Region of Waterloo

Building better futures:

2,500 homes in 5 years

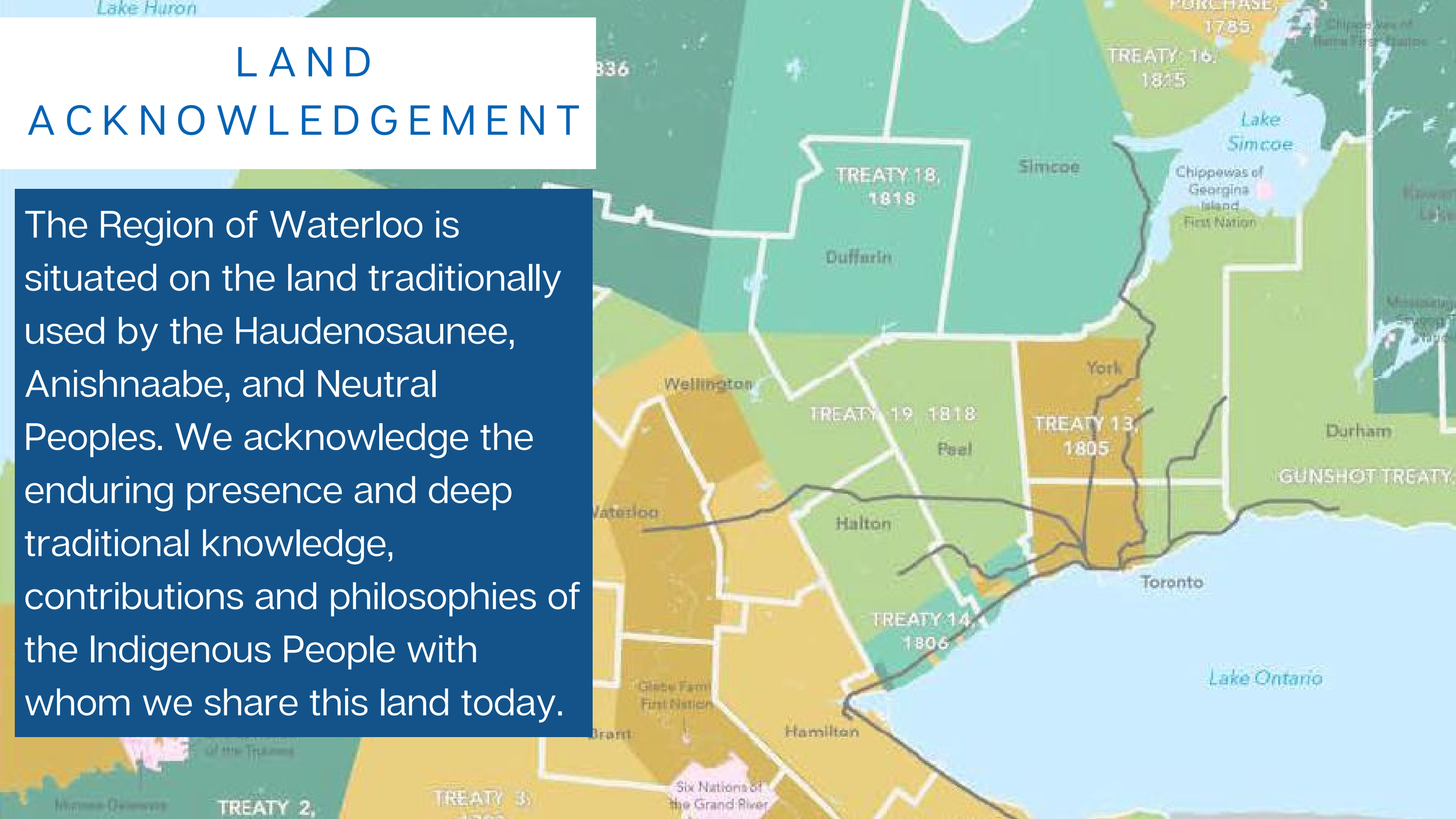


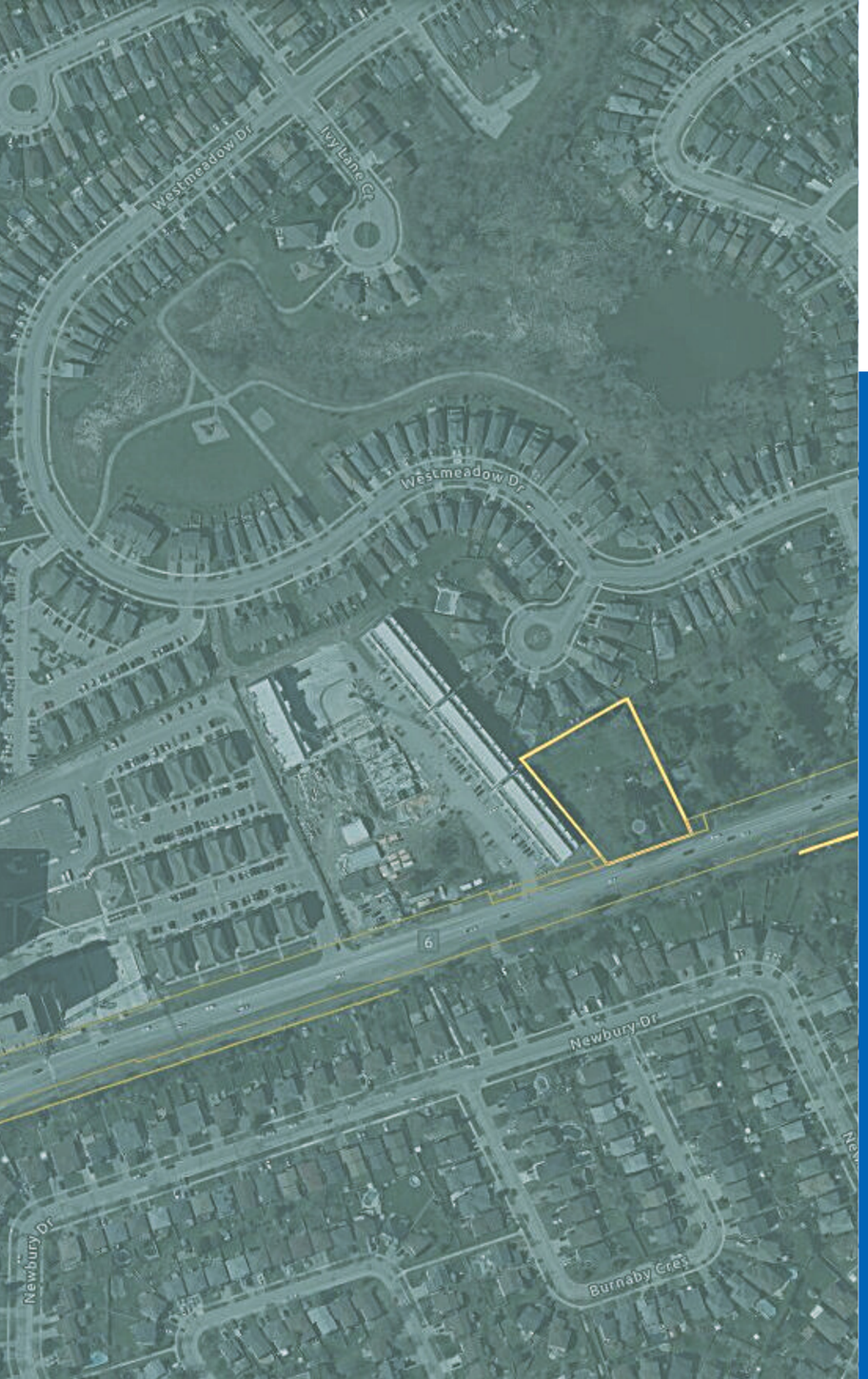
COMMUNITY INFORMATION SESSION
SEPTEMBER 27, 2022
1388 HIGHLAND ROAD WEST, KITCHENER

RFP FOR DEVELOPMENT OF AFFORDABLE HOUSING

LAND ACKNOWLEDGEMENT

The Region of Waterloo is situated on the land traditionally used by the Haudenosaunee, Anishnaabe, and Neutral Peoples. We acknowledge the enduring presence and deep traditional knowledge, contributions and philosophies of the Indigenous People with whom we share this land today.





INFORMATION SESSION AGENDA

- Introductions
- Meeting Norms
- Building Better Futures Initiative
- Defining Affordable Housing
- Planning Context & Site Profile
- Community Profile
- Development Profile
- RFP Process & Evaluation
- Questions?



MEETING NORMS

- This meeting and question period will be recorded.

- If you have questions regarding the Region's privacy policies:
  - Telephone: Service First Call Center 519-575-4400
  - Direct questions to: Manager-Information, Access & Privacy

- The Chat function is enabled but only visible to the meeting hosts throughout the presentation. Please feel free to type questions throughout the meeting and we will bring those forward for comment at the end of the session.

- All questions posed during this meeting will be posted to the EngageWR page for this project with response.



INTRODUCTIONS

