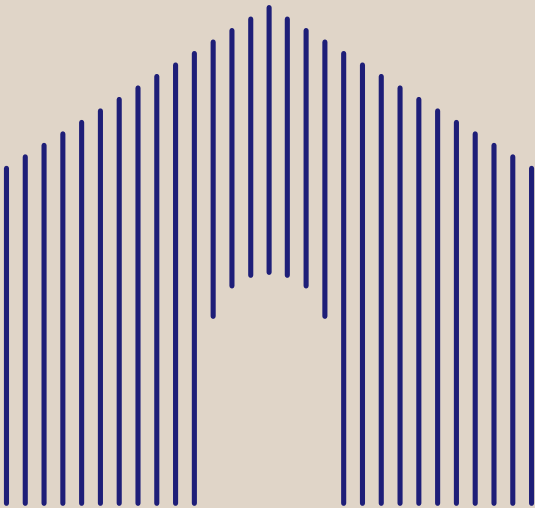


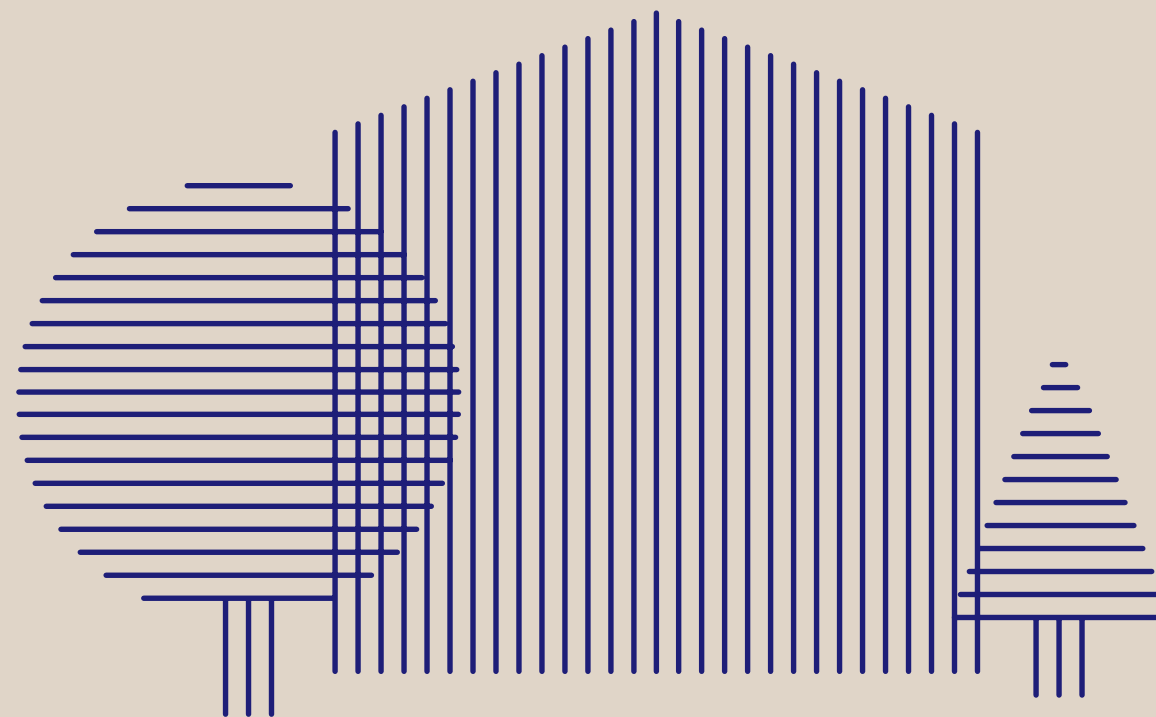
KINDRED WORKS

14015 Danby Rd. (Norval)
03.27.2023

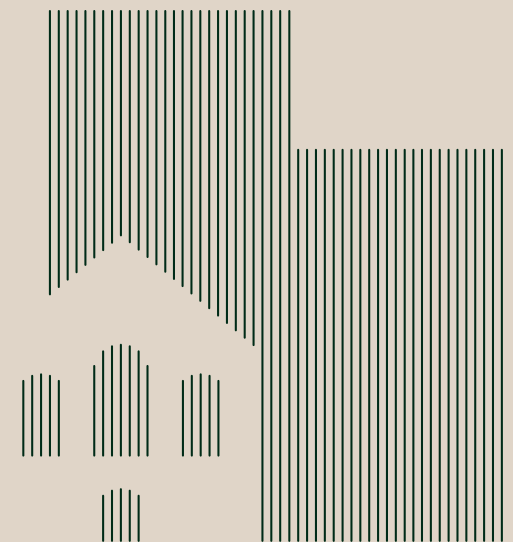
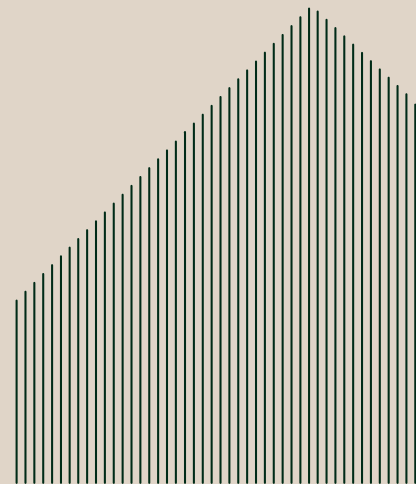
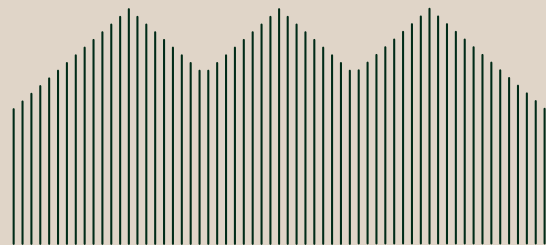
We're an independent company, founded by an initial investment
by the United Church of Canada

