

## Andrew Fisher

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**From:** Leslie Carrie <lcarrie5@icloud.com>  
**Sent:** April 19, 2023 1:55 PM  
**To:** Andrew Fisher  
**Subject:** Apartment Project Highlights - 155 East Victoria

Andrew,

The motivation to proceed with this project is driven by the extreme demand for suitable housing in Amherst.

We all know the difficulty in recruiting workers and their families without good housing options.

The initial design, from the architect, was a 6 storey, modern exterior design. The building height was determined to be out of scale to the properties in the neighbourhood and the architecture did not reflect neighbouring housing.

We listened,

- The new proposal is a 4 storey building with similar architecture to the project approved 10 years ago.
- The building position is set back from adjacent homes and the architectural detailing is more in keeping with the neighbourhood.

### GOAL

- to build the most "Energy Efficient Building" possible, far exceeding the National Building Code Standards.
  - Precast tilt-up concrete panels provide an insulation rating of R32.
  - Roof-top Solar Panels will provide energy to operate the building systems.
  - Heating will be provided by Heat Pumps.
  - This is the first Amherst Apartment Building with Underground Parking with Charging Stations for EV (electric vehicles).
- These features are consistent with the Amherst low fossil fuel agenda.
- The property is fully professionally landscaped, as shown in the Renderings.
  - All finishes are Condo Quality.

### MARKET

- Seniors and Newcomers coming to Amherst to work in healthcare, government, offices business and the industrial park.
  - Seniors who decide to sell their homes and move to adaptable apartment living to "age in place", will be satisfied.
- This will provide single family homes for young families.
- All ground floor units are fully accessible and other floors are adaptable.
  - There are 2 elevators off the secure front lobby.
  - The building meets the CMHC Standards for affordability, but is not subsidized units.

### Other OBJECTIVE

- Bring households with disposable income to "Revitalize Downtown Amherst", which has been in decline.
- Multi Unit Residents, within walking of downtown, will support local businesses, cafes and restaurants by taking advantage of the locations "walkability" to Downtown.

Les Carrie  
155 East Victoria Limited