

102039004 Saskatchewan Ltd. Orchards Development Overview

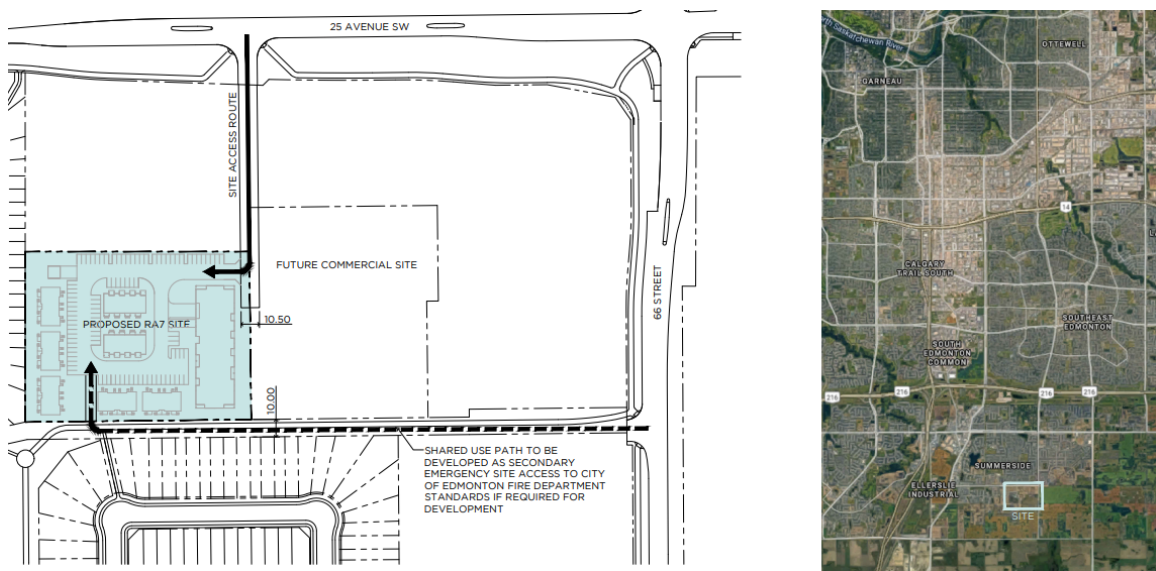
The affordable housing development by 102039004 Saskatchewan Ltd. is located at 6951 25 Avenue SW on a 1.2 hectare multi-family lot in The Orchards at Ellerslie neighbourhood, which has zero per cent non-market affordable housing as per the City’s Non-Market Housing Inventory.

The land is zoned Low Rise Apartment Zone (RA7), which permits the proposed development.

102039004 Saskatchewan Ltd. is collaborating with YWCA Edmonton to provide family-sized rentals for women and children escaping domestic abuse and people experiencing homelessness. 102039004 Saskatchewan Ltd. is proposing to develop eight buildings with a total of 111 units. 102039004 Saskatchewan Ltd. will make 34 of the units affordable for a minimum of 25 years at a maximum of 80 per cent of average market rents. The unit types will range from one- to three-bedroom units.

The development is in the pre-construction phase and a development permit application has not yet been submitted. As such, the development details included here are subject to change. However, the appearance of the buildings will be similar to 102039004 Saskatchewan Ltd. development in Chappelle.

