

INNOVATIVE & ATTAINABLE HOUSING FOR LEDUC:

14-Foot Townhomes

MEETING OF COUNCIL

Smaller footprint townhomes offer a proven, community-accepted approach that provides a more attainable entry-level price point for homeowners.

Successfully implemented in communities across Edmonton, these compact, well-designed homes make better use of land while maintaining livability and community character.

Embracing this form of development can help address affordability concerns and increase access to homeownership across the province

REGIONAL EXAMPLES

ASTER, EDMONTON

- STREETSIDE DEVELOPMENTS



REGIONAL EXAMPLES

ALCES, EDMONTON

- CANTIRO – METRO 14



REGIONAL EXAMPLES

JAYMAN BUILT 14FT TOWNS

- MARQUIS WEST,
EDMONTON
- ROSEMONT,
EDMONTON
- MAHOGANY,
CALGARY



SOUTHFORK, LEDUC













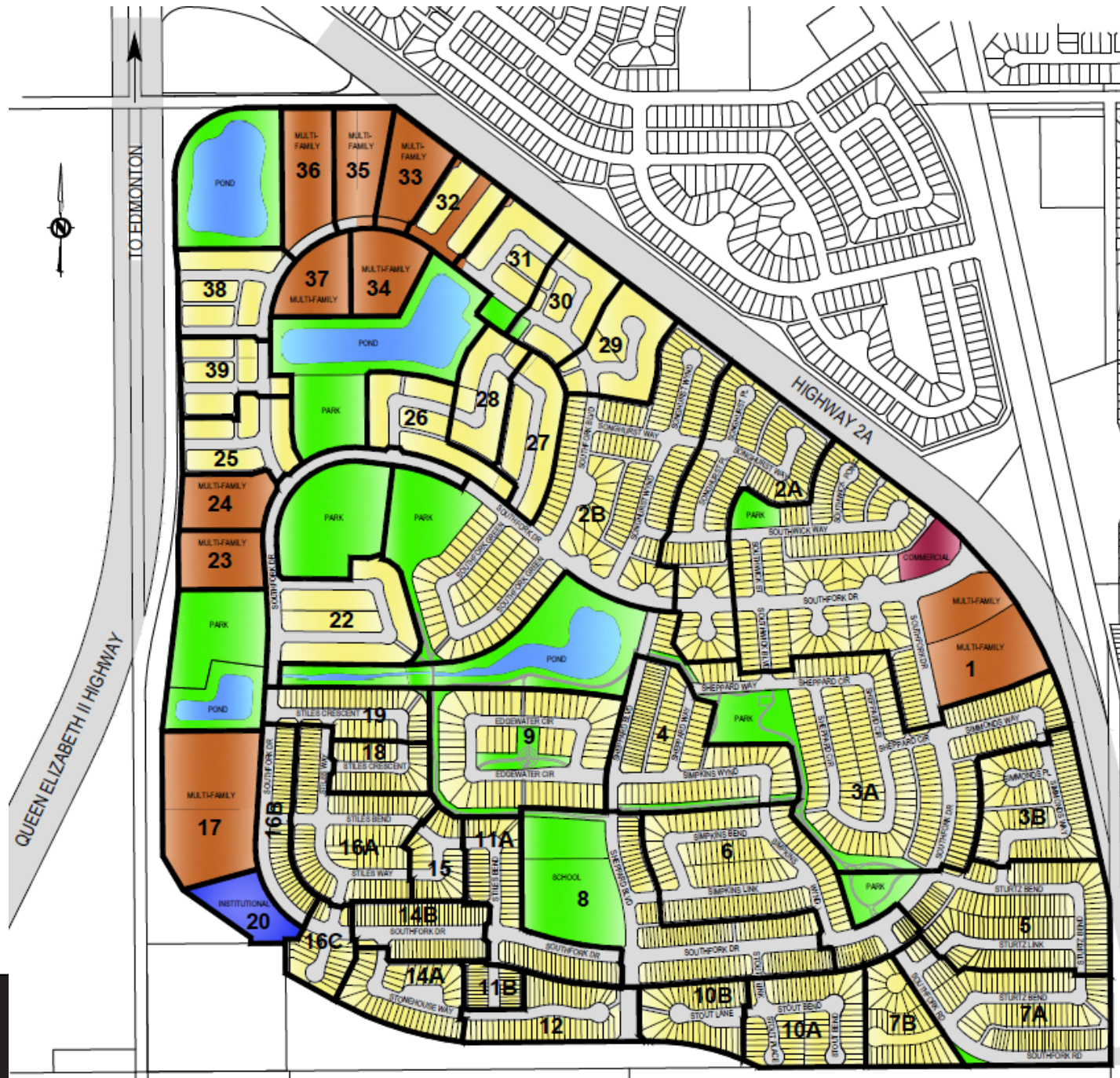


14FT – 18FT SEMI-DETACHED EXAMPLES

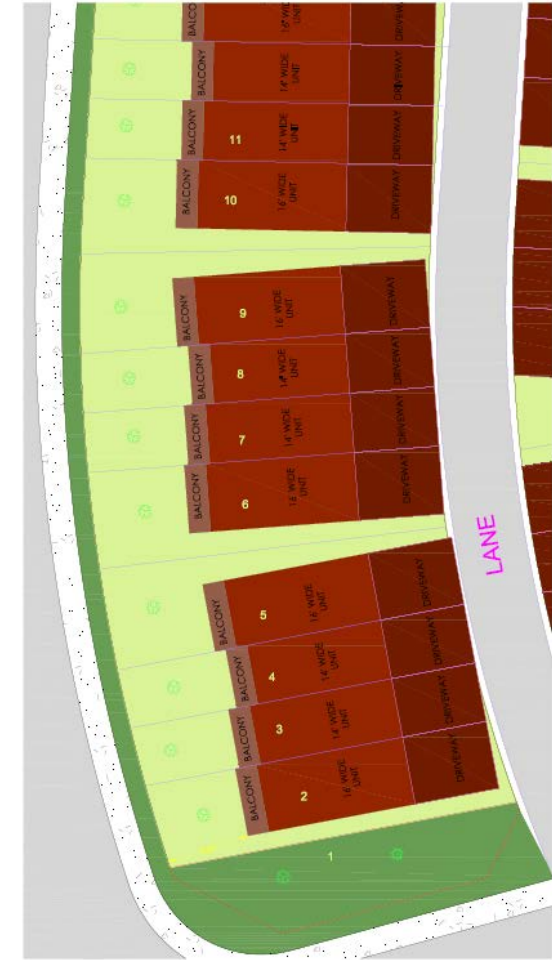


18FT SEMI-DETACHED EXAMPLE





PROPOSED SITE PLAN - SOUTHFORK



JAYMAN LEDUC PROPOSED EXAMPLE



JAYMAN LEDUC PROPOSED EXAMPLE



JAYMAN LEDUC PROPOSED EXAMPLE



JAYMAN LEDUC PROPOSED EXAMPLE



AFFORDABILITY MATRIX

