



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

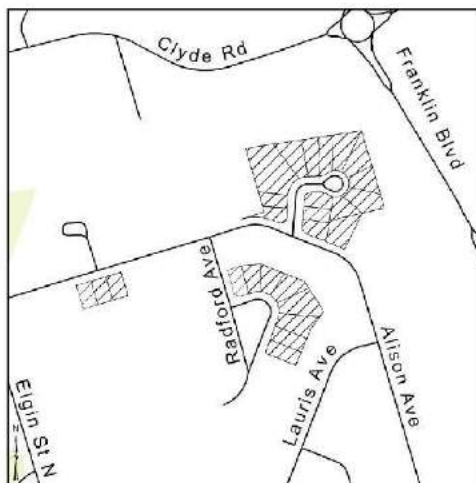
Constructed:	1963
Building Type:	Semi-detached
Building Area:	79,852 square feet
Occupant Type:	Family
Physical Condition:	Fair
Unit Count:	52
Unit Type:	(40) 3 bedroom (12) 4 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing Bishop Street North, Cambridge



Building Statistics

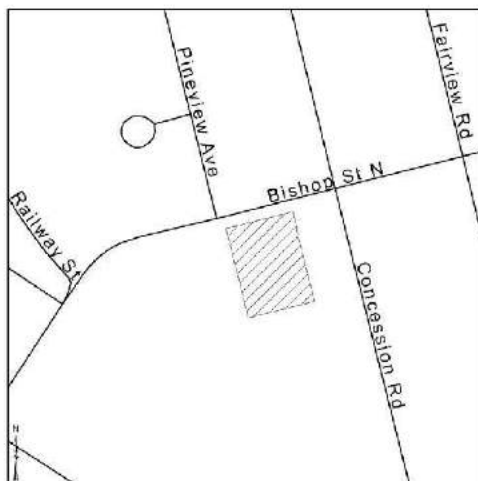
Constructed:	1954
Building Type:	Apartment
Building Area:	25,776 square feet
Occupant Type:	Seniors
Physical Condition:	Good
Unit Count:	39
Unit Type:	(39) 1 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing Chalmers Street, Cambridge



Building Statistics

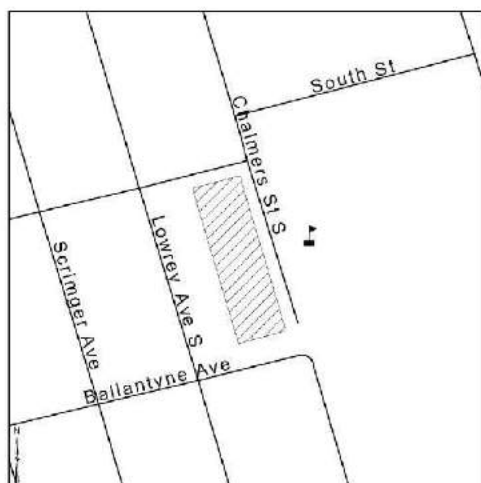
Constructed:	1970
Building Type:	Apartment
Building Area:	37,348 square feet
Occupant Type:	Seniors
Physical Condition:	Fair
Unit Count:	63
Unit Type:	(63) 1 bedroom

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

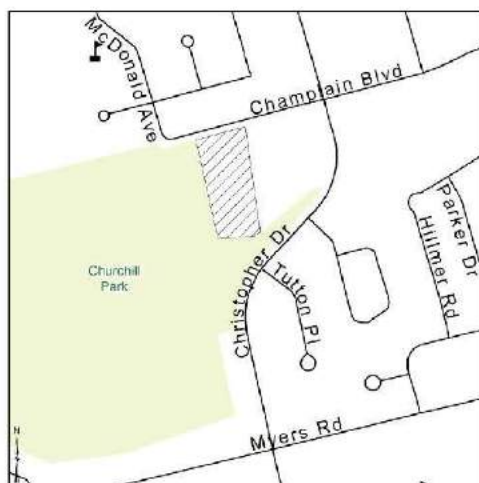
Constructed:	1971
Building Type:	Rowhouse
Building Area:	83,670 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	58
Unit Type:	(12) 2 bedroom (41) 3 bedroom (5) 4 bedroom

