

Hello, I am Evan Hunchak, General Manager at Dream. I am before you today as the developer of Harbour Landing and land owner of 5601 to 5661 Mitchinson Way.

I am before you today to seek your approval allowing an amendment to the current zoning and concept plan for this land to facilitate “affordable” rental housing. In support of this request, I would like to provide you with the following information.

In looking at this site, we felt that a better land use transition was required from the 4 story apartment condos located to the north, and single family homes to the south. As such, these properties were identified to be best suited for purpose built rental homes.

Under the current zoning, we would work with a single builder/investor to develop the entire block of lots to have 16 single family homes with an additional 16 secondary suites contained within their basements for a total of 32 “at market” rental suites; all of which would be permitted under the current zoning. The on-site parking requirement would be met with 32 parking stalls off the lane. The appearance of the front elevation would be a 2 story single family home.

As a secondary, and our preferred option, we could rezone this land with your approval to allow a builder to attach a portion of these units and have 8 buildings each containing 4 units. You will note that in doing so there would be no net increase to the density and the total number of rentals would still remain at 32 units. The on-site parking requirement would still be met with 32 parking stalls off the lane. The appearance of the front elevation would be a bungalow single story duplex home.

The reason that the 4-plex’s are our preferred option is that they would qualify to be “affordable” rental homes with a focused target for women and children who have fled domestic abuse situations, and a secondary market to be students and others that rely on affordable housing.

With a 4 plex there is a significant capital cost savings in attaching the center common wall. More importantly, they would qualify for incentives through the Federal Government’s National Housing Strategy through CMHC allowing for lower interest rate financing, extended amortizations and higher loan to value ratios. The Province also offers capital grants, as well as the City of Regina, in addition to property tax abatements. As a result, the “affordable” units would rent for \$400 per month less than if the same project was built as “at market” rentals. This would save the tenants of these rental homes more than \$1,500,000 over a 10 year time period as compared to an “at market” rental home.

In selecting a builder for this type of project, experience is important. We have worked with Avana Enterprises over the past 5 years. They have demonstrated their professionalism in developing nearly 200 similar units, most of which are located in our neighborhoods of Harbour Landing and Eastbrook. In fact, the same project before you today was recently completed by Avana in our Eastbrook neighborhood where there were ten 4-plex buildings constructed for a

total of 40 units. These units have now become a home by those at risk in our community as referred by the YWCA, and Sofia House, amongst other organizations who Avana partners with. All their rental homes are professionally managed meaning the grass is cut and snow is removed. They also meet our enhanced architectural controls.

We do not anticipate that on-street parking will be an issue as those living in “affordable” rental homes average 1 vehicle per unit, where as “at market” renters typically have more than 1 vehicle per unit. The location is a perfect fit as it is located only 1 block from the transit route on James Hill Road, a 3 block walking distance from the Harbour Landing schools, and is in close proximity to Grassland’s.

In summary, by approving this proposal before you today, you will be helping to access federal, provincial and civic incentives for affordable housing, and also mitigate construction costs by allowing the center wall of each pair of units to be attached. This will in turn help those in need of a safe affordable home within our complete and inclusive community of Harbour Landing.

I would be happy to address any questions that you may have and would supplement any responses with the visuals appended.



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# **Appendix: Concept Plan Amendment, Zoning Bylaw Amendment & Subdivision Amendment**

**Harbour Landing, Phase 9 – Block 67**



Why are we interested to rezone Block 67 from DCD-12 to R5?

To accommodate safe, affordable homes (4-plex's) for women and children who have fled domestic abuse situations, as well as, students and others that rely on affordable housing.





## Why 4-Plex Homes? They Allow for Lower Rental Rates!

Incentives for 4-plex rental homes are offered by all levels of government:

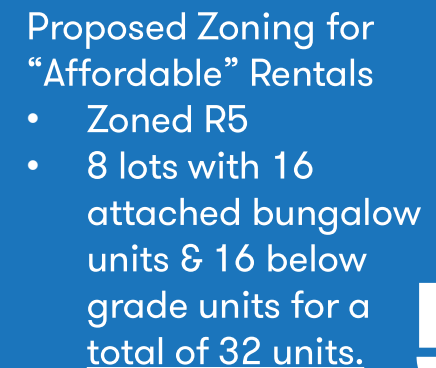
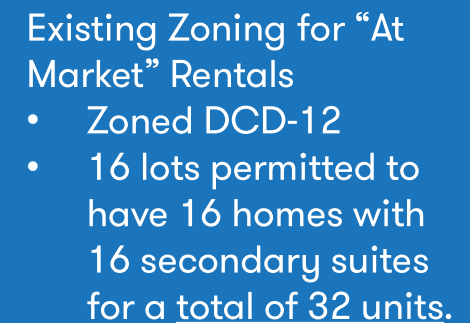
- The Federal Government recently launched the National Housing Strategy to help combat the lack of safe, affordable homes. Through CMHC, they offer mortgages with **higher loan to values**, **lower interest rates**, and **extended amortizations** with a requirement to rent at lower rent levels to households with lower incomes for 10 years.
- The provincial government offers **capital grants** to lower the cost of construction with a requirement to rent at lower levels to households with lower incomes.
- The City of Regina offers incentives to develop affordable housing. They offer **capital grants** and **tax abatements** with a requirement to rent at lower rent levels to households with lower incomes.