- Sarah Millar, Land Portfolio Manager, Region of Waterloo
- Tristan Wilkin, Principal Planner, Region of Waterloo
- Ashley Graham, Senior Development Planner, Region of Waterloo

- Garett Stevenson, Acting Director, Development Review, City of Kitchener
- Craig Dumart, Senior Planner, City of Kitchener
- Tanya Roberts, Project Manager (Planning), City of Kitchener



BUILDING BETTER FUTURES INITIATIVE

2,500 HOMES IN FIVE YEARS (2021-2026)

Mission Statement: Create a sustainable, strategic pipeline of affordable housing projects to create a tenfold increase in the number of affordable homes we develop each year.

- Accelerate the development of Affordable Housing throughout the Region
- Focus on publicly owned land and partnerships
- Optimize public land use for public benefit through analysis, design, community consultation and partnership

BUILDING BETTER FUTURES

2,500 HOMES IN FIVE YEARS

2500

Clear Target of 2,500 new affordable units by 2026 (= 500 units per year)



Investment under the Waterloo Region Housing Masterplan (669 units with $510M in funding).



Leveraging Surplus Regional property to create new affordable housing development opportunities.



Advocacy for financial supports to expand housing programs, and proactive partnership building.



Creation of a reliable funding source, Council commitment of $20M up front, and sustained supports through regional tax levy.

WHAT IS AFFORDABLE HOUSING?