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

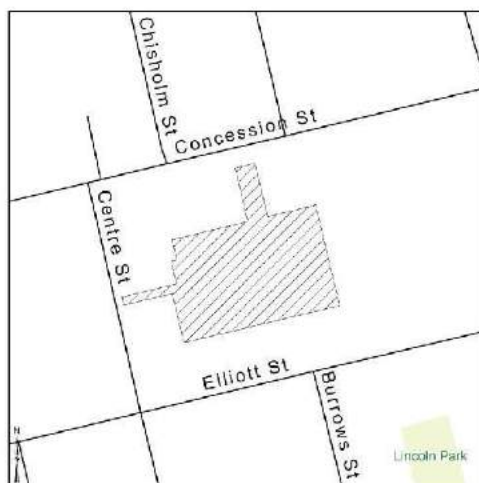
Constructed:	1978
Building Type:	Apartment
Building Area:	82,523 square feet
Occupant Type:	Seniors
Physical Condition:	Good
Unit Count:	110
Unit Type:	(109) 1 bedroom (1) 2 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing

143 Concession Street, Cambridge



Building Statistics

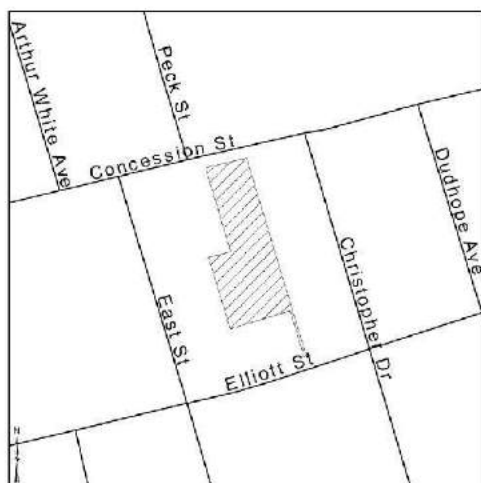
Constructed:	1967
Building Type:	Apartment
Building Area:	29,602 square feet
Occupant Type:	No Dependents
Physical Condition:	Good
Unit Count:	42
Unit Type:	(27) bachelor (15) 1 bedroom

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.

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing Langs Drive, Cambridge



Building Statistics

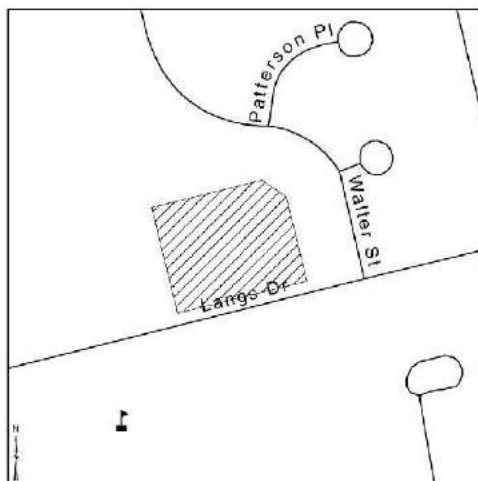
Constructed:	1969
Building Type:	Rowhouse
Building Area:	83,214 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	38
Unit Type:	(10) 2 bedroom (18) 3 bedroom (10) 4 bedroom

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.

Waterloo Region Housing Lauris Avenue, Cambridge



Building Statistics

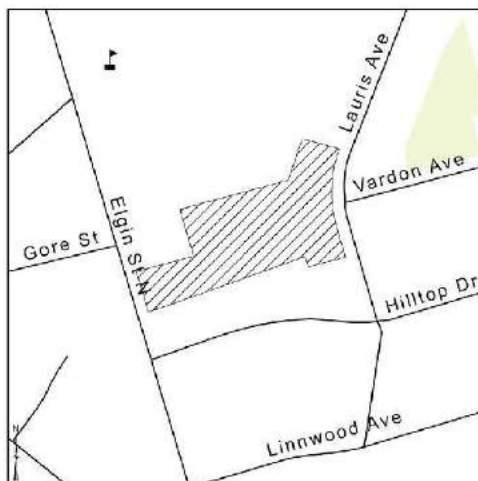
Constructed:
 Building Type: Vacant Land
 Building Area: square feet
 Occupant Type:
 Physical Condition: Good
 Unit Count: Not Applicable
 Unit Type:

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.



Region of Waterloo

Facilities and Fleet Management
 20 Weber Street East
 Kitchener, Ontario, N2H 1C3

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

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.

