Housing  
Weber Street East, Kitchener

**Building Statistics**
- Constructed: 1969
- Building Type: Apartment
- Building Area: 24,265 square feet
- Occupant Type: No Dependents
- Physical Condition: Good
- Unit Count: 35
- Unit Type: (40) bachelor, (15) 1 bedroom

**Finance**
- 2018 Operating Cost: $118,000
- 2018 Operating Cost per Bedroom: $3,000
- 10-Year Capital Forecast: $1,412,000
- 10-Year Capital Forecast per Bedroom: $40,000
- Mortgage or Debenture Expiry: 2017

**Housing**
Tenant Factor is high.
Planning, Site Intensification Potential is low.
The waitlist is high.

**Proximity to Neighbourhood Services**
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: not available.
The Neighbourhood Factor is high.

Facilities and Fleet Management  
20 Weber Street East  
Kitchener, Ontario, N2H 1C3
Waterloo Region Housing
Weichel Street, Kitchener

Building Statistics
Constructed: 1968
Building Type: Rowhouse
Building Area: 34,695 square feet
Occupant Type: Family
Physical Condition: Good
Unit Count: 23
Unit Type: (23) 3 bedroom

Finance
2018 Operating Cost: $87,000
2018 Operating Cost per Bedroom: $1,000
10-Year Capital Forecast: $1,700,000
10-Year Capital Forecast per Bedroom: $25,000
Mortgage or Debenture Expiry: 2016

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
82 Wilson Avenue, Kitchener

Building Statistics
- Constructed: 1968
- Building Type: Apartment
- Building Area: 7,490 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 16
- Unit Type: (16) 1 bedroom

Finance
- 2018 Operating Cost: $40,000
- 2018 Operating Cost per Bedroom: $3,000
- 10-Year Capital Forecast: $377,000
- 10-Year Capital Forecast per Bedroom: $24,000
- Mortgage or Debenture Expiry: 2007

Housing
Tenant Factor is high.
Planning, Site Intensification Potential is medium.
The waitlist is high.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is high.
**Waterloo Region Housing**

**84 Wilson Avenue, Kitchener**

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**Building Statistics**
- Constructed: 1972
- Building Type: Apartment
- Building Area: 102,465 square feet
- Occupant Type: Seniors
- Physical Condition: Good
- Unit Count: 56
- Unit Type: (55) 1 bedroom, (1) 2 bedroom

**Finance**
- 2018 Operating Cost: $90,000
- 2018 Operating Cost per Bedroom: $2,000
- 10-Year Capital Forecast: $1,667,000
- 10-Year Capital Forecast per Bedroom: $29,000
- Mortgage or Debenture Expiry: 2020

**Housing**
Tenant Factor is medium.
Planning, Site Intensification Potential is low.
The waitlist is medium.

**Proximity to Neighbourhood Services**
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Windom Road, Kitchener

Building Statistics
- Constructed: 1968
- Building Type: Rowhouse
- Building Area: 19,002 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 12
- Unit Type: (12) 3 bedroom

Finance
- 2018 Operating Cost: $38,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $1,019,000
- 10-Year Capital Forecast per Bedroom: $28,000
- Mortgage or Debenture Expiry: 2016

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is medium.
- The waitlist is high.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: good.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
Snyder Street, Elmira

Building Statistics
- Constructed: 1969
- Building Type: Apartment
- Building Area: 18,199 square feet
- Occupant Type: Seniors
- Physical Condition: Fair
- Unit Count: 10
- Unit Type: (10) 1 bedroom

Finance
- 2018 Operating Cost: $25,000
- 2018 Operating Cost per Bedroom: $3,000
- 10-Year Capital Forecast: $813,000
- 10-Year Capital Forecast per Bedroom: $81,000
- Mortgage or Debenture Expiry: 2017

Housing
Tenant Factor is low.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is low.
Waterloo Region Housing
Wyatt Street, Elmira

Building Statistics
Constructed: 1973
Building Type: Apartment
Building Area: 25,263 square feet
Occupant Type: Seniors
Physical Condition: Good
Unit Count: 36
Unit Type: (36) 1 bedroom

Finance
2018 Operating Cost: $62,000
2018 Operating Cost per Bedroom: $2,000
10-Year Capital Forecast: $1,633,000
10-Year Capital Forecast per Bedroom: $45,000
Mortgage or Debenture Expiry: 2021

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is low.

Proximity to Neighbourhood Services
Walking distance to GRT Services: good.
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.
Waterloo Region Housing
Forrest Avenue, New Hamburg

Building Statistics
- Constructed: 1990
- Building Type: Rowhouse
- Building Area: 51,115 square feet
- Occupant Type: Family
- Physical Condition: Good
- Unit Count: 31
- Unit Type:
  - (11) 2 bedroom
  - (17) 3 bedroom
  - (3) 4 bedroom

Finance
- 2018 Operating Cost: $85,000
- 2018 Operating Cost per Bedroom: $1,000
- 10-Year Capital Forecast: $1,174,000
- 10-Year Capital Forecast per Bedroom: $14,000
- Mortgage or Debenture Expiry: 2021

Housing
- Tenant Factor is medium.
- Planning, Site Intensification Potential is high.
- The waitlist is medium.

Proximity to Neighbourhood Services
- Walking distance to GRT Services: good.
- Walking distance to Community Centres and/or grocery stores: not available.
- The Neighbourhood Factor is medium.
Waterloo Region Housing
Henry Street, Wellesley

Building Statistics
- Constructed: 1976
- Building Type: Apartment
- Building Area: 22,815 square feet
- Occupant Type: Seniors
- Physical Condition: Fair
- Unit Count: 16
- Unit Type: (16) 1 bedroom

Finance
- 2018 Operating Cost: $58,000
- 2018 Operating Cost per Bedroom: $4,000
- 10-Year Capital Forecast: $834,000
- 10-Year Capital Forecast per Bedroom: $52,000
- Mortgage or Debenture Expiry: 2023

Housing
Tenant Factor is medium.
Planning, Site Intensification Potential is medium.
The waitlist is medium.

Proximity to Neighbourhood Services
Walking distance to GRT Services: not available
Walking distance to Community Centres and/or grocery stores: good.
The Neighbourhood Factor is medium.