



R-Hauz

Build your own Story.

Creating Rental Supply on Toronto Lanes

2020

Housing Supply



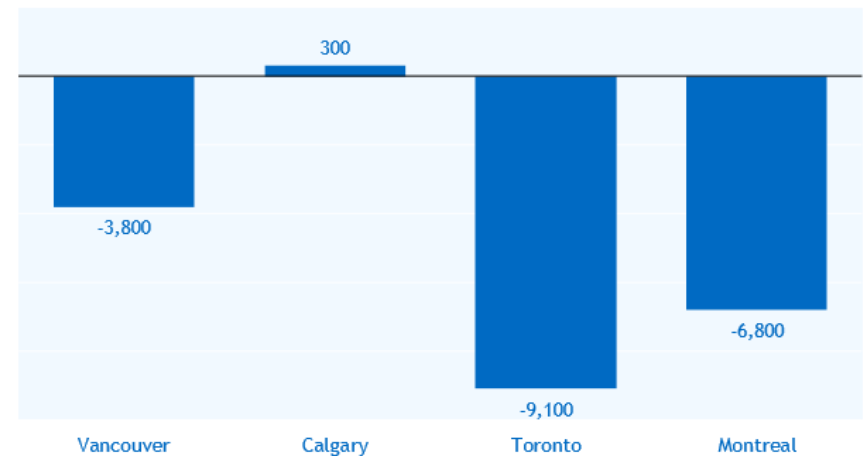
Small is Beautiful : We need lots of compatible solutions.

We are far behind the demand curve just to get to an unacceptable vacancy rate.

So we need to very quickly start to do things differently.

Rental housing deficit

Actual rental stock minus rental units required to achieve a vacancy rate of 3%, Q4 2018



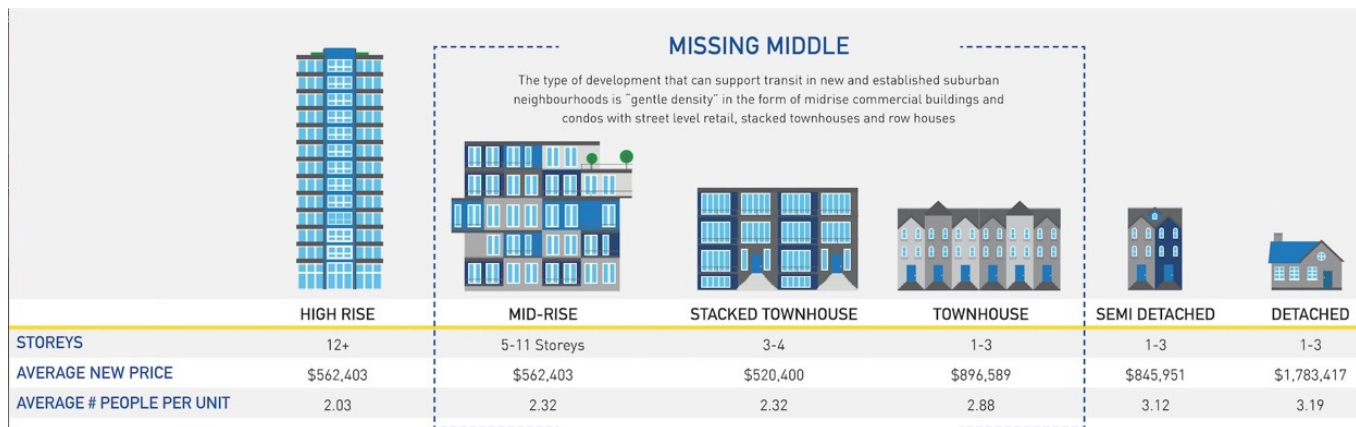
Source: CMHC, RBC Economics



The Missing Middle

Expensive urban markets require affordable housing solutions for urban families.
Not solely affordable (subsidized housing) – also old fashioned effective rental housing.