Waterloo Region Housing Sekura Street, Cambridge



Building Statistics

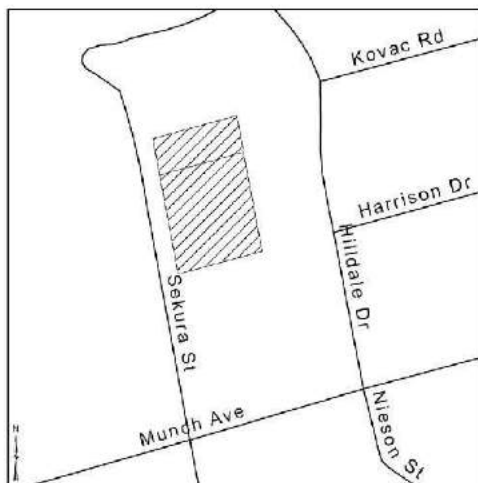
Constructed:	1969
Building Type:	Semi-detached
Building Area:	23,752 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	14
Unit Type:	(14) 3 bedroom

Finance

2018 Operating Cost:	\$48,000
2018 Operating Cost per Bedroom:	\$1,000
10-Year Capital Forecast:	\$880,000
10-Year Capital Forecast per Bedroom:	\$21,000
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 Southwood Drive, Cambridge



Building Statistics

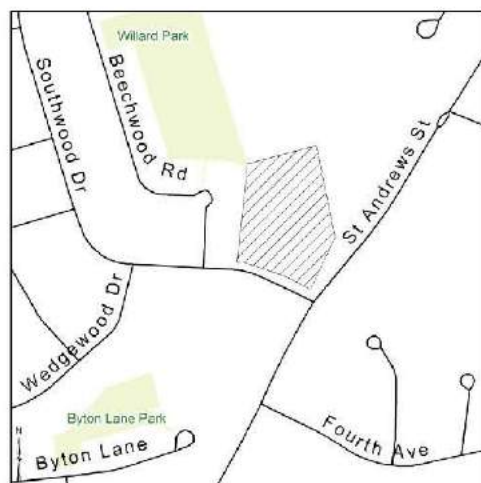
Constructed:	1968
Building Type:	Rowhouse
Building Area:	111,367 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	68
Unit Type:	(20) 2 bedroom (31) 3 bedroom (15) 4 bedroom (2) 5 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing Walter Street, Cambridge



Building Statistics

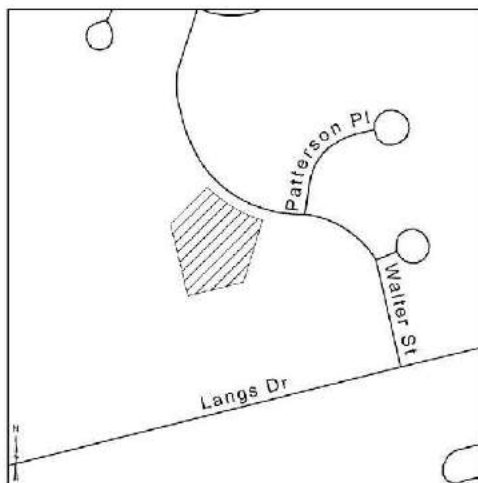
Constructed:	1970
Building Type:	Apartment
Building Area:	30,071 square feet
Occupant Type:	No Dependents
Physical Condition:	Good
Unit Count:	44
Unit Type:	(44) 1 bedroom

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

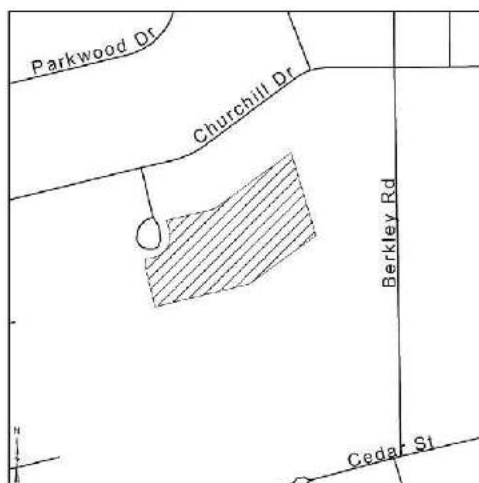
Constructed:	1973
Building Type:	Apartment
Building Area:	40,392 square feet
Occupant Type:	Seniors
Physical Condition:	Good
Unit Count:	61
Unit Type:	(61) 1 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing Amos Avenue, Waterloo