## Who Benefits from these Proposed Homes?

Community organizations which Avana is currently working with to provide affordable housing includes:

- YWCA
- Sophia House
- North Central Family Center
- Open Door Society
- Multiple Immigration Firms
- First Nations University
- Sask Polytech
- University of Regina





## Scenario 1 – Existing Zoning for “At Market” Rentals

- Currently 16 lots that are zoned DCD-12. Zoning allows single family homes, as well as, separate regulation basement suites (total 32 units).
- Project would be comprised of traditional “at market” 3 bedroom, 3 bathroom main floor suite home (\$1900 rent) with a two bedroom one bathroom basement suite (\$1200 rent)
- A double car garage would be located at the rear of each building containing two parking spaces, or a total of 32 on-site parking stalls (one per unit).
- There would be an increased demand on off-site parking as traditional “at market” renters usually average more than one vehicle per suite.
- This project would not qualify for: Federal/CMHC funding, Province of Saskatchewan’s capital funding, City of Regina capital grant funding, or City of Regina tax abatement program.
- **The social impact of this project would be zero.**





## Scenario 2 –Proposed Zoning for “Affordable” Rentals

- Alter to 8 lots, re-zone to R5 allowing four-plex rental homes (8 x 4 = 32 units).
- Project would be “affordable” consisting of each four-plex to have two - 3 bedroom units (\$1300 rent) and two - 2 bedroom units (\$1000 rent). Average monthly savings of \$400 per unit compared to traditional “at market” rental.
- Parking pad for 4 cars would be provided for each 4-plex building, or a total of 32 on-site parking stalls (one per unit).
- There would be no increased demand on off-site parking as “affordable” renters usually average one vehicle per suite.
- This project would qualify for: Federal/CMHC funding (10 year min commitment), Province of Saskatchewan’s capital funding, City of Regina capital grant funding, and City of Regina tax abatement program.
- **Social impact would be 32 “affordable” homes with a rental savings for the residents of \$400 x 12 months x 10 yr x 32 units = \$1,536,000**

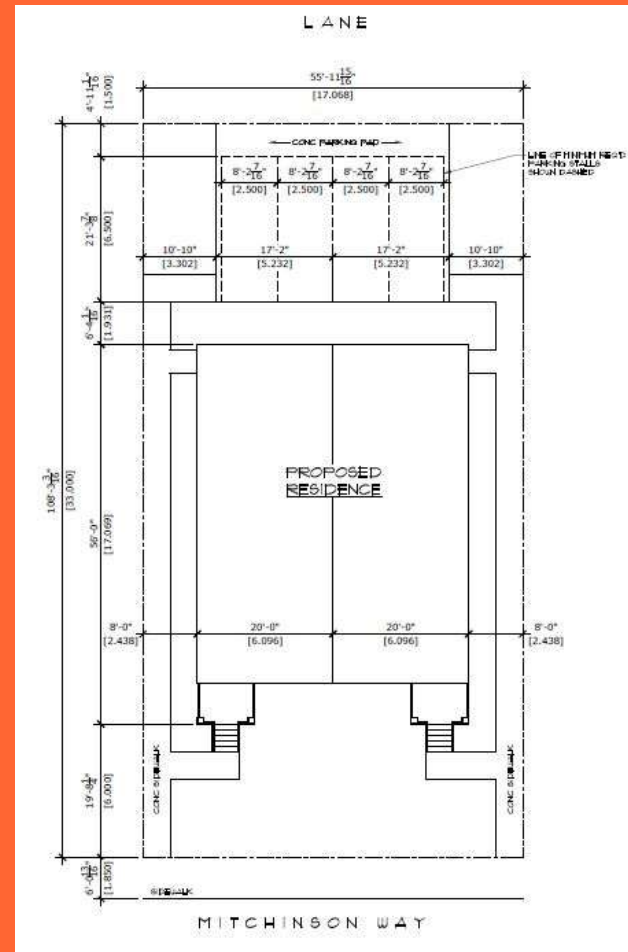
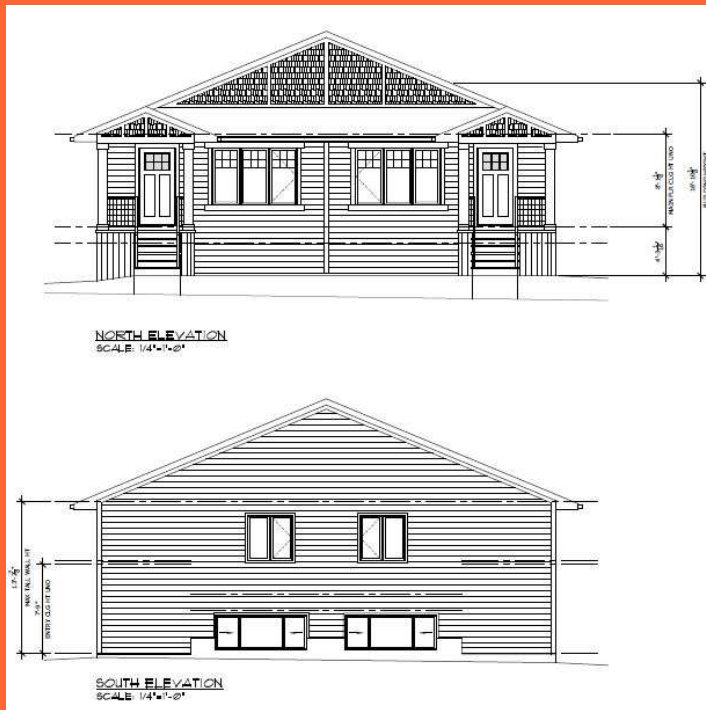