Policy and The Missing Middle



Affordability / Need





The Solution – Housing as a Product

As of Right Development, No Developer Required



R-Hauz Solutions Inc.

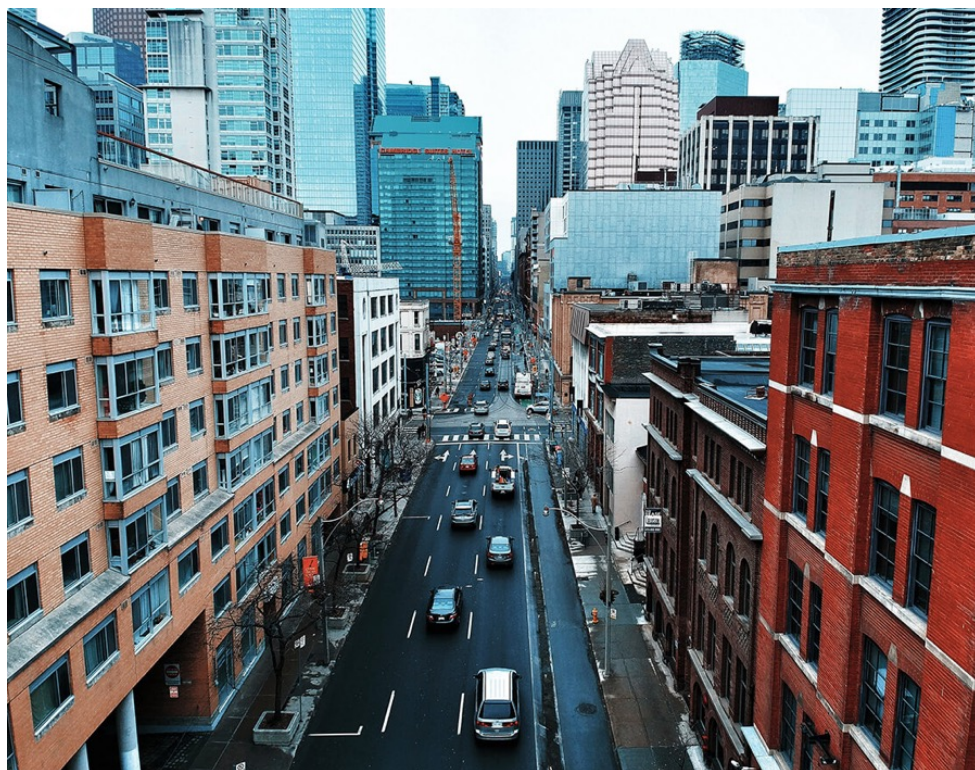


R- Hauz has recognized the growing complexity of the urban housing approval and construction environment has negatively impacted housing affordability. Rising land costs, long approval timelines, labour shortages, rising material prices and long construction timelines in tight urban environments have become a normalized market condition.

Most importantly, house construction productivity has not improved in the past two decades while every other industry has nearly doubled their performance capability.

R-Hauz has adopted an approach that provides owners with customizable self-solving housing solutions. We deliver homes that are faster, cheaper, smarter and healthier living environments. Our offsite manufactured panelized housing product quickly allows the creation of new rental assets. It does so through two innovative product lines:

- Two Storey Laneway Suites: R-Lane
- Six Storey Avenue Townhomes



The Six Storey Avenue Townhome : Building in Wood

The Solution: Housing as a Product



Faster Approvals/Delivery



Flexible Configurations



Turnkey Development



Faster Construction



Enhanced Wellness



Enhanced Sustainability



Reduced Costs



The Self-Solving Housing Market By R-Hauz



Demand

FOR OWNERS OF PROPERTIES
ON A LANEWAY



Supply



PLANNING FRAMEWORK

As-of-Right

HOUSING NEEDS

Range of Needs
of Urban Families

Affordable

AFFORDABILITY

The Six Storey Avenue Townhome : Building in Wood

Two Storey Lane Homes



>96,000 units in the City of
Toronto on Laneways
capable of housing
>190,000 people