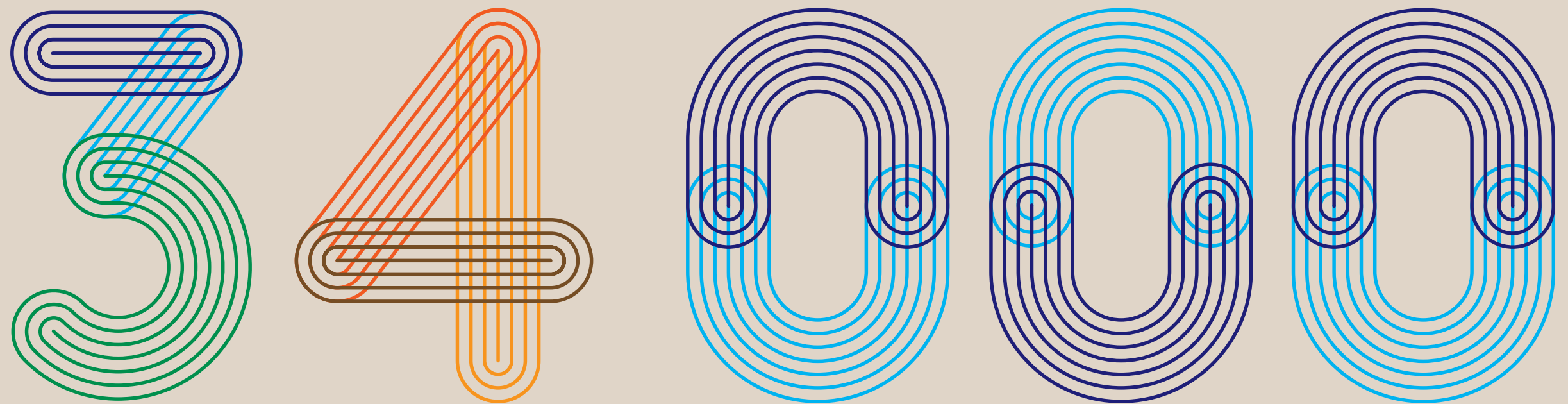


Transforming properties to make sure
they continue to serve the common good



We're transforming properties into housing
and shared spaces that meet broader community needs





We plan to deliver rental housing for 34,000 people
over the next 15 years targeting 1/3 affordable units