Building Statistics

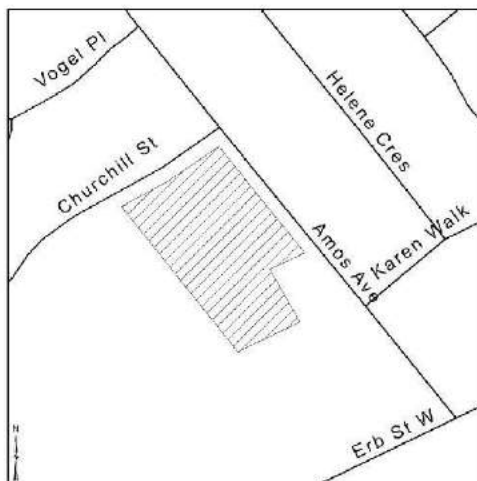
Constructed:	1970
Building Type:	Rowhouse
Building Area:	59,276 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	40
Unit Type:	(9) 2 bedroom (22) 3 bedroom (7) 4 bedroom (2) 5 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

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

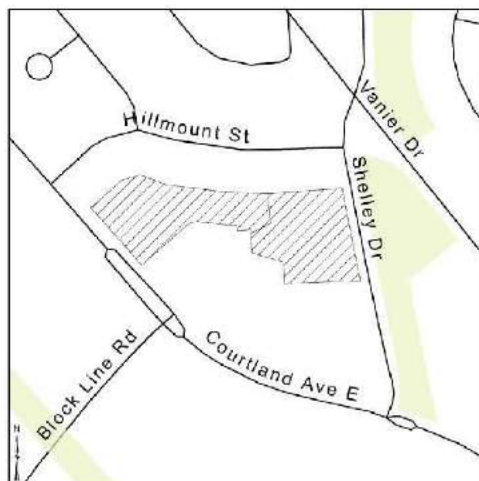
Constructed:	1969
Building Type:	Rowhouse
Building Area:	116,902 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	70
Unit Type:	(23) 2 bedroom (30) 3 bedroom (13) 4 bedroom (4) 5 bedroom

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

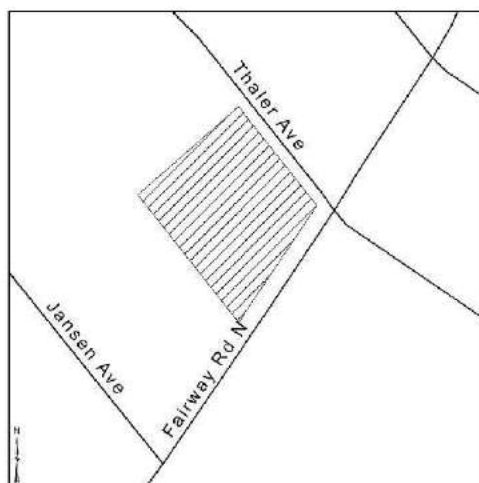
Constructed:	1973
Building Type:	Rowhouse
Building Area:	45,509 square feet
Occupant Type:	Family
Physical Condition:	Fair
Unit Count:	30
Unit Type:	(30) 3 bedroom

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

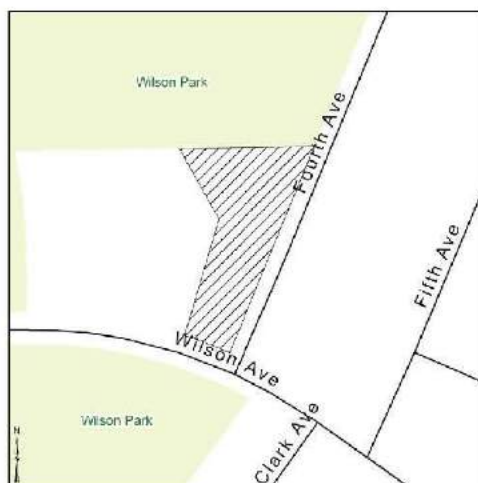
2018 Operating Cost:	\$78,000
2018 Operating Cost per Bedroom:	\$2,000
10-Year Capital Forecast:	\$2,245,000
10-Year Capital Forecast per Bedroom:	\$44,000
Mortgage or Debenture Expiry:	2018