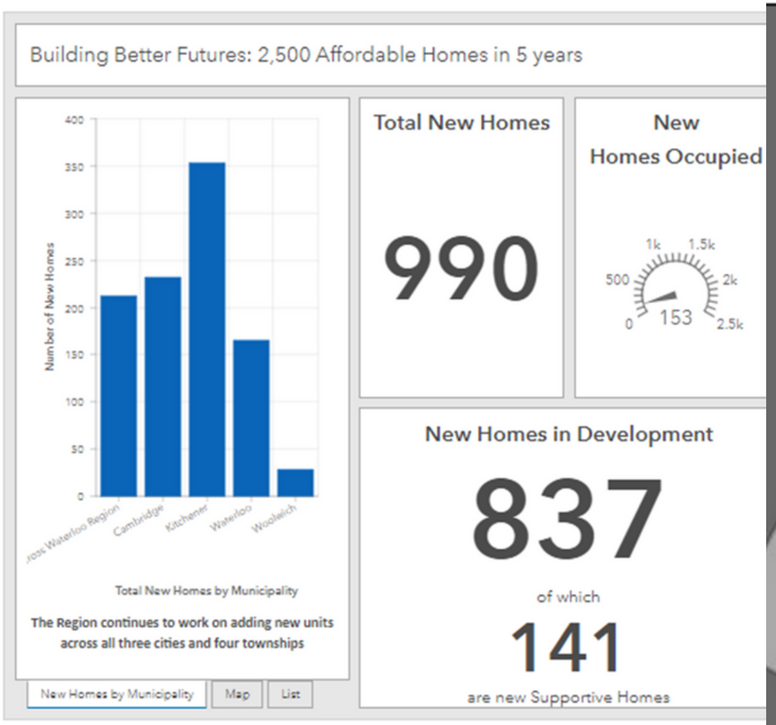


- Broadly defined using the cost of Housing as a percentage of Household income.
- CMHC defines Affordable Housing when the household is spending no more than 30% of their pre-tax income on housing.
- Province of Ontario defines Affordable Housing as housing that is affordable to low and moderate income households. As evaluated by comparing the Average Market Rent / Cost of Unit with 30% a households earning where they are at or below the 60th percentile.
- RFP criteria will require each submission meets the CMHC definition for its Co-Investment fund, being 80% of Median Market Rent.

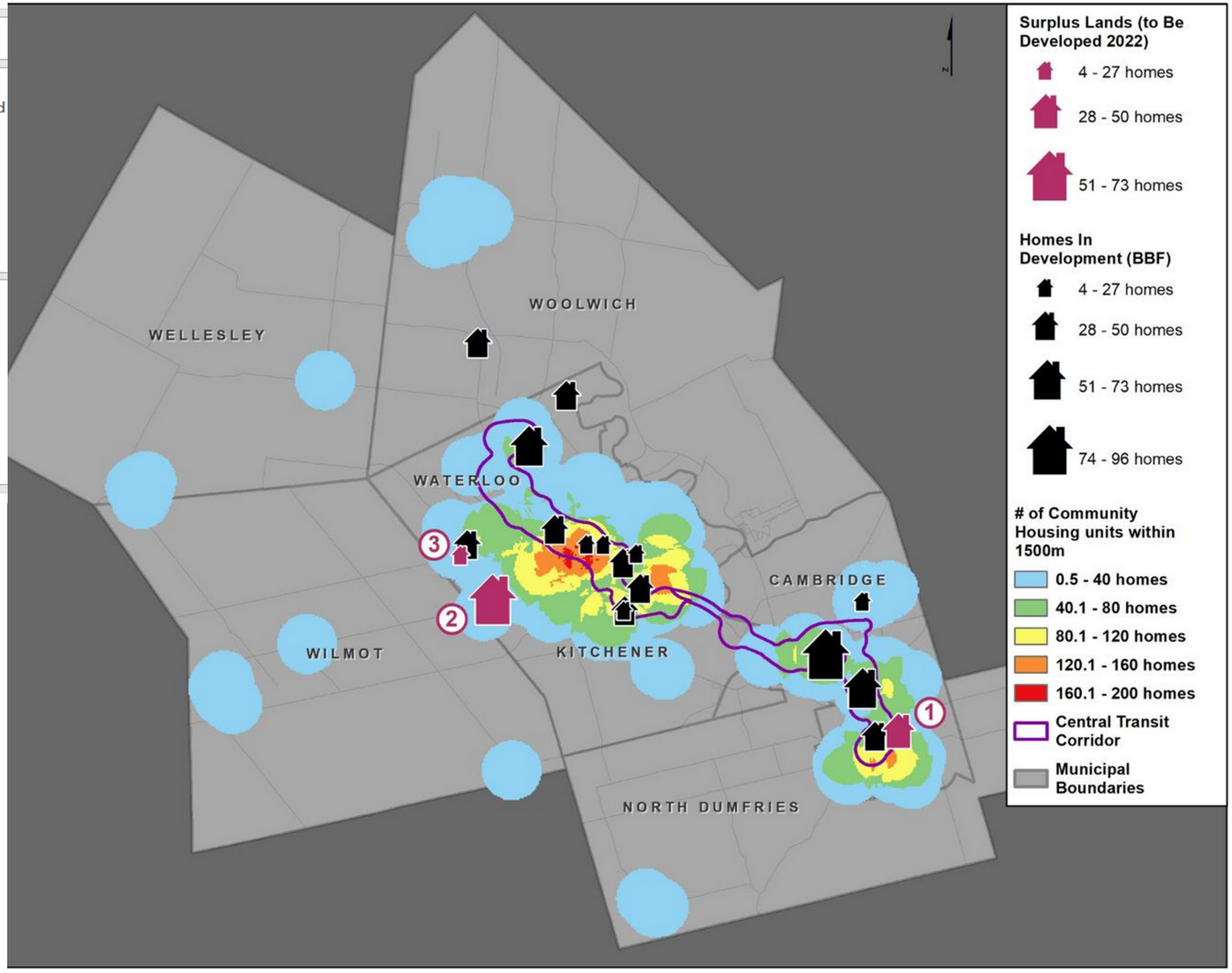
WHAT IS AFFORDABLE RENT IN THE REGION?