Character of the Community Maintained



Rendering of the 4-plex's intended for this project  
(same as the one's completed in Eastbrook in 2019 )

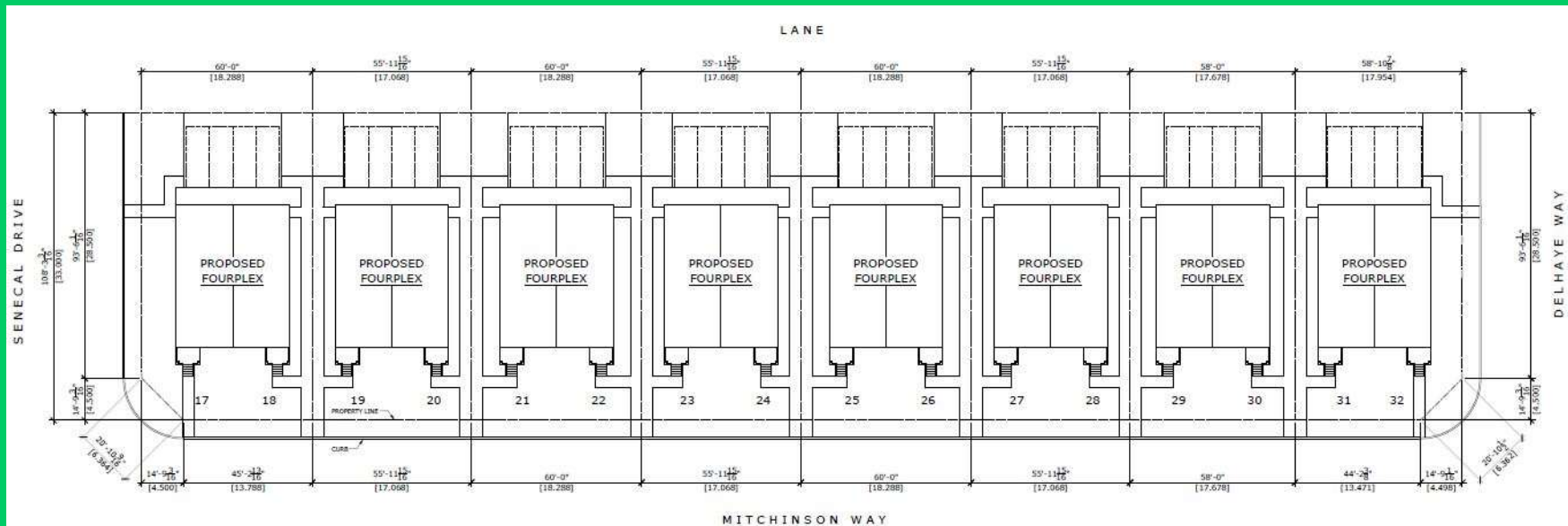
# dream



- Appearance of lower density attached homes with single story orientation (bungalow duplex)
- Center wall is attached to decrease construction cost and make units more affordable for purpose built rentals.
- Good transition from high density (4 story) apartment condo's to the north and low density (single family homes) to the south.



On-site Parking Needs are Met



On-site Parking requirements are met with 32 rear concrete parking pads for 32 units

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## Off-site Street Parking

- Wide street that accommodates parking on both sides.
- All barrier curb to negate any front yard parking.
- Addition of sidewalk on south side (currently does not exist) to allow for better parking in winter.





## Anecdote on Parking Usage by Current Clients

Traditional “At Market” Renters - increased demand on off-site parking as usually average more than one vehicle per suite.

“Affordable” Renters - off-site parking is negligible\*. Average vehicle per unit is 1:1. Many don’t own vehicles with greater reliance on public transit. The proposed site a perfect fit as it is within 400 meters of public transit.

(\* Based on Ms. Denouden’s experience as a landlord to 188 suites)





**thank  
you.**