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing

233 Franklin Street, Kitchener



Building Statistics

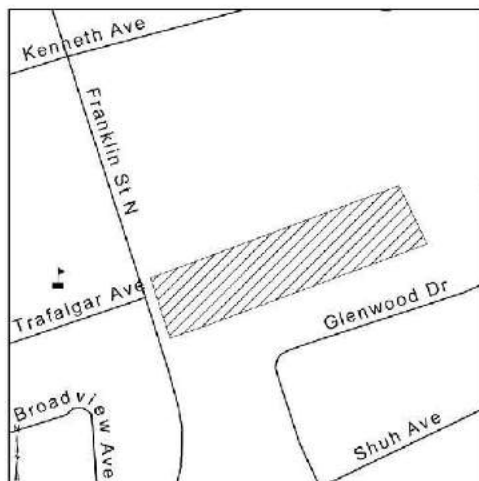
Constructed:	1978
Building Type:	Apartment
Building Area:	77,934 square feet
Occupant Type:	Seniors
Physical Condition:	Good
Unit Count:	119
Unit Type:	(118) 1 bedroom (1) 2 bedroom

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

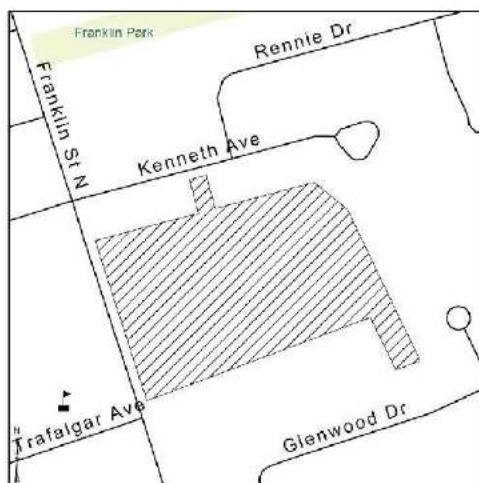
Constructed:	2004
Building Type:	Apartment
Building Area:	25,998 square feet
Occupant Type:	Seniors
Physical Condition:	Good
Unit Count:	32
Unit Type:	285) 1 bedroom (4) 2 bedroom

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

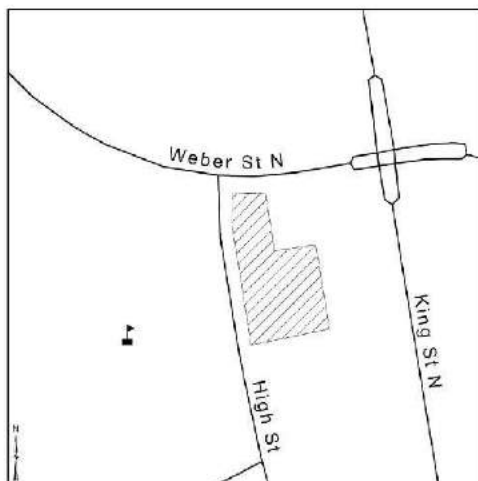
Constructed:	1967
Building Type:	Rowhouse
Building Area:	38,138 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	21
Unit Type:	(11) 3 bedroom (8) 4 bedroom (2) 5 bedroom

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.

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

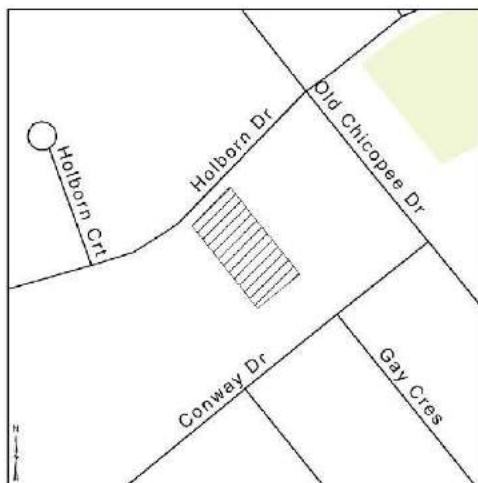
Constructed:	1971
Building Type:	Apartment
Building Area:	38,003 square feet
Occupant Type:	No Dependents
Physical Condition:	Good
Unit Count:	40
Unit Type:	(40) 1 bedroom