Rental Options 1 bedroom units	Current Rent (avg $) Oct 2021	Qualifying Income ($)	Qualifying Programs (various)
Market Rent (current, CMHC)	$1,599*	$63,960	F/P Programs (OPHI, COCHI, IAH) Federal Rapid Housing Initiative Regional Capital Regional RDC Grants / Exemptions CMHC (Co-investment, MLI, others) FCM
AMR	$1,134	$45,360	
80% AMR	$907	$36,280	
MMR	$1,098	$43,920	
80% MMR	$878	$35,120	
ODSP Shelter	$497	$19,880	



BY THE NUMBERS: AFFORDABLE HOUSING PROGRESS TO DATE



BY THE NUMBERS:WHAT'S BEEN DONE TO DATE

Net Zero Housing (WRH)



RFP Funding & Faith based collaboration



Community Needs / RHI (KWUNWP)



Land Leasing / modular



RFP Funding



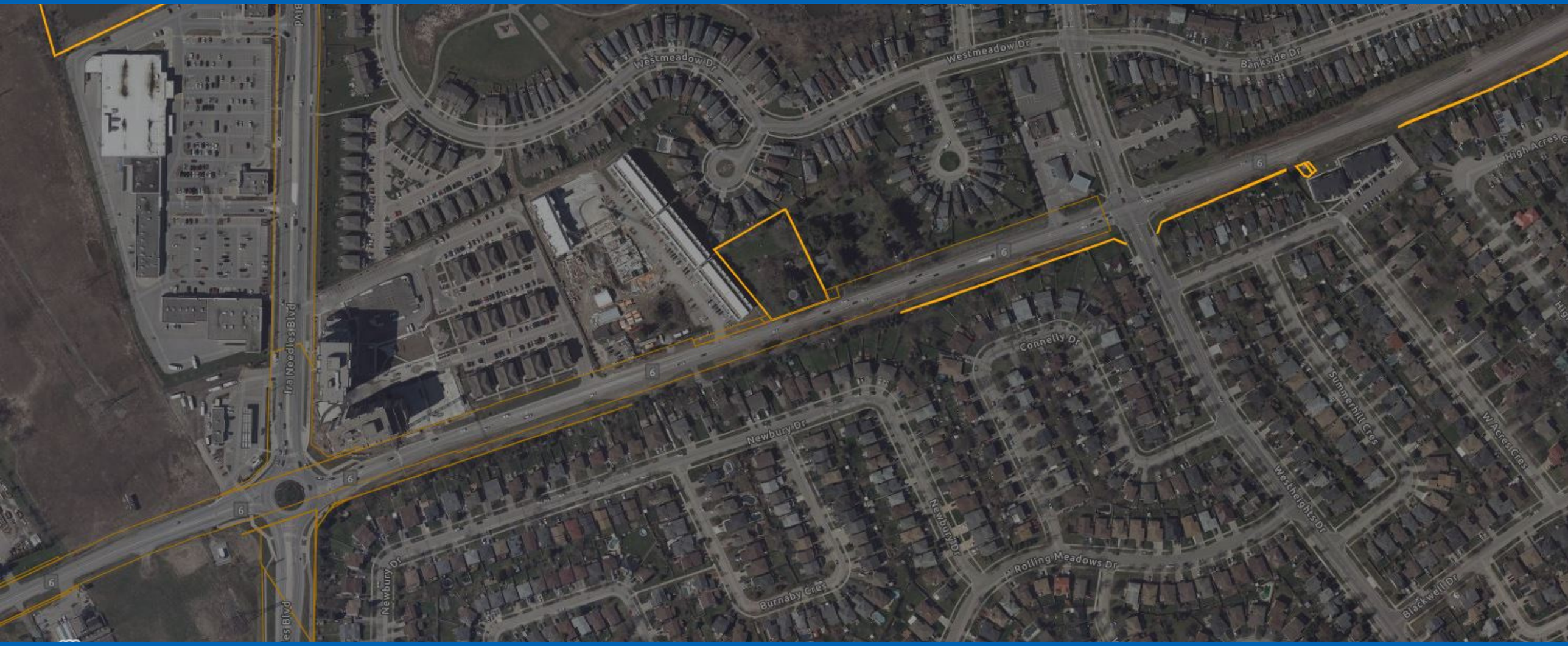
Pilot,Bechtel Container Housing



Preservation (CMHC, MLI)



