Region of Waterloo

Building better futures:

2,500 homes in 5 years

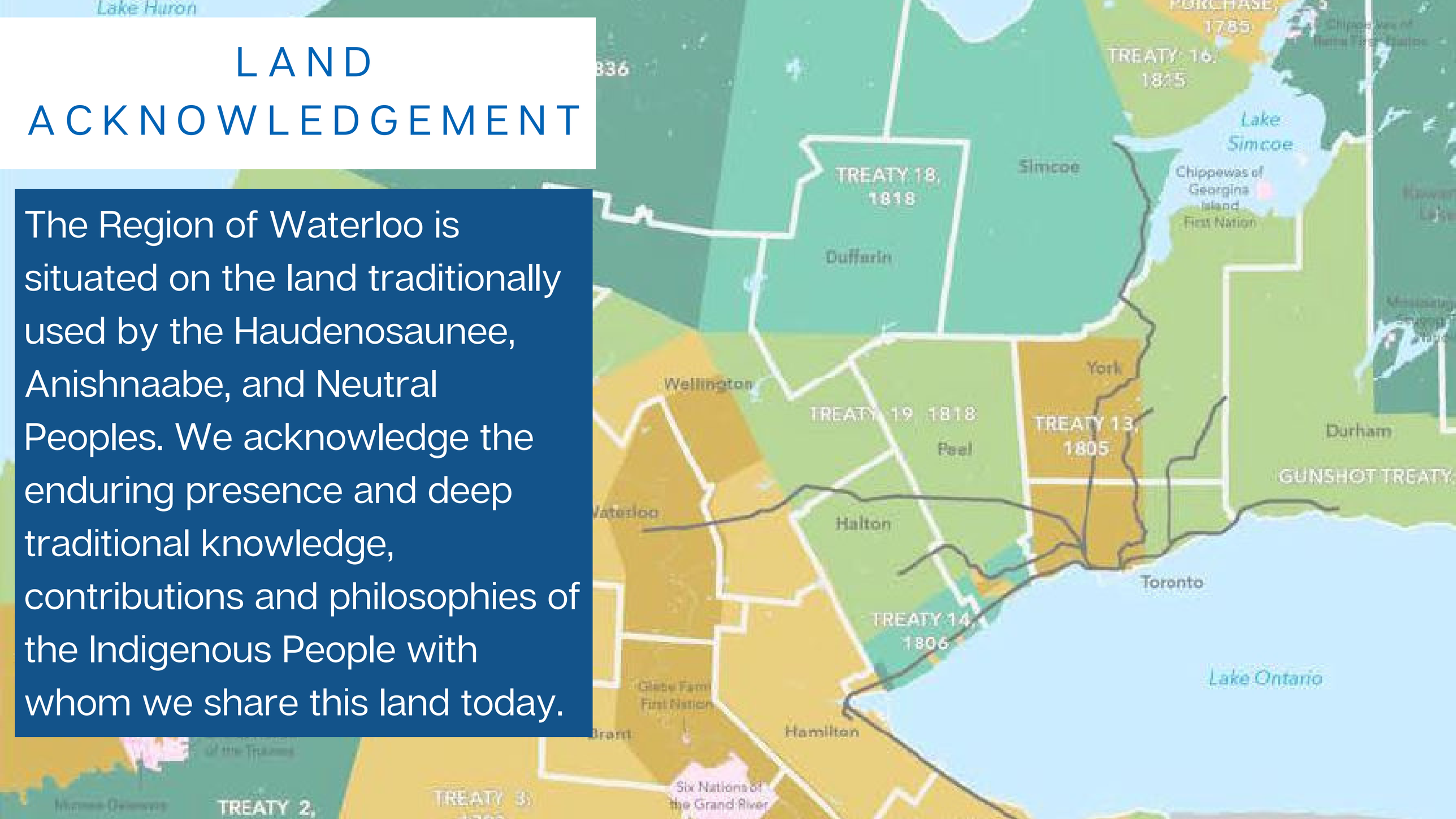


COMMUNITY INFORMATION SESSION
SEPTEMBER 28, 2022
41 WESTHILL DRIVE, WATERLOO

RFP FOR DEVELOPMENT OF MIXED INCOME
& 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

- Regional Councillor Jim Erb, Region of Waterloo
- Councillor Sandra Hanmer, Ward 1 City of Waterloo

- Sarah Millar, Land Portfolio Manager, Region of Waterloo
- Tristan Wilkin, Principal Planner, Region of Waterloo
- Ashley Graham, Senior Development Planner, Region of Waterloo
- John Vos, Planner, Planning Services, City of Waterloo



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?