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

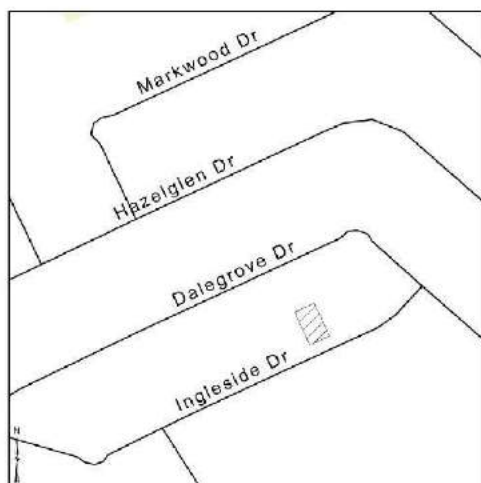
Constructed:	1970
Building Type:	Rowhouse
Building Area:	71,297 square feet
Occupant Type:	Family
Physical Condition:	Fair
Unit Count:	50
Unit Type:	(23) 2 bedroom 1(3) 3 bedroom (10) 4 bedroom (4) 5 bedroom

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

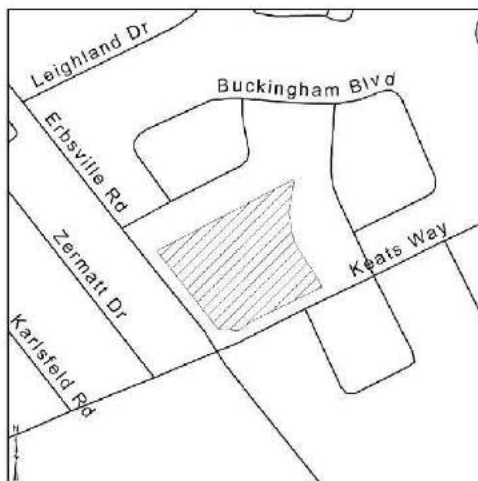
Constructed:	1992
Building Type:	Rowhouse
Building Area:	76,680 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	48
Unit Type:	(28) 2 bedroom (20) 3 bedroom

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

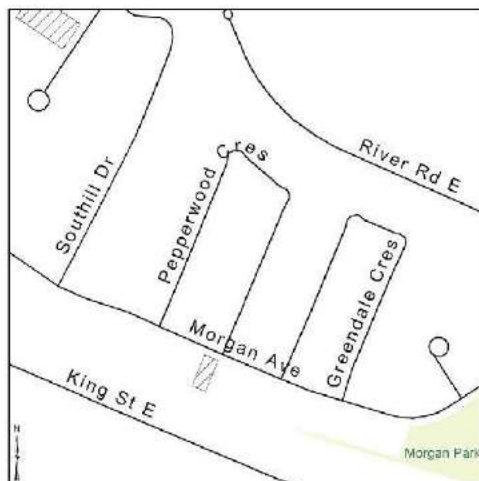
Constructed:	1972
Building Type:	Semi-Detached
Building Area:	29,603 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	16
Unit Type:	(10) 4 bedroom (6) 5 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

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.



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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing Rutherford Drive, Kitchener



Building Statistics

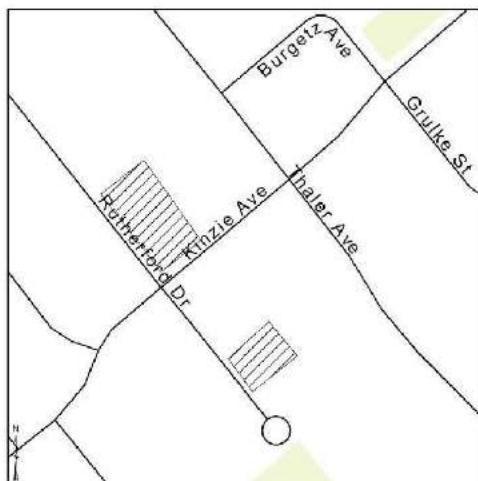
Constructed:	1967
Building Type:	Rowhouse
Building Area:	12,446 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	8
Unit Type:	(4) 3 bedroom (2) 4 bedroom (2) 5 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing Strasburg Road, Kitchener