1388 HIGHLAND ROAD WEST, KITCHENER



1388 HIGHLAND ROAD WEST: CENSUS PROFILE

Planning District	Highland West
Total Population	**11,930**
Median Age	35
Total Households	3,855
% Households - Owned	3,125 (81%)
% Households - Rented	725 (19%)
Average Household Size	3
Prevalence of Low Income, after tax	9%
Average Household Income	$102,685

**Source: Statistics Canada, Census 2016 by Census Planning District*



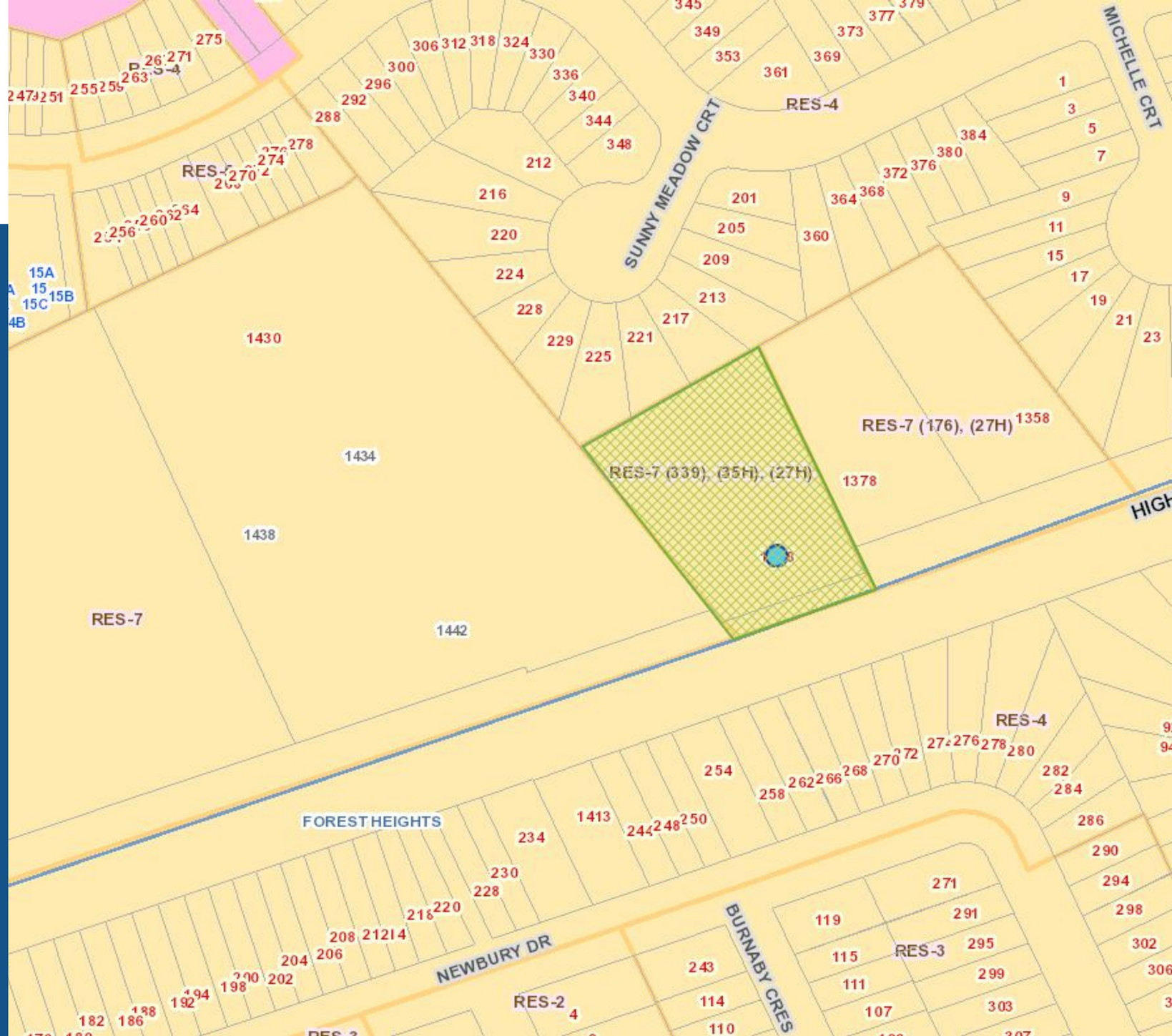
1388 HIGHLAND ROAD WEST: PLANNING CONTEXT OFFICIAL PLAN

Regional Official Plan Designation (2015, consolidated) (ROPA6 pending approval)	Built Up Area
City of Kitchener Official Plan Designation (2014, consolidated)	High Rise Residential
Zoning (Comprehensive By-Law 2019-051) * Under Appeal	RES-7 (339) (35H) High Density Residential with holding provision for urban design brief. Location within Airport Takeoff Approach Zone



