

OGILVIE RIDGE

*Moving forward,
together.*



A multi-generational, family community.

A mixed-market development serving a diverse resident base



Female-led households



Young families



Seniors looking to age in place

"My kids grew up here and will leave the nest from here. I see myself growing old here with my wife and enjoying our grandchildren." —Brendan (resident)



Built to last.

Guiding principles for development



Quality

Designed for longevity, aligned with consumer and community expectations



Community

A place where residents and neighbors feel welcome, safe and at home



Sustainability

Harmony between financial, social and environmental considerations

"This is an excellent facility that is well maintained and is run very professionally." —Dale (resident)



A model for City building.

City contribution of land and grants makes the project immediately viability

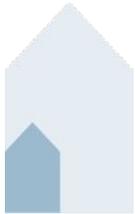
- Catalyzes development and unlocks access to federal funding

Mixed-market model and NetZero enables quality and sustainability

50% units rented at $\leq 20\%$ market average brings rent relief to those in need

Example: **3 Bedroom Townhome**

- City market average = \$1410 / month
- Renter pays = \$1128 / month

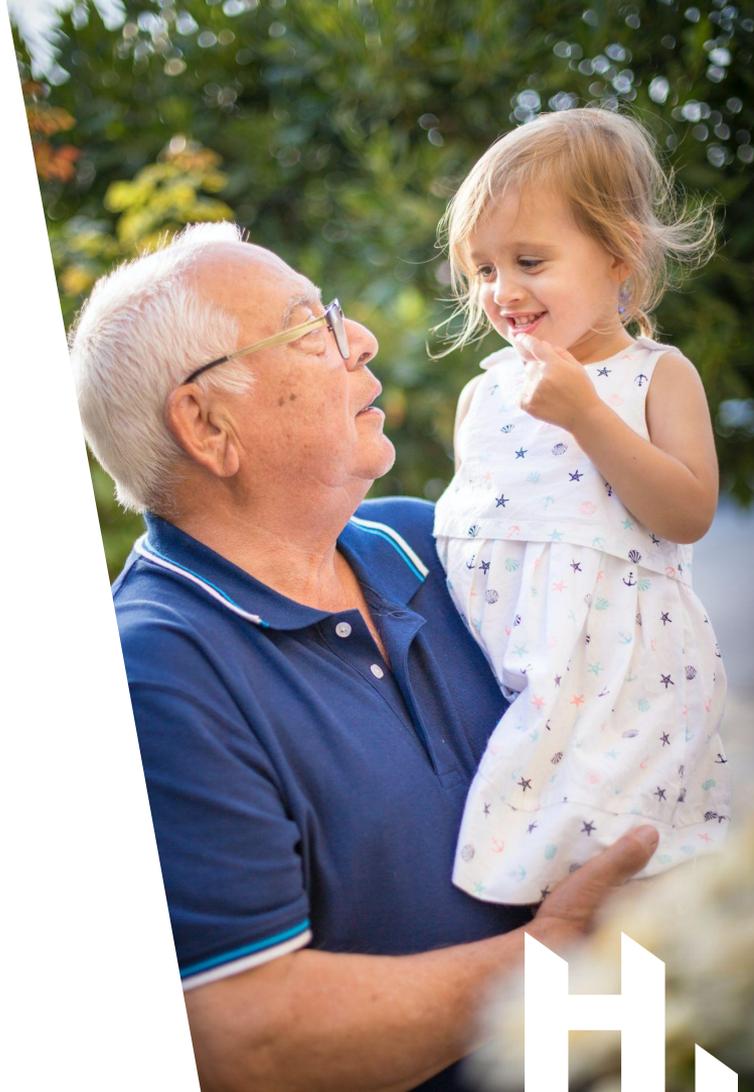


Affordable at 30% of \$45,000 income, attainable for:

- Single administrative assistant with two young kids
- New Canadian family pursuing work and education
- Seniors with fixed incomes requiring accessible features