The Six Storey Avenue Townhome : Building in Wood

Six Storey Avenue Townhome



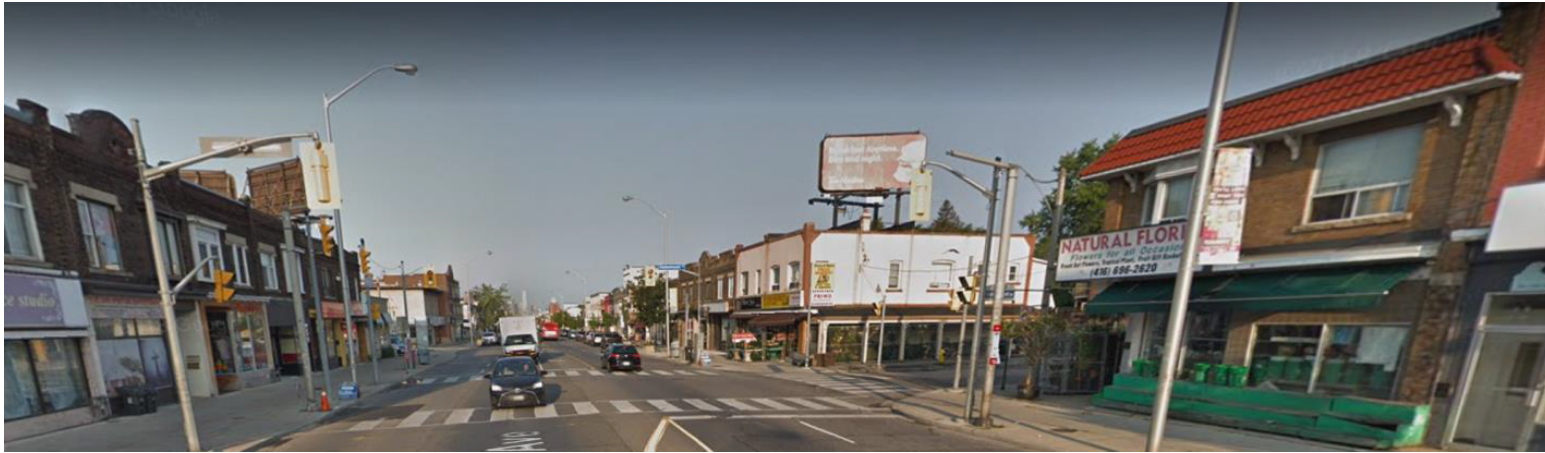
Front View



Rear View

The Six Storey Avenue Townhome : Building in Wood

Six Storey Avenue Townhome



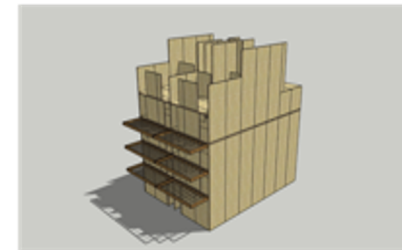
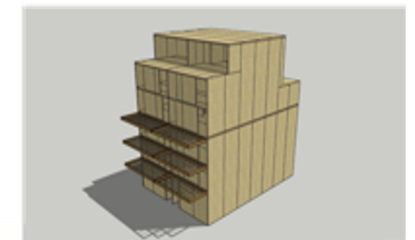
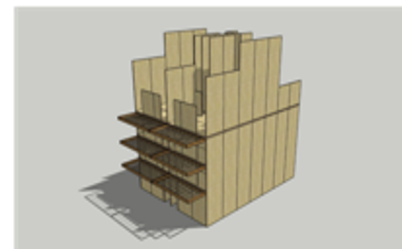
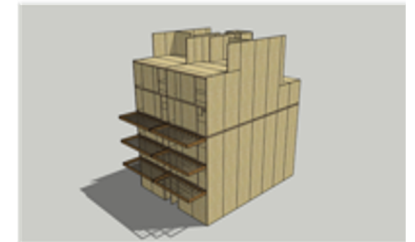
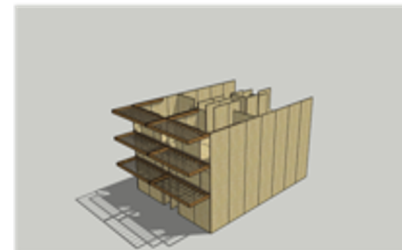
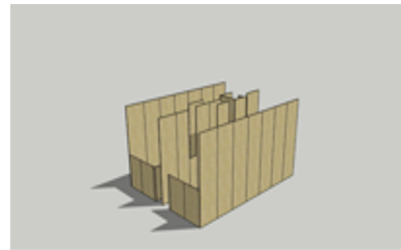
>38,000 units in the City of
Toronto on the Avenues capable
of housing **>460,000 people**