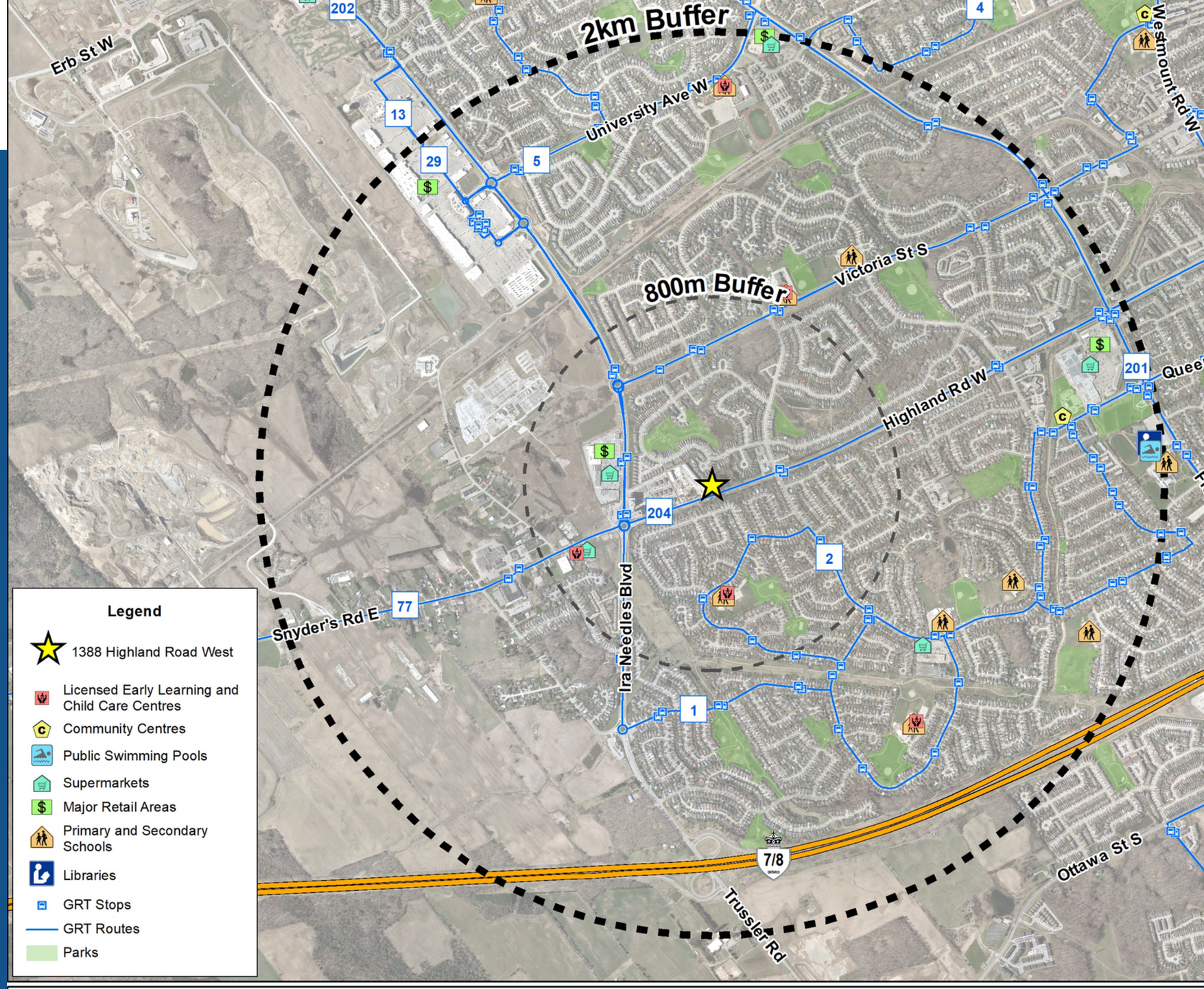
1388 HIGHLAND ROAD WEST: PLANNING CONTEXT ZONING

Regional Official Plan Designation (2015, consolidated) (ROPA6 pending approval)	Built Up Area
City of Kitchener Official Plan Designation (2014, consolidated)	High Rise Residential
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1388 HIGHLAND ROAD WEST: COMMUNITY PROFILE

Transit Stop	300 metres
Parks	West Meadow Park (850 m) Rolling Meadows Park (850 m)
Schools	Sandhills Public JK - 6 (1.3 km) Westheights Public 7 - 8 (1.4 km) St Dominic Savio JK - 8 (1.6 km) Forest Heights Collegiate Institute 9 - 12 (2.6 km) Resurrection Catholic Secondary (2.6 km)
Grocery Stores	850 metres



