



OMEGA FINISHING SOLUTIONS INC

FROM CONCEPT TO COMPLETION

# OMEGA FINISHING SOLUTIONS INC.

TONY MAHEY



## **PROPOSED REZONING** **9311-9313-9321 /156 ST NW**

Proposal to convert RF1 to RA7

Plan to build a 3 story, multi purpose commercial/residential building to include on-site parking and dedicated garbage disposal area

# REZONING OPPORTUNITY

## Affordable Housing

- Potential list price of \$200-350k unit

## Community Growth

- Building density closer to central Edmonton

## High Density Growth

- Encourages the population to engage with amenities within the community





# 3 STORY BUILDING

**Proposed Apartment Building will include, 2BR and 3BR options:**

- Main floor to be retail commercial with some green space for outdoor seating
- On-site parking included
- Potential space for community garden
- Potential Recreational Common Room i.e. Gym
- Possibility of green charging energy station
- Curb appeal
- Aligning with city's future planning/development

Lot size 150 x 150





### **SINGLE FAMILY HOMES**

Single family homes in Edmonton. Experience with infills in mature neighborhoods. Custom home builds



### **MULTIFAMILY/ ROW HOUSING**

4 plex row housing with legal basement suites in Grovenor, Glenwood, Sherwood



### **COMMERCIAL**

Medical clinics, franchises, retro fitting apartment and commercial buildings.



### **MULTI STOREY APARTMENTS**

We've acquired this parcel of land. Opportunity to build to adjacent apartments & commercial strip malls, in front of the future LRT line



# THANK YOU

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