The Six Storey Avenue Townhome : Building in Wood

Construction Process



- Faster Construction
- Less Neighbourhood Disruption



The Six Storey Avenue Townhome : Building in Wood

From Mass Timber to Dimensional Lumber



The same structural configuration can be built in three all wood configurations:

- All Mass Timber CLT
- Hybrid CLT Floors with Dimensional Wood Panel Walls.
- All Dimensional Lumber Construction.

The selection of building materials is driven by the site design – so applicable across the avenues and the yellow belt.





Innovation in Off Site Fabrication

R-Hauz has created a factory based panelized construction solution for its rear laneway suites program. The structural panels, including exterior cladding, insulation and windows are fabricated in a climate controlled facility allowing for a higher quality build.

Efficiency of construction is also achieved through computer enabled fabrication that eliminates waste and decreases time to completion.

Our logistics solutions allow the flat packed panels to be delivered to a rear lane site and tilted up for completion within a four week onsite window.



Let's remove the number of weeks

The Laneway Suite – Pre-Fabricated Panel Construction

Working with Municipalities



The R-Lane is designed as a missing middle product that can be as of right for rear lane neighbourhoods. It works within municipal objectives for gentle densification. Our pre-established model designs can be processed more quickly through the entitlement process as a repeatable building permit.

- We have designed with the Toronto, Hamilton and Ottawa by-laws in mind and can deliver zoning compliant product into each market.

PLANNING A GREAT CITY
TOGETHER

Changing Lanes

Toronto's Laneway Housing Strategy

Community Consultation Meeting

March 29, 2018

Flexibility in Lifestyle Configuration



The V6 design allows the building to be configured and reconfigured for different lifestyle needs over time without requiring a major renovation.

- It can be a family home that can allow for shared common rooms (kitchen and dining) with individuals (parents, grandparents, children, or extended family) having their own sleeping quarters on different floors.
- It can be a town home with a 2 storey master suite over 4 individual rental units that can supplement income to create affordable home ownership in an urban setting.
- It can be a 5 or 6 plex rental building.
- It can be a co-housing, co-op housing or seniors housing building.
- The V6 design can be twinned on a 40 foot lot and the stair and elevator count reduced by half with the unit count doubled.

Access, heating and cooling, and plumbing innovation allows any option to be selected – or all of them over the lifespan of the building – without need for extensive base building retrofits.



