

Applicant Submission

2024 January 31

Attainable Homes Calgary can create a complete community of approximately 230 townhouses on the DDO site. The 8.77 acre site, after the open space land dedication requirement is taken by the City of Calgary, leaves 5.72 acres for creation of housing for Calgary workforce families.

The 5.72 acres of net developable area will become home to about 230 families. They will live in townhouses, ranging in size from one bedroom flats to 3 bedroom row townhouses.

AHC will sell these condominiumized townhouses to hard-working Calgarians currently locked out of homeownership. This site will yield a mix of housing and price points not found anywhere else in Calgary. We are able to do this as we are a provider of affordable priced homes and our land vendor, CMLC, is working with us to make these homes affordable. We work to maximize affordability, NOT maximize profit.

AHC only sells to clients who earn less than the Area Median Income for Calgary. Each owner has a mortgage for the unit they own and occupy.

The homes are intended to be priced between \$145,000 and \$350,000. The cost of the units is a direct function of the cost of the inputs to build. Land, building, servicing, off-site costs, fees and levies, etc. are all costs that are part of the cost of each unit. The more the costs to develop, the higher the cost of the unit for the homeowner.

We will develop the community under a Direct Control (H-GO) land use district, which offers the best flexibility for this master planned community. The fact residential uses are permitted in this district is critical as AHC and CMHC are driven to provide this desperately needed housing as soon possible, and a permitted use approval pathway reduces risk and streamlines a currently open-ended and opinion based discretionary approvals process.

The over 3 acres of open spaces are designed to be used by the community at-large and the new residents. The urban design interfaces will be respectful of the adjacent community and create a sense of place for our clients, as demonstrated in our success with our Bowness and Martindale projects and CMLC's successes in creating welcoming public spaces in East Village.

This project will create critically needed housing in an appropriate period of time because of the selected land use district. These are prices and a form of housing tenure not found anywhere, and we are confident this project is a positive contribution to the community.