Location



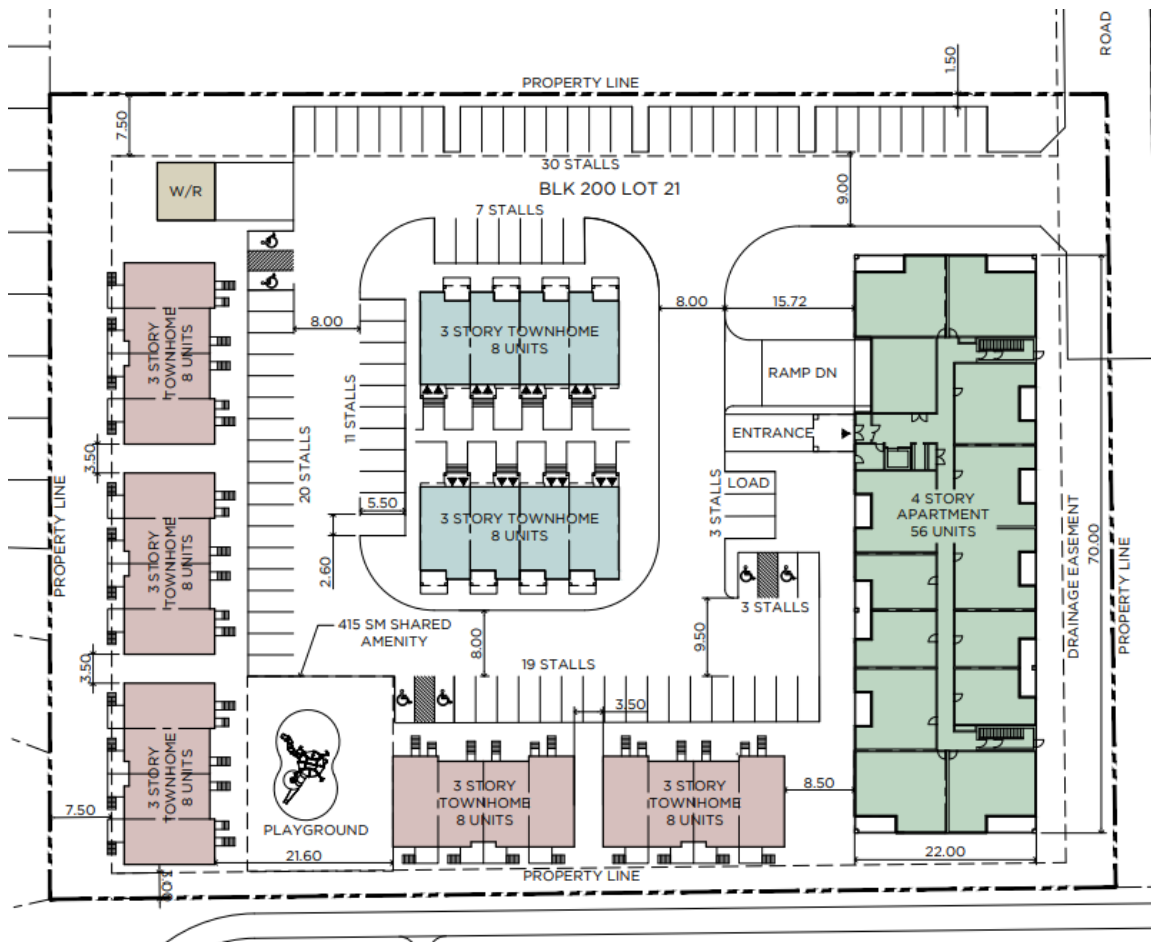
The development will offer a playground, green space, walking paths, benches, ample bicycle parking, electric vehicle charging stations and much more. The affordable units in the development will be offered to vulnerable women and

children and people experiencing homelessness, including referrals by YWCA Edmonton.

The affordable portion of the development will achieve a 15 per cent decrease in operating energy consumption and greenhouse gas emissions relative to the National Energy Code for Buildings.

The development meets minimum accessibility requirements of the National Building Code 2019 Alberta Edition. With a strong focus on women, children and families there are currently no additional accessibility measures implemented.

Site Plan



The development will comprise seven stacked townhouse buildings and a 4-storey apartment building. The stacked townhouses will be located on the west side of the site, with the apartment building located on the east side. Surface parking will be adjacent to the stacked townhouses and underground parking will be provided for the apartment building.

Attachment 5

The stacked townhouse buildings feature 10 one-bedroom, 18 two-bedroom and 28 three-bedroom units and the apartment building will feature 16 one-bedroom, 23 two-bedroom and 16 three-bedroom units, for a total of 111 units.

The playground will be included at the southwest corner of the site for resident and community use.