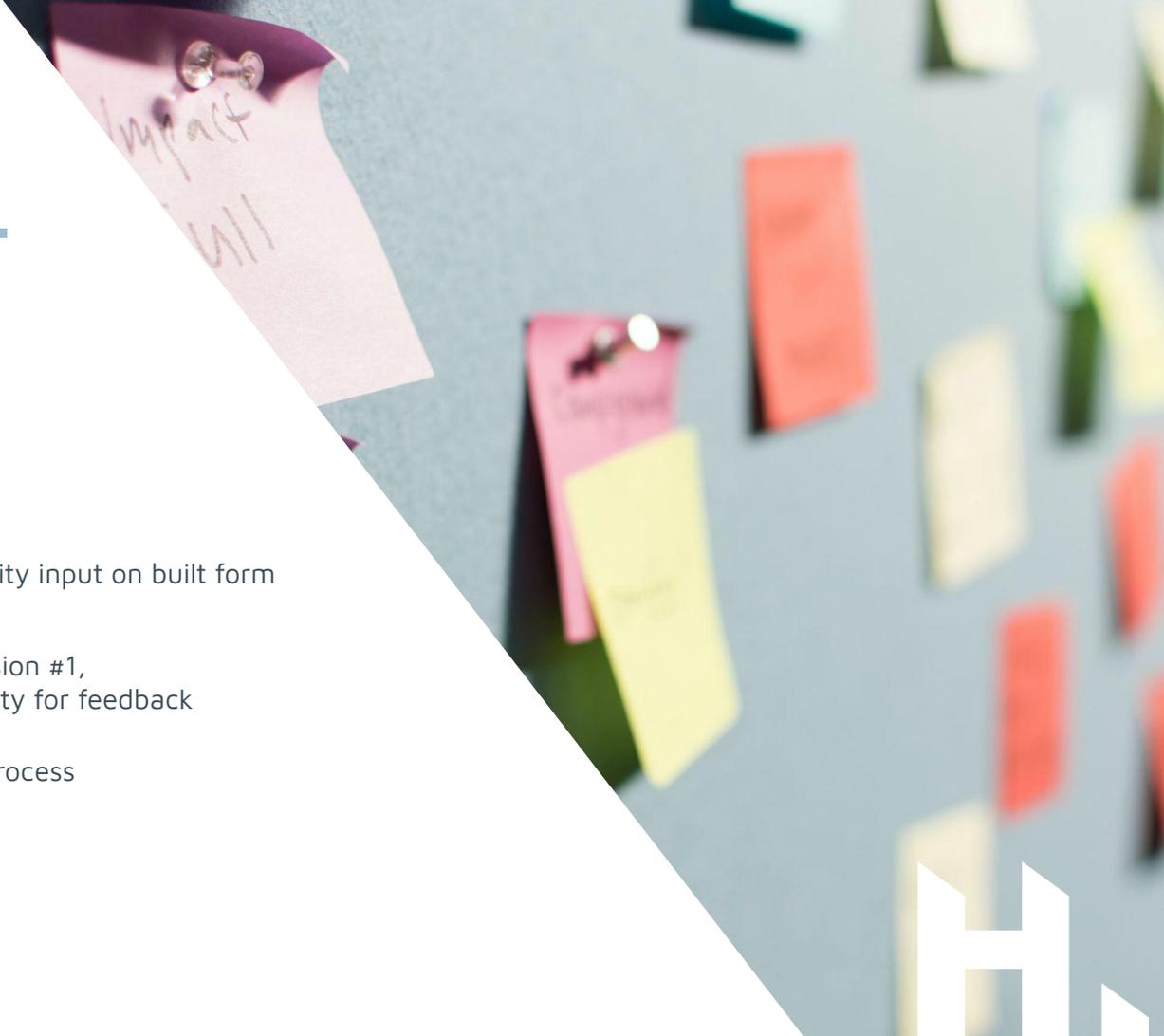
RA7 to provide most choice when collaborating with community on built form for up to 100 units

- Includes townhome option



A path to clarity and progress.

1. Notices for community engagement within a week of approval
2. Two engagement sessions planned
 - October:**
Active session to generate community input on built form
 - November:**
Presentation of outcomes from session #1,
Proposed site design with opportunity for feedback
3. Advancing design alongside rezoning process
4. Rezoning public hearing
5. Development permit issued thereafter



Moving forward, together.

Completely aligned the City Plan and
Affordable Housing Needs Assessment

City needs a stable partner committed to building quality,
affordable homes and strong communities

Neighbors deserve clarity and an accountable,
community-minded collaborator

This can be a template for how we work
together to build a strong, inclusive City

*"This is a very welcoming, friendly community.
I am glad to call this home for my son and I."
—Christine (resident)*

