

# A place to call home



## Deer Street Project Specifics

Council approved the project specifics for the affordable housing development on the lane by Deer Street at their meeting Monday (March 14, 2016). These requirements guide architects/builders submitting proposals to determine costs. The final complex may or may not include everything listed below.

Maximum Floor Area Ratio – 63,855 sq. ft. 5% of the units will be barrier free. An elevator is planned.

### Amenities

At least 60% of units must have personal outdoor amenity space, i.e. balconies. The remainder of the required amenity space could be communal outdoor space and could be a picnic area, playground, greenhouse or garden.

### Building Specifications

- basic kitchen appliance package (no dishwashers)
- storage per unit included (size to be determined)
- additional storage options for a fee to be considered
- communal laundry facilities (user pay)

### Parking

An underground parkade is planned. The Town intends to meet the provisions of Policy C122. To keep rents below market, parking stalls will be available to rent for a fee.

### Environment

To keep rents below market, the Town will not necessarily target LEED Silver designation but meet many of its standards. Green measures include:

- triple glazed windows
- energy efficient appliances
- high efficiency plumbing fixtures
- covered, secure bike parking

Individual unit heating and water metering will be considered so that tenants are able to control their utility costs. Recycling and garbage collection costs will be included in the rent.

### Units

Creative design to maximize space allows a smaller footprint. Targets for unit size:

- Studio – 300 sq. ft. (minimum)
- 1 bdrm – 425 sq. ft. (+ or -10%)
- 2 bdrm – 600 sq. ft. (+ or -10%)

We envision a mix of units (showing percentage and maximum number of units based on building maximum floor area ratio):

- 20% studios – 36 units
- 50% 1 bdrm – 63 units
- 30% 2 bdrm – 27 units
- Maximum – 126 units

The theoretical maximum unit count will be reduced by the specifics of building design and parking and storage requirements. An actual proposed unit count will be known in July.

### Budget

For planning purposes, the project is estimated to cost between \$275 and \$350 per square foot, including site servicing, landscaping and soft costs. If the full floor area ratio is developed, the development could range in cost between \$17.5 and \$22.3 million.

Given the current Alberta economy, the Town is confident we can deliver this project under these estimates.