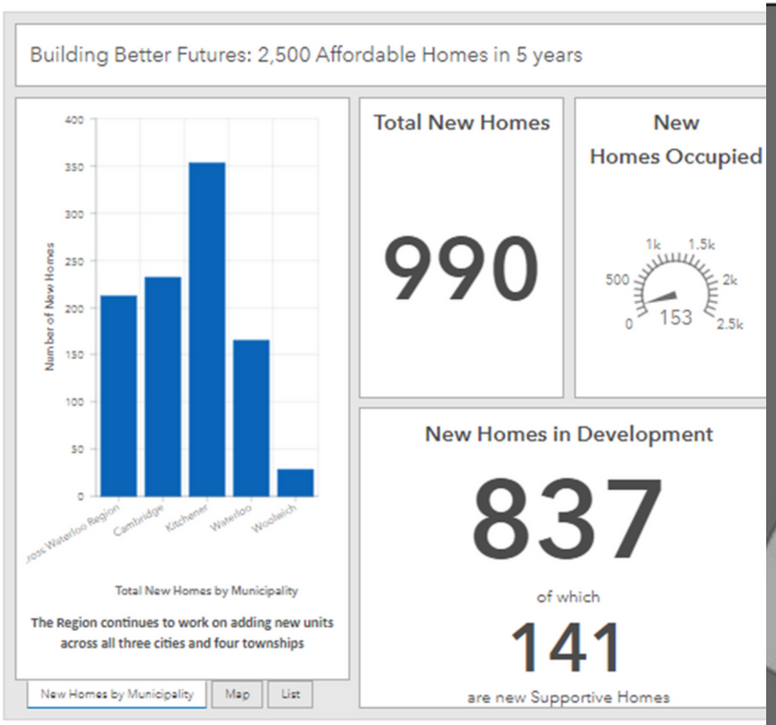


- Broadly defined using the cost of Housing as a percentage of Household income.
- CMHC defines Affordable Housing when the household is spending no more than 30% of their pre-tax income on housing.
- Province of Ontario defines Affordable Housing as housing that is affordable to low and moderate income 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 for this property will require each submission meets the CMHC definition for its Co-Investment fund, being 80% of Median Market Rent.

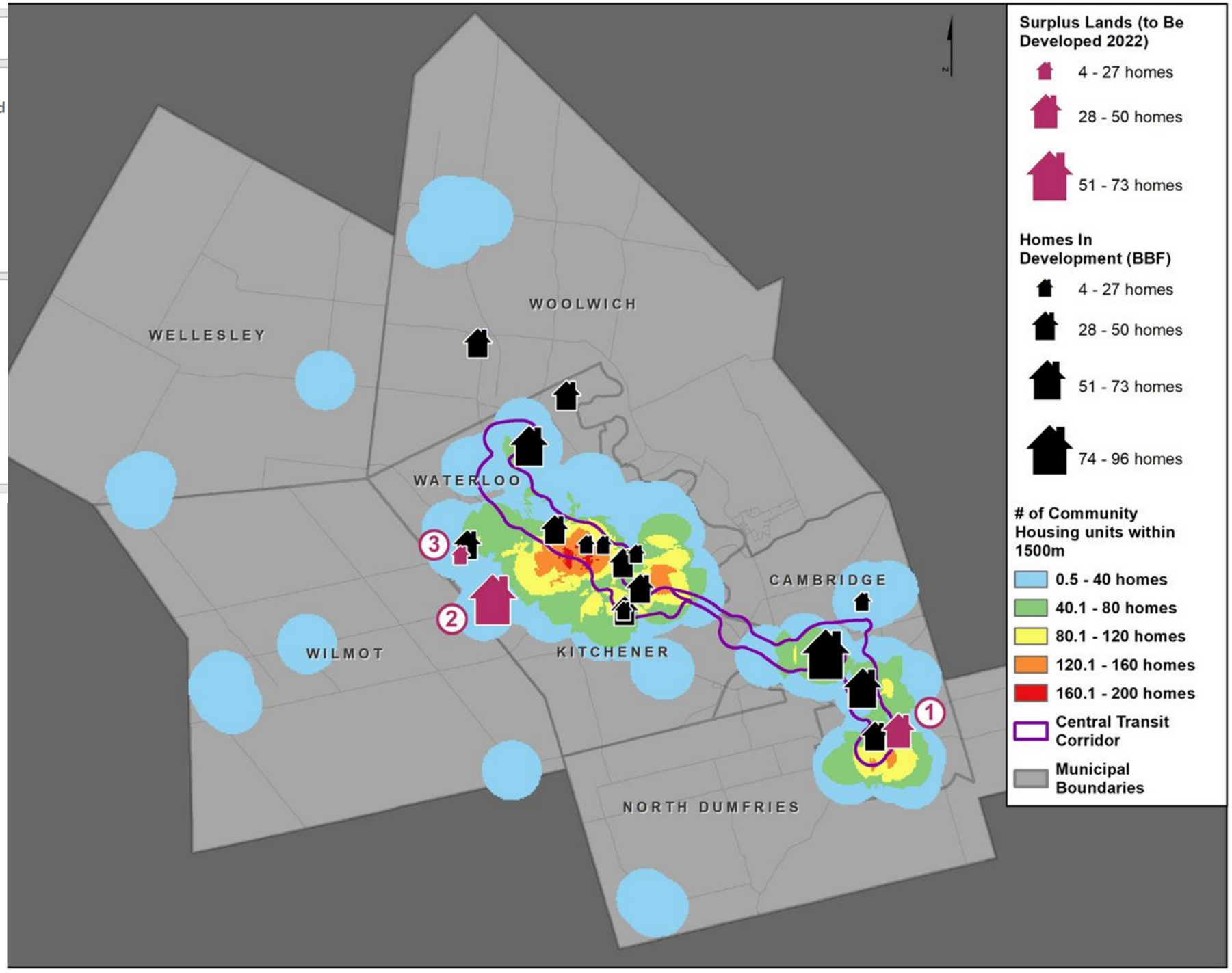
WHAT IS AFFORDABLE RENT IN THE REGION?