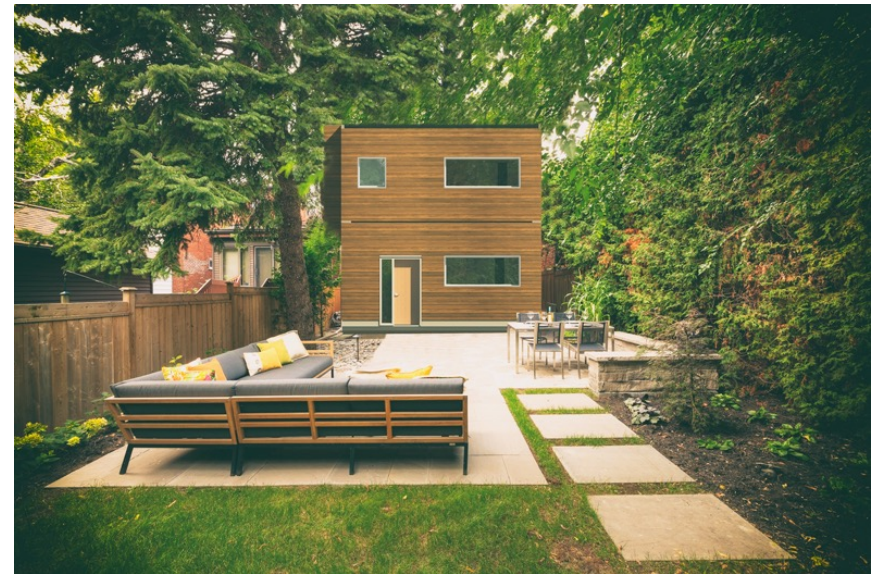


Flexibility in Lifestyle Configuration

The R-Lane design allows the suite to be configured and reconfigured for different lifestyle needs over time without requiring a major renovation. The laneway suite can be:

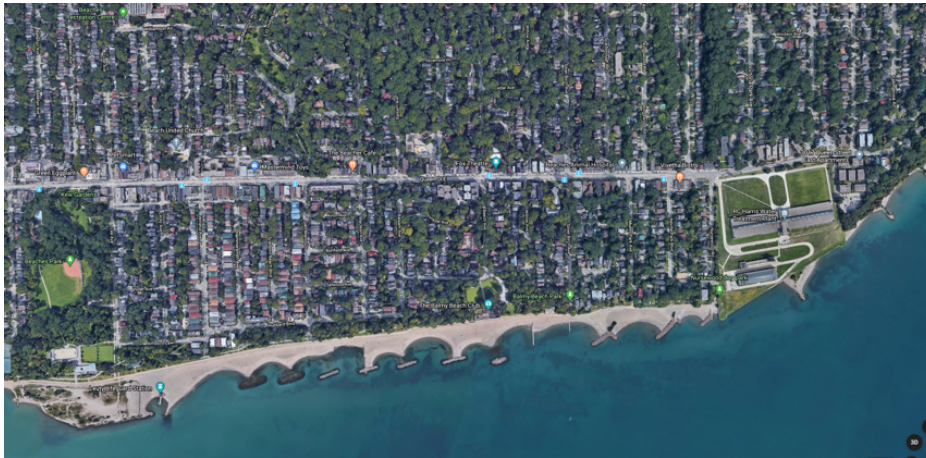
- An owner opportunity for extended family housing.
- An owner opportunity for creation of rental revenue.
- An opportunity to combine a home office with a secondary suite for family or for rental.
- An opportunity to combine a visitor suite with a secondary rental unit.
- An opportunity to convert the garage portion of the suite to living space as the owner's life cycle needs dictate.

Access, heating and cooling, and plumbing innovation allows any option to be selected, or all of them over the lifespan of the building, without need for extensive base building retrofits.



The Beaches Gentle Densification

Why Did the Beaches Always Underscore Toronto Life Neighbourhood Rating





What Direction Next?

So give the tools to property owners to undertake their own intensification.

Take the land cost out of the equation.

Allow missing middle to move to areas where without land cost more housing could be created.

Stop digging underground parking; stop requiring parking.

Stop Building One Offs

Embrace Panelization and off site fabrication.

Don't forget mid rise on the avenues – we have won a few battles but not the war.

Address community fears about densification...make it repeatable and predictable.

Reduce barriers to entry to individual property owners – development permit system, fewer “studies” before application.

Let planners and builders worry themselves on bigger more complicated sites. Use the pattern of the laneway policy to expand as of right housing options that are simple and repeatable.



R-Hauz

Build your own Story.

Thank You