We're aiming to be a Net Positive Company by 2030



PROJECT'S ATTRIBUTES



FAMILY FRIENDLY AMENITY



AFFORDABLE HOUSING



INTEGRATING NATURE



WALKABLE STREETS



SOLAR READY



LOW EMBODIED CARBON



HIGH QUALITY MATERIAL/RESILIENCE



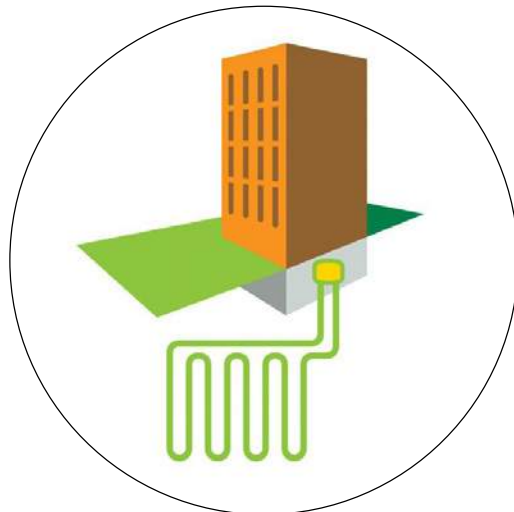
UNIVERSAL ACCESSIBILITY



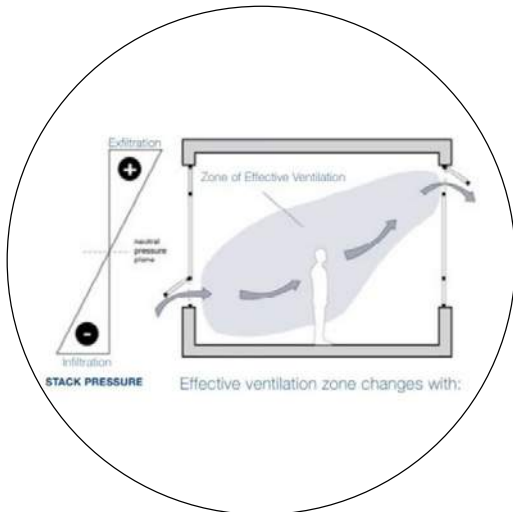
PASSIVE HOUSE



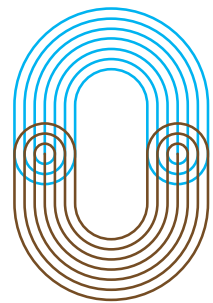
ZERO ON-SITE CARBON



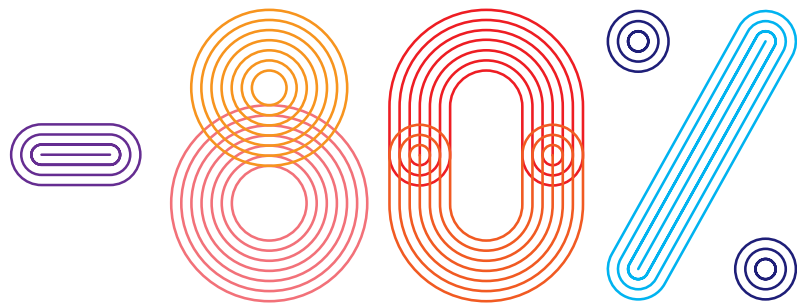
GEOTHERMAL



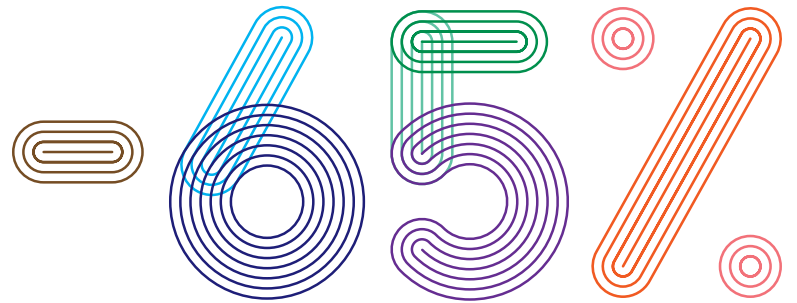
PASSIVE VENTILATION



We aim to achieve 0
on site carbon



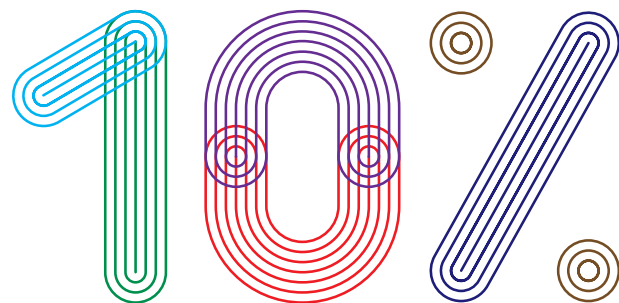
By 2030, we aim to produce 80%
less carbon in construction than today's
industry standard