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



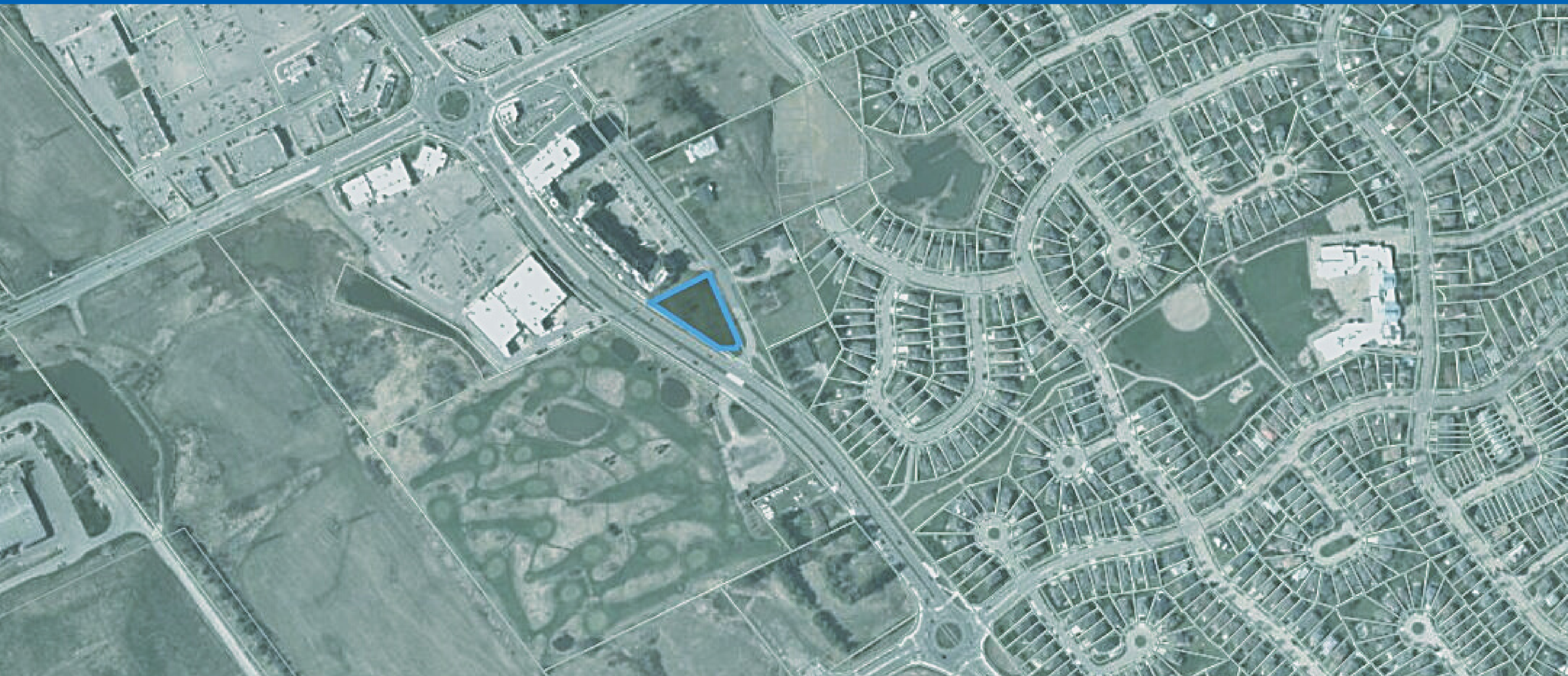
Pilot,Bechtel Container Housing



Preservation (CMHC, MLI)



41 WESTHILL DRIVE, WATERLOO



41 WESTHILL DRIVE: CENSUS PROFILE

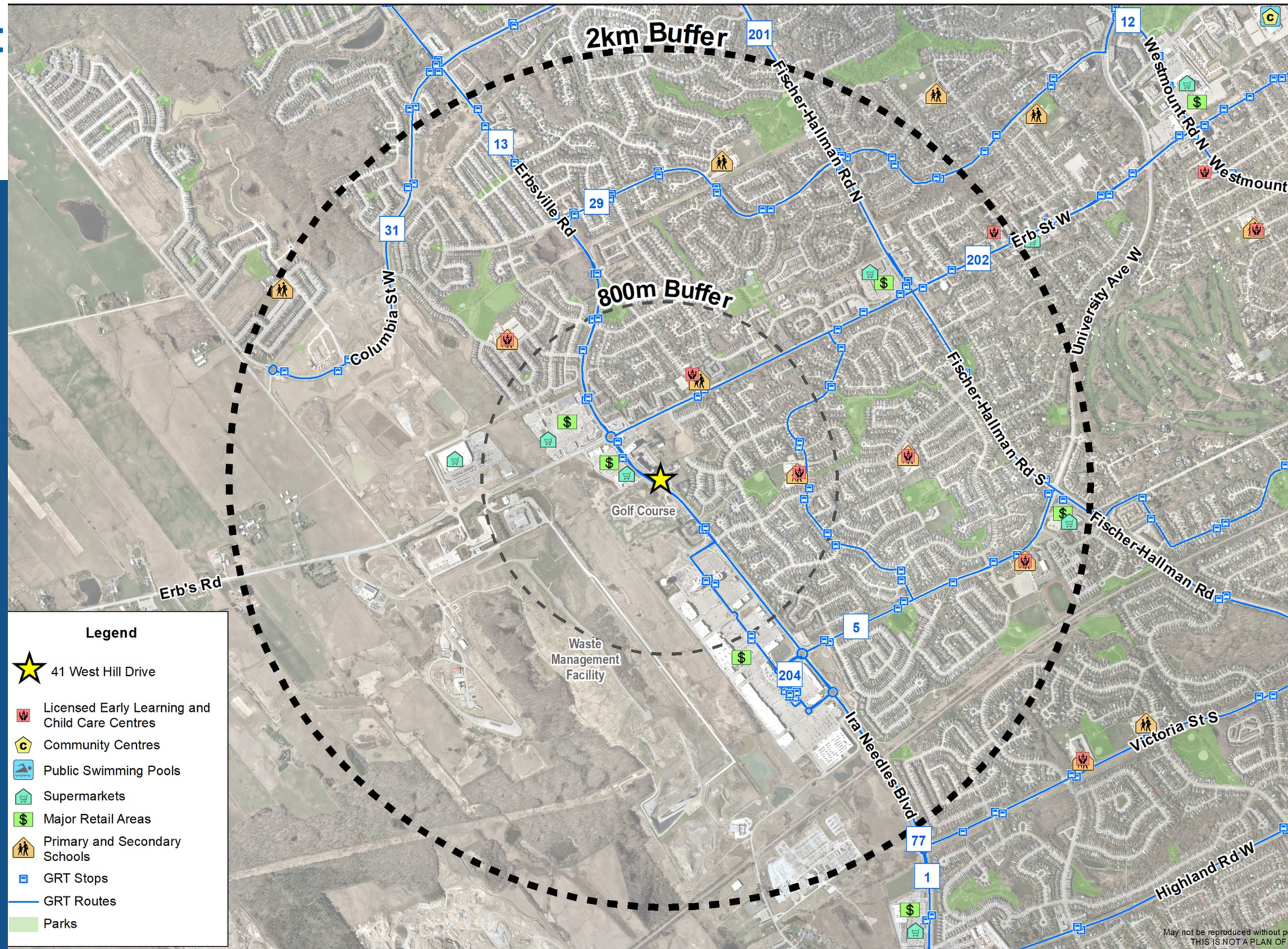
Planning District	Westvale
Total Population	**6,475**
Median Age	39
Total Households	2,195
% Households - Owned	2,050 (93%)
% Households - Rented	150 (7%)
Average Household Size	3
Prevalence of Low Income, after tax	5%
Average Household Income	$123,001