PRODUCT TYPE	PURCHASE PRICE	COMBINED QUALIFYING INCOME	MONTHLY MORTGAGE PAYMENT
14 FT WIDE TOWNS	\$325,000	\$69,895	\$1,564.61
16 FT WIDE TOWNS	\$367,000	\$78,410	\$1,766.80
18 FT WIDE TOWNS	\$409,900	\$87,109	\$1,973.33
14 FT SEMI- DETACHED	\$419,076	\$88,969	\$2,017.37
14 FT SEMI-DETACHED WITH BASEMENT DEVO	\$460,591	\$97,387	\$2,217.37
18 FT WIDE SEMI-DETACHED	\$448,125	\$94,859	\$2,157.35
18 FT SEMI-DETACHED WITH LEGAL SUITE	\$494,760	\$104,314	\$2,381.86
LANED ZERO LOT LINE	\$488,250	\$102,994	\$2,350.52
FRONT ATTACHED DOUBLE CAR GARAGE	\$601,230	\$124,917	\$2,868.78

Purchase price includes home, lot & GST. Based on 5% down and 30-year amortization.

Westman Village – August 2018



Westman Village – 2022

- Calgary's Westman Village; a lakefront master-planned community
- Affordable rental suites seamlessly integrated alongside upscale estate homes and luxury condominiums, all within walking distance.
- The Rental buildings are adjacent to high-end Estate Condos priced at \$1M+.
- This community concept has been successful with full lease-up of rental units and consistent demand for estate homes.
- Westman Village demonstrates well-designed affordable built forms enhance a community.

