

Namerind Development Corporation.

Presentation to City Council, May 27, 2019

Contract Zone Amendment Application (19-CZ-01). Proposed Extension to Temporary Parking Lot Term – 1840 Lorne Street, Regina, Saskatchewan.

Namerind Housing Corporation is a not-for-profit, Indigenous affordable urban housing provider, and since 1977 has reliably and professionally provided affordable housing facilities in Regina. Its current stock of houses numbers 179, plus 49,000 square feet of commercial space on Winnipeg Street, all of which we operate and maintain. We also support and carry out a number of socially minded services in Regina, aimed at assisting the homeless in our community with an emphasis on Indigenous services.

We purchased 1840 Lorne Street from the Province of Saskatchewan on August 15, 2014. Later, during 2016, we purchased the adjacent lot immediately to the north of 1840 Lorne Street, at 2301-11th Avenue, from the City of Regina. Prior to this purchase, the City had rented out this land as a parking area, and now, under our control, this use continues.

During 2015, we sought and received permission from the City to demolish two adjoining buildings that existed on the 1840 Lorne Street site. The proposal was to prepare the conjoined sites for the construction of a multi-purpose building containing 170 dwelling units of affordable housing, together with supportive facilities including ground level retail/grocery store space, a daycare, a community and amenity space as well as commercial office space and a car parkade. Demolition was completed during December 2015.

As a not-for-profit organization and to assist in raising funds for the proposed building, we subsequently sought approval from the City, to use the 1840 Lorne Street as a site for temporary parking, as an extension of the parking already established by the City on 2301-11th Avenue. During September 2015, through the discretionary use process (CR15-92), permission was granted to allow us to use of 1840 Lorne Street as Temporary Parking, until September 25, 2018.

We are pleased to report that, the temporary parking lot has averaged 85% rented, providing an important public service to the community. Our current application to continue to use 1840 Lorne Street as Temporary Parking, until December 31, 2020, is not based on the desire to profit from the land, but to assist us in acquiring funding for our affordable housing project. It would seem a loss to the community and certainly to us, if the land sat idle and vacant in the meantime.

The reason for requesting the extension date is to allow us adequate time to continue to work with CMHC and Indigenous and Northern Housing Solutions, in the pursuit of funding under the

new National Housing Strategy, Co-Investment Fund (NHCF), and assuming approval of funds, to provide us with additional time to also work with private funding institutions, complete working drawings and specifications, the acquisition of a firm fixed construction price and an agreed construction contract, with construction commencing shortly thereafter, early in 2021.

We have been diligent in moving this project forward to meet the ever-improving standards of construction, serving every requirement expected of it. Since 2015, we have re-configured the building to remove the commercial office space due to the provision of this use by other developers in the City and have replaced this with additional in-building car parking and a larger community centre. This work culminated in a revised project report and business plan document dated July 2018.

During May 2018, through CMHC, the Federal Government announced its new NHCF program, which made available to qualifying affordable housing projects across Canada, \$40 billion over a ten-year period. Following some considerable work to meet the more demanding approval criteria of the NHCF program, especially in areas of business planning, energy conservation and accessibility, we submitted our completed funding application during late October 2018.

We are currently negotiating with CMHC and Indigenous and Northern Housing Solutions and expect a number of meetings to be held in the near future, including one set for May 28, 2019, with a view to acquiring funding approval for the project. We are advised that such a project could potentially receive up to 95% of the required funding under the National Housing Strategy.

To the best of our knowledge, the temporary parking at 1840 Lorne Street has not created any problems within the Downtown since it was approved in 2015. Indeed, it is our impression that it has been appreciated by the public in general. If this was an application for permanency of parking use, then we too would be concerned about the precedent this would set in the Downtown. It is not as though Namerind's application is for speculative reasons, which we suggest, gives our application a moral purpose.

Thank you.