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



41 WESTHILL DRIVE: COMMUNITY PROFILE

Transit	200 metres
Parks	West Wind Park (750 metres)
Schools	Westvale Public School JK - 6 (1 km) Centennial Public School 7 - 8 (3.2 km) Holy Rosary Catholic JK - 8 (1.5 km) Kitchener-Waterloo Collegiate Institute 9 - 12 (5.9 km) Resurrection Catholic Secondary 9 - 12 (2.3 km)
Grocery Store	850 metres



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41 WESTHILL DRIVE: SITE PROFILE

Location	North-east of the intersection of Ira Needles Blvd and Westhill Drive
Lot Size	0.28 ha / 0.7 ac (Irregular)
Road Frontage	Ira Needles Blvd (79.82 m / 165.6 ft) Westhill Drive (69.1 m / 226.7 ft)
Previous Regional Use	Staging area for Ira Needles Blvd construction
Physical Attributes	Improved road frontage on Ira Needles Blvd. Overhead hydro transmission lines within Westhill Drive right-of-way Grade change from east to west
Water / Sewer Connections	Yes / No sanitary connection to property line. Located in Ira Needles Blvd. right of way.
Road Widening Required	No road widening, site triangle to be taken at Ira Needles and Westhill Drive intersection.
Status of Environmental Site Assessment	Complete, no contamination found, Record of Site Condition filing in process



41 WESTHILL DRIVE: PLANNING CONTEXT

Regional Official Plan Designation (2015, ROPA6 pending approval)	• Urban Designated Greenfield (development) Area • Planned Transit Corridor • WPSA-8 (Source Water Protection Area)
City of Waterloo Official Plan Designation	• Mixed Use Medium Density Residential • Minor Node
Zoning (Comprehensive By-Law 2018-050)	• Residential-9

City of Waterloo Official Plan Designation



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City of Waterloo Zoning (By-Law 2018-050)



41 WESTHILL DRIVE: DEVELOPMENT PROFILE

Built Form Options Anticipated	Stacked/Cluster townhouses/Low-rise apartment
Potential Building Scale	Approximately 3-4 storeys
Estimated Total Unit Count Range	22 - 75 units (depending on development form)
Development Type	Mixed market and affordable residential development; Rental or Ownership tenure potential.
% of Affordable Units	Minimum 30% total unit yield Target 40%+ of total unit yield
Restrictions/Encumbrances	Future development would have vehicle access restricted to Westhill Drive.







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Road upgrades required along the Westhill frontage rural to urban standard (sidewalks, curbs, trees etc.)





Request for Proposal: Timeline

The Road to Development

2022

2023

Sept/Oct

1

Community Information Sessions Sept 28, 2022 October 4,2022.

Oct/Nov

2

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

Nov/Dec

3

RFP Plan Taker Analysis of materials, Qualification period, Submissions made.

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

2024

Mar/Apr

1

Land Disposition & Formal Award.

April - end of '23

2

Site Plan Submission to City,

Application / Design Review by City staff.

2nd half 2023

3

Additional Community Information Session(s) (co-led by Region & developer).

Site Plan Approval by City.

1st half 2024

4

Site Plan Agreement & Building Permit Issuance.

2nd Half 2024

5

Construction Underway. (*sanitary connection work required may affect timing.)

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, building materiality, amenity provided.
- Financial statements
- Development experience
- Operational experience or partner identified for rental/affordable component.
- Ability to meet CMHC Accessible Design requirements
- Demonstrated sustainable development approach (consideration of opportunities to achieve net zero operational carbon)
- Community outreach and information 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/westhill

