



Presentation:

My name is Evan Hunchak. I am the General Manager at Dream for our Land Development Division in Regina. I would like to thank City Council for the opportunity to address you regarding the motion put forward by Councillor Bresciani regarding Drainage and Lot Grading Regulations.

On behalf of Dream we support the motion as it is proposed.

Dream is one of the largest land developers, home builders, and retail developers within the City of Regina. We have previously existed under the names "Dundee," "Preston" and "Cairns," to which we have accumulated more than 60 years of experience within the land development and home building industry in Regina. Over this time, we have seen the home building industry innovate and evolve. Given the poor drainage within our City due to lack of topography, as well as, poor infiltration of standing water due to our clay soils, we agree that the City should review regulatory options and best practise available to improve drainage and lot grading in our City. A home with improper drainage susceptible to dampness is known to not only deteriorate the materials within that home, but also increase the incidents of illness to those who live in it.

Within our Eastbrook neighbourhood located in South East Regina, in 2016 we adopted drainage and lot grading guidelines as part of our Development Guidelines for new home builders, in addition to architectural controls and minimum landscaping requirements. These guidelines represented feedback received from new and existing homeowners, builders, as well as our own learnings over the previous ten years in other Dream communities such as Harbour Landing, Lakeridge Addition, and Lakeridge. The current regulations within our City are lacking as it relates to enforcement of the drainage design for lots (completed by professional engineers) either at the time when lots are graded during home construction or when they are altered in the future when landscaping activities occur. As such, we felt compelled to manage the constructed grades to avoid not only future damage to homes constructed in our communities, but also to improve the health of the families and people who live in them.



To date, the response has been largely positive by the home builders who construct new homes in Eastbrook, as well as the new residents. As lessons have been learned we have continued to adapt the program to make it easier for both the homebuilder to participate in, as well as for us to administer.

I would be happy to speak to you in greater detail regarding our grading program and answer any questions which Council may have.