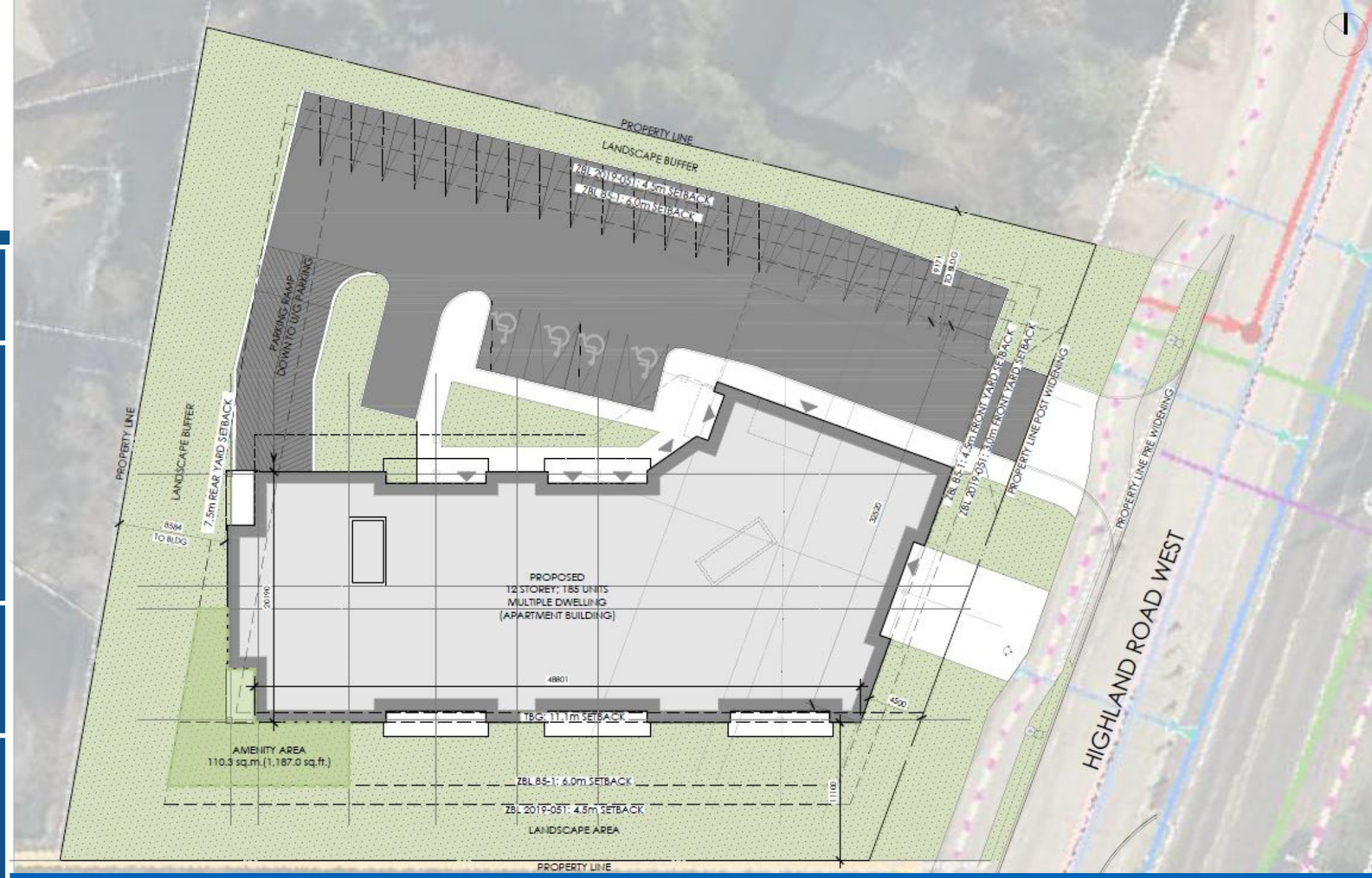
1388 HIGHLAND ROAD WEST: SITE PROFILE

Location	East of intersection of Ira Needles Blvd and Highland Road West, on north side of road.
Lot Size	0.459 ha / 1.13 ac (Irregular)
Road Frontage	Highland Road West (50.48 m / 165.6 ft)
Previous Regional Use	Staging area for Highland Road improvements
Physical Attributes	Improved road frontage Considerable tree canopy Generally flat Former detached home demolished
Water / Sewer Connections	Both Available
Road Widening Required	Yes (Regional Road Widening)
Status of Environmental Site Assessment	Complete, no contamination found, RSC filing in process



1388 HIGHLAND ROAD WEST: DEVELOPMENT PROFILE

Built Form Anticipated	Apartment building
Potential Scale	High-rise (9+ storeys) *subject to design review Holding Provision, and applicable policy and regulatory requirements
Estimated Unit Count Range total	150 - 185 units total
Development Type	Mixed market and affordable residential development; Rental or Ownership tenure potential; additional supporting uses
% of Affordable Units	Minimum 30% of total unit yield Target 40%+ of total unit yield
Restrictions/Encumbrances	None registered



Stats (Conceptual)

Site Plan - Conceptual

Front Yard	Achieved (4.5m)
Rear Yard	Achieved (7.5m)
Side Yard	Achieved (6.0m)
FSI	3.54 (4.0)
Building Height	38.8m (subject to design review and Tall Bldg guidelines (46.7m)
Units	185 (Estimate)
Parking Achieved - Surface	25 spaces
- Underground	75 spaces (per floor)