Building Statistics

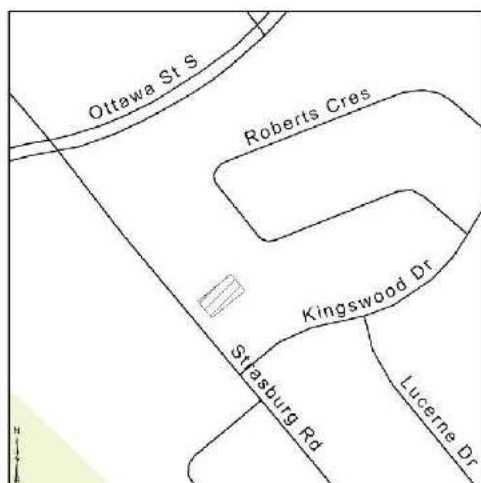
Constructed:	1974
Building Type:	Semi-detached
Building Area:	9,227 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	6
Unit Type:	(6) 4 bedroom

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

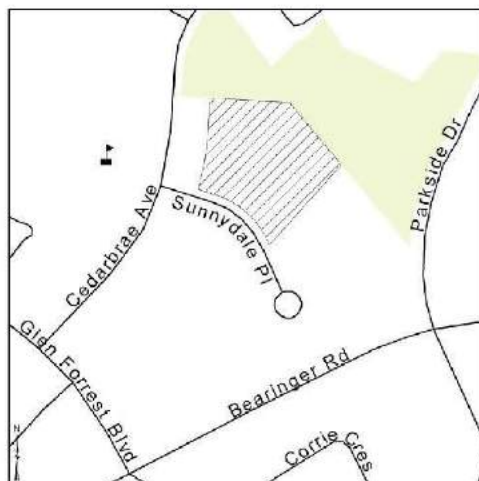
Constructed:	1970
Building Type:	Rowhouse
Building Area:	70,592 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	40
Unit Type:	(10) 2 bedroom (20) 3 bedroom (6) 4 bedroom (4) 5 bedroom

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

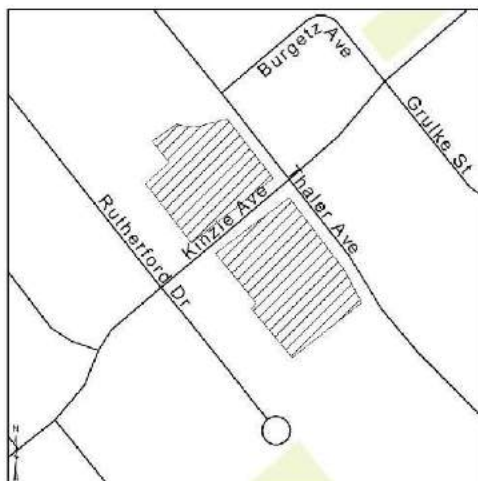
Constructed:	1967
Building Type:	Rowhouse
Building Area:	77,009 square feet
Occupant Type:	Family
Physical Condition:	Good
Unit Count:	53
Unit Type:	(32) 3 bedroom (19) 4 bedroom (2) 5 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing Valleyview Road, Kitchener



Building Statistics

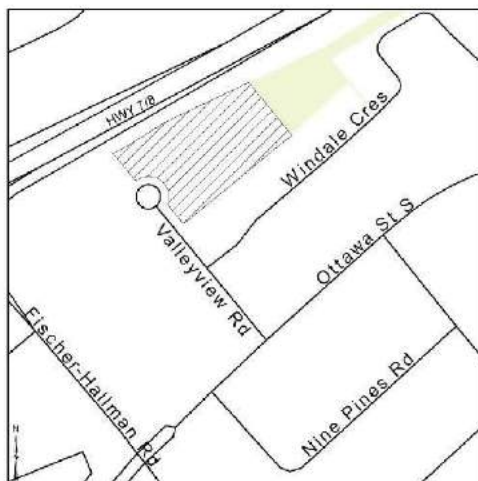
Constructed:	1974
Building Type:	Rowhouse
Building Area:	62,667 square feet
Occupant Type:	Family
Physical Condition:	Fair
Unit Count:	44
Unit Type:	(10) 2 bedroom (25) 3 bedroom (4) 4 bedroom