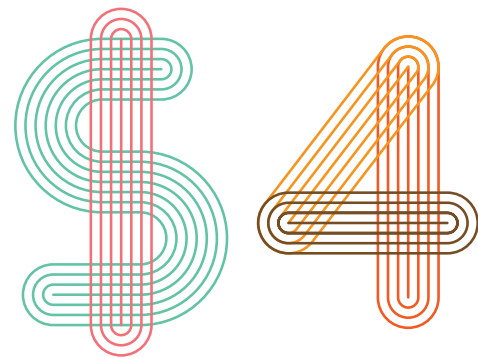
We're working to build our homes
so they use 65% less energy per year than today's
industry standard



Our target is for 20% of our units to be Universal
Design – accessible for all

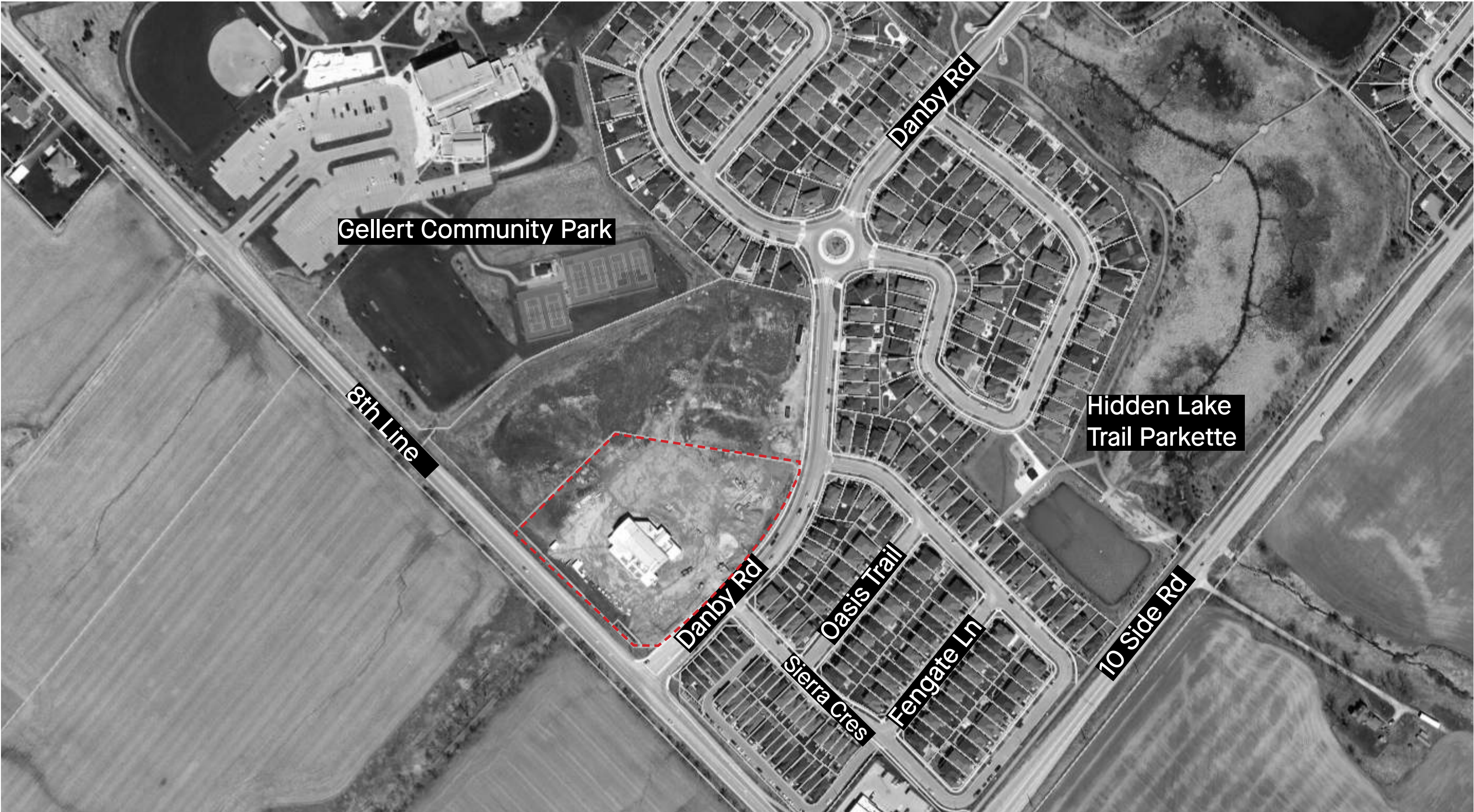



Our target is for at least 10% of the
labour hours on our projects to be new jobs
filled by equity-seeking groups