1388 HIGHLAND ROAD WEST: DEVELOPMENT PROFILE

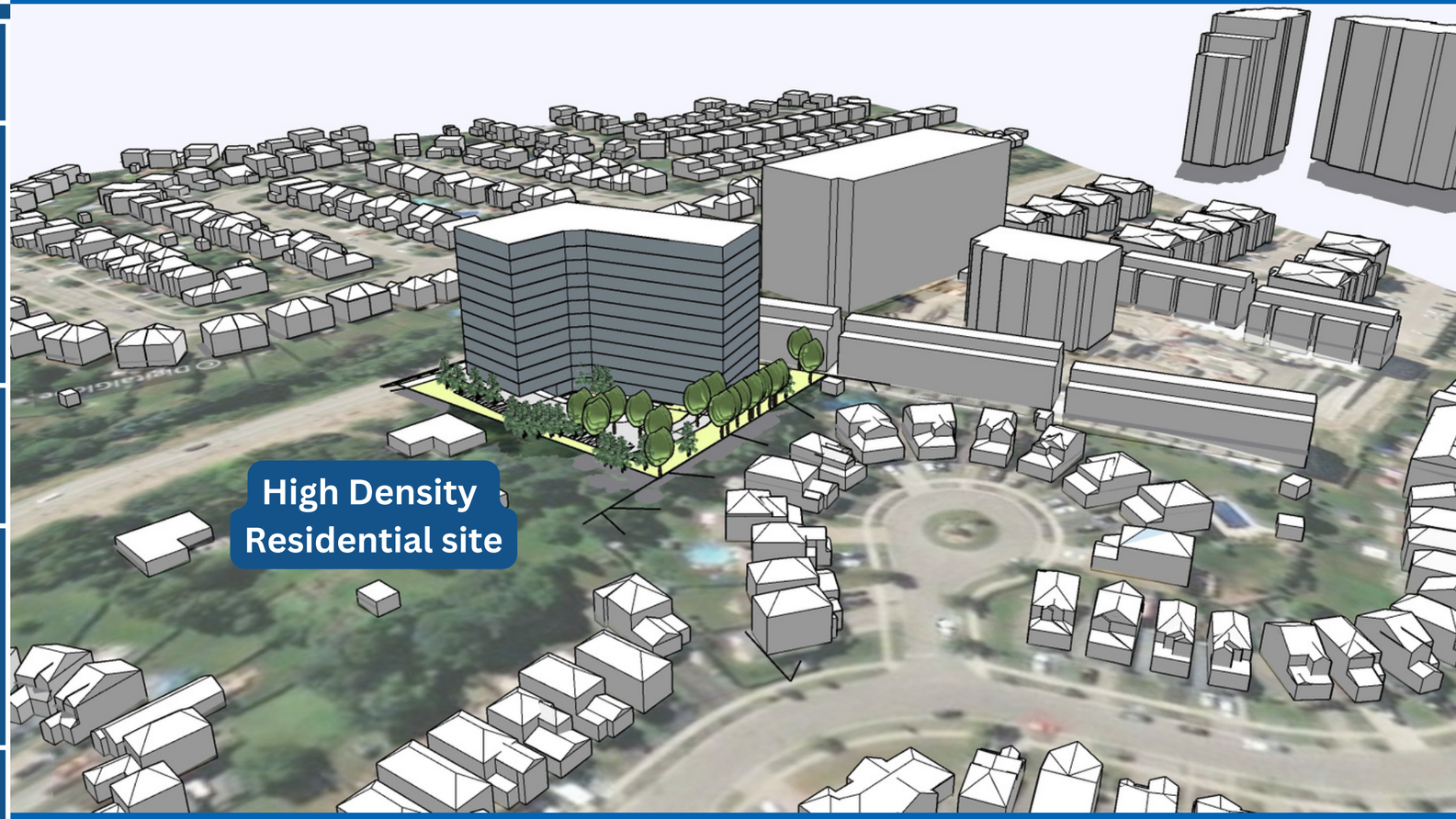
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Aerial View - conceptual

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View looking southwest toward Ira Needles Boulevard - conceptual

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View Looking Southeast toward Westheights Drive - conceptual

Request for Proposal: Timeline

The Road to Development

2022

2023

Sept/Oct

1

Community Information Sessions
Sept 27, 2022
October 5,2022
Minor Variance filing (Parking).

Oct/Nov

2

Public RFP Launch to Industry (Private / Non-Profit).

Nov/Dec

3

RFP Plan Taker Analysis, Qualifications, Submissions.
Minor Variance Hearing & Decision.

Dec/Jan

4

RFP close, Staff Evaluation of Submissions.

Jan/Feb

5

Recommendation Report to Regional Council.

Request for Proposal: Timeline

The Road to Development

2023

Mar/Apr

1

Land Disposition & Formal Award.

April - Dec

2

Site Plan Submission, Design Review.

2nd half 2023

3

Region & Developer-led Community Consultation Session(s).
Site Plan Approval.

2024

1st half 2024

4

Site Plan Agreement & Building Permit Issuance.

2nd Half 2024

5

Construction Underway.

RFP PROCESS: EVALUATION CRITERIA

Weighted evaluation criteria are a critical part of the process.

Baseline criteria for each submission will include elements such as (but not be limited to):

- Number of affordable units (minimum 30%)
- Duration of affordability (minimum 40 years)
- Depth of affordability achieved
- Design considerations, including site functionality, materiality
- Financial statements
- Development experience
- Operational experience or partner identified
- Ability to meet CMHC Accessible Design requirements
- Demonstrated sustainable development approach (consideration of opportunities to achieve net operational carbon)
- Community engagement plan

QUESTIONS?

How will the feedback from tonights information session be used?

1. All questions raised tonight will be posted, with responses, to the EngageWR project page.
2. All feedback will be reviewed by Regional staff in the preparation of RFP design considerations.

Will there be opportunities for community engagement in future?

1. The Region will lead an additional community engagement session with successful development proponent after RFP award.
2. RFP Submissions will need to outline opportunities for community outreach and ongoing information sharing through the site plan and development process.

This is an Important Opportunity to bring new mixed income housing to the market quickly.

THANK YOU!

Sarah Millar, MCIP RPP Land Portfolio Manager
smillar@regionofwaterloo.ca
regionalland@regionofwaterloo.ca

Stay informed on project updates!
www.engagewr.ca/highland