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

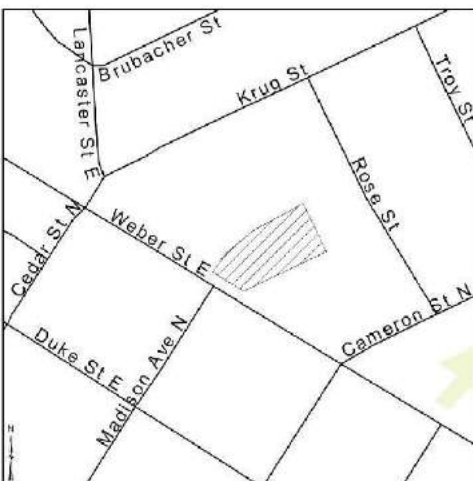
Constructed:	1969
Building Type:	Apartment
Building Area:	24,265 square feet
Occupant Type:	No Dependents
Physical Condition:	Good
Unit Count:	35
Unit Type:	(40) bachelor (15) 1 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing

84 Wilson Avenue, Kitchener



Building Statistics

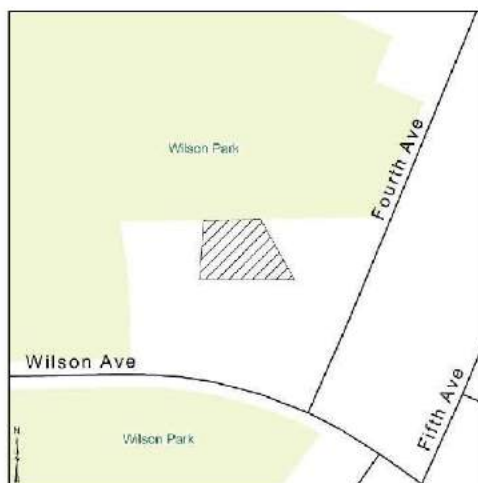
Constructed:	1972
Building Type:	Apartment
Building Area:	102,465 square feet
Occupant Type:	Seniors
Physical Condition:	Good
Unit Count:	56
Unit Type:	(55) 1 bedroom (1) 2 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

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

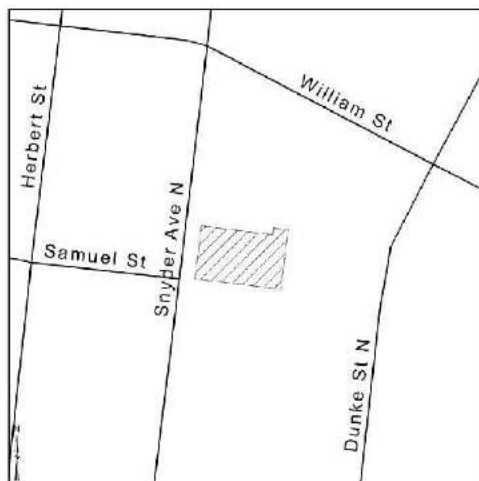
Constructed:	1969
Building Type:	Apartment
Building Area:	18,199 square feet
Occupant Type:	Seniors
Physical Condition:	Fair
Unit Count:	10
Unit Type:	(10) 1 bedroom

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.



Region of Waterloo

Facilities and Fleet Management
20 Weber Street East
Kitchener, Ontario, N2H 1C3

Waterloo Region Housing Wyatt Street, Elmira



Building Statistics

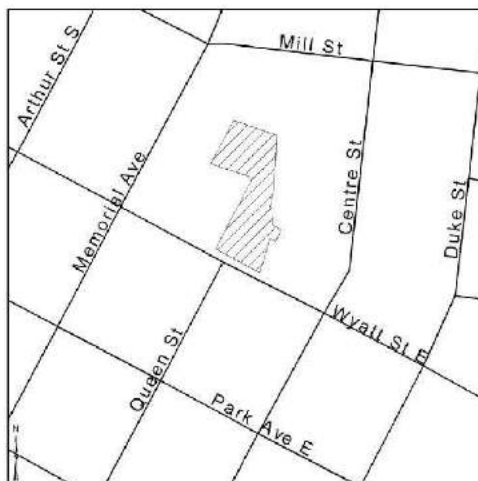
Constructed:	1973
Building Type:	Apartment
Building Area:	25,263 square feet
Occupant Type:	Seniors
Physical Condition:	Good
Unit Count:	36
Unit Type:	(36) 1 bedroom

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.