We're targeting a \$4 social return
on investment (SROI) for every dollar
we spend on a project

CONTEXT



 Property Line



VIEW OF DANBY ROAD FROM 8TH LINE



VIEW OF SITE FROM 8TH LINE

EXISTING CHURCH



VIEW NW OF EXISTING CHURCH

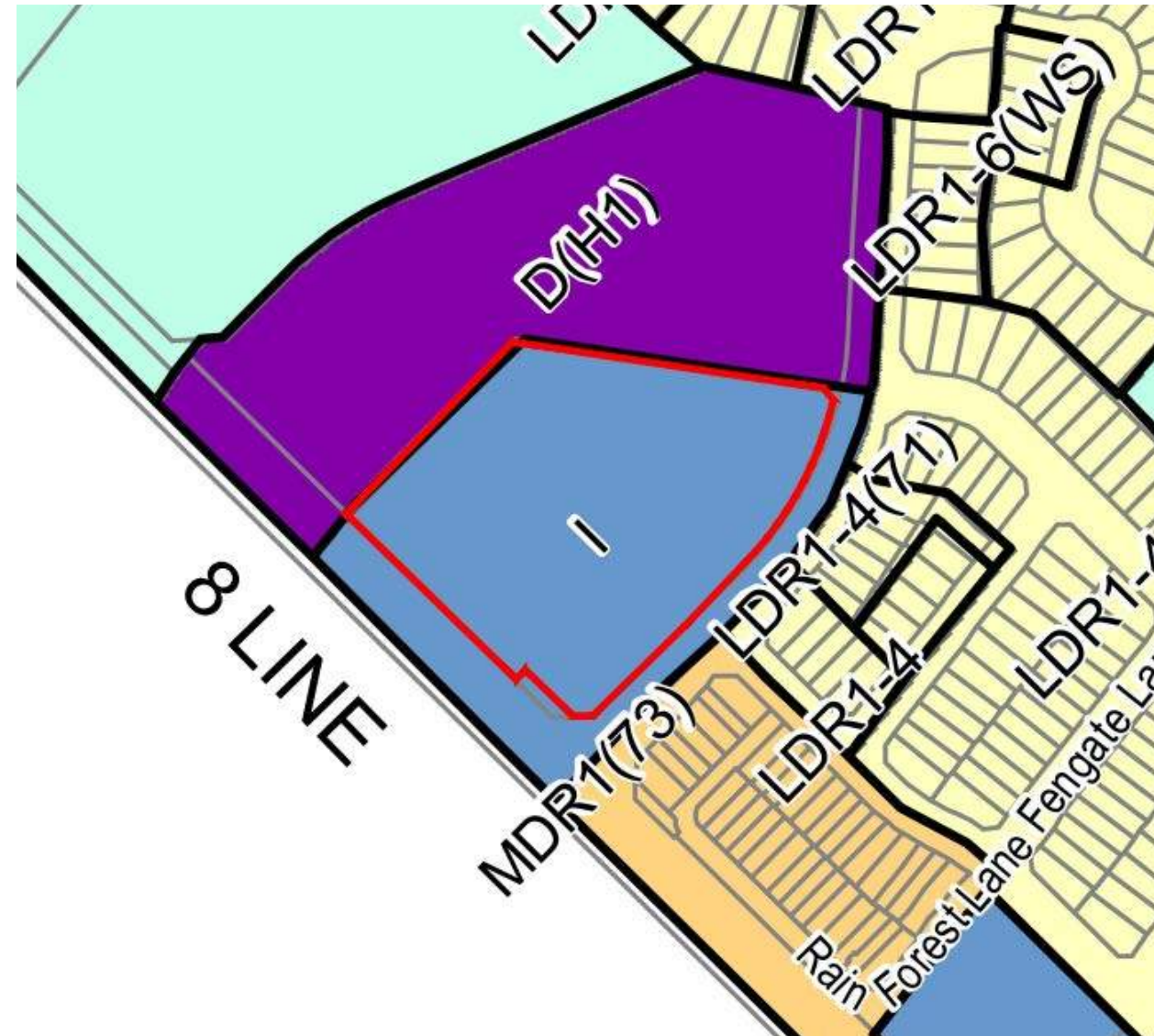


FRONT ENTRANCE OF EXISTING CHURCH



