

Region of Waterloo

Corporate Services

Treasury Services

To: Regional Council

Meeting Date: August 28, 2024

Report Title: T2024-157 589 Langs – 7 Storey Residential Development (Under PQ2023-06)

1. Recommendation

That the Regional Municipality of Waterloo accept the tender of Norlon Builders for the T2024-157 589 Langs – 7 Storey Residential Development (Under PQ2023-06) in the amount of \$52,064,640.17 plus all applicable taxes as set out in report COR-TRY-24-032 dated August 28, 2024.

2. Purpose / Issue:

Purchasing By-law 22-034 Section 2 item 2c requires Council approval for tenders in excess of \$10,000,000.

3. Strategic Plan:

Award of this contract meets the 2023-2027 Corporate Strategic Plan priorities.

- **Homes for all**

This project directly aligns with the Region's **Home's for all** strategic priority by building 136 affordable units, accessible and equity housing units, which provides for an incremental 98 units for Building Better Futures. This re-development will increase equitable access to affordable homes that costs less than 30% of household income across the Region and includes 1 to 5 bedroom units.

- **Climate-aligned growth**

Additionally, this project directly aligns with the **Climate-aligned growth** strategic priority. The project will reduce the Region's greenhouse gas emissions intensity of its housing portfolio since the new building will be net-zero carbon with no emissions and will also achieve LEED Silver Certification. Building heating and cooling will be provided by an open loop geothermal system, and a rooftop Solar PV array will generate renewable electricity to the grid. Furthermore, the re-development will foster car-alternative options through the use of a secured e-bike charging shelter on

the property by tenants. The re-development is also next to GRT bus stops which will further promote public transportation.

- **Equitable services and opportunities**

This project also supports the Region's **Equitable services and opportunities** strategic priority. The building will include an improved space for the Langs Drive Youth Centre, a non-profit organization that operated on the property prior to the re-development. The space was designed in close collaboration with the Youth Centre team to meet their requirements while heavily incorporating accessibility needs throughout. The space will also be complete with smudging capabilities in their multi-purpose room to allow for indoor ceremonies. This provides services that are inclusive, accessible and culturally safe and appropriate, while also meeting the local community needs.

4. Report Highlights:

Tenders were called for T2024-157 589 Langs – 7 Storey Residential Development (Under PQ2023-06) and were advertised in on the Region's website. Four (4) bids were received.

There are sufficient funds in the Region's approved 2024-2033 Waterloo Region Housing Master Plan Capital Program to complete the work under this contract.

Subject to Council approval, the work of this contract will begin October 2024 with substantial completion expected by December 2026.

5. Background:

- Tenders were called for T2024-157 589 Langs – 7 Storey Residential Development (Under PQ2023-06) and were advertised on the Region's website. There had been a pre-qualification completed for this project (PQ2023-06) and only bids received from the pre-qualified list were accepted.
- The following tenders were received:

Norlon Builders	London, ON	\$52,064,640.17
Melloul-Blamey Construction Inc.	Waterloo, ON	\$54,320,000.00
Traugott Building Contractors	Cambridge, ON	\$57,241,202.00
Maystar General Contractors Inc.	Vaughan, ON	\$61,417,025.00

- The final date of acceptance for this tender is November 6, 2024.

- This is the third project to proceed under the Council-approved Waterloo Region Housing (WRH) Master Plan. The work of this project includes construction of a new 7 storey residential building to provide 136 affordable housing units under the Waterloo Region Housing (WRH) portfolio, as well as a space for the Langs Youth and Teen Centre to provide further benefits to the local community.
- WRH Master Plan projects are focused on reducing energy consumption, utilizing a lower carbon footprint, and aiming for Net Zero Carbon design. The building will achieve LEED Silver Certification, and is designed to be net-zero carbon. The building incorporates an open-loop geothermal system to reduce mechanical heating and cooling loads, electrically operated mechanical equipment to eliminate fossil fuel consumption, a rooftop solar panel array to offset electricity costs, and an energy efficient building envelope to reduce heat loss/gain throughout the year. All of these components lead to a building that will be efficient, comfortable, and is not reliant on fossil fuels.
- Above ground parking will be provided to meet parking needs of future tenants of the site, and a parking ratio reduction was granted by the City of Cambridge in By-law 23-005 to reduce vehicular traffic, encourage public transportation usage, and optimize space on the site. There are multiple east- and west-bound GRT Langs/Walter bus stops in front of the property along Lang's Drive. The site is approximately a 35-minute walk to Cambridge Centre Station, and a 30-minute walk to the Pinebush Station.
- The Region's cost consultant has indicated that constructing a net-zero carbon building represents an approximately 10% cost premium over conventional construction; however, investing in energy performance at the time of construction results in a better-designed building and represents unquestionable savings over retrofitting a building for comparable carbon reduction in the future. Recent comparisons have been made with similar developments in Waterloo Region, and it has been noted that based on construction cost estimates, the WRHMP projects underway are in-line on a cost per square metre basis.

6. Communication and Engagement with Area Municipalities and the Public

Area Municipalities:

A Public Meeting was held on September 27, 2022, to present details of the proposed development details with members of the public and Cambridge Council in attendance.

A Council Meeting on was also held on February 7, 2023 where the City of Cambridge Council adopted the Official Plan Amendment and approved the Zoning By-law Amendment for the project.

Public:

The following public engagement activities were undertaken for the project:

- Four Tenant Relocation Meetings were held on November 15th and 17th, 2021. Regional staff walked residents through relocation options and supports, responded to questions and presented next steps and a timeline.
- During the Winter of 2021, WRH staff met with each household on the property to develop individual relocation plans.
- On June 1, 2022, a virtual Tenant Engagement session was held with tenants to showcase the project and receive feedback on the amenity and outdoor spaces for the new re-development.
- On July 20, 2022, Smart Waterloo Region Innovation Lab (SWIRL) hosted a Youth Input Consultation for the project. Children and Youth were given the opportunity to weigh in on the design of the playground and recreational area for the new re-development.
- On November 28th 2022, and February 26th, 2024, Cambridge Accessibility Advisory Committee (CAAC) meetings were held to present the project. In these meetings, accessibility design considerations were presented for feedback, and questions from CAAC members were responded to.
- On September 20, 2023, and November 7, 2023, design meetings were held with members from the Langs Youth and Teen Centre to review the project and select architectural finishes for their new space.
- A Public Art Advisory Committee (PAAC) meeting was held on Monday January 22, 2024 to present the project and the opportunity for public-facing art on the property in front of the building along Langs Drive.

7. Financial Implications:

There are sufficient funds in the Region's approved 2024-2033 Waterloo Region Housing Master Plan Capital Program to complete the work under this contract.

Detailed Financial Implications tables are included in Appendix A.

8. Conclusion / Next Steps:

Subject to Council approval, the work of this contract will begin October 2024, with substantial completion expected by December 2026.

9. Attachments:

Appendix A: Detailed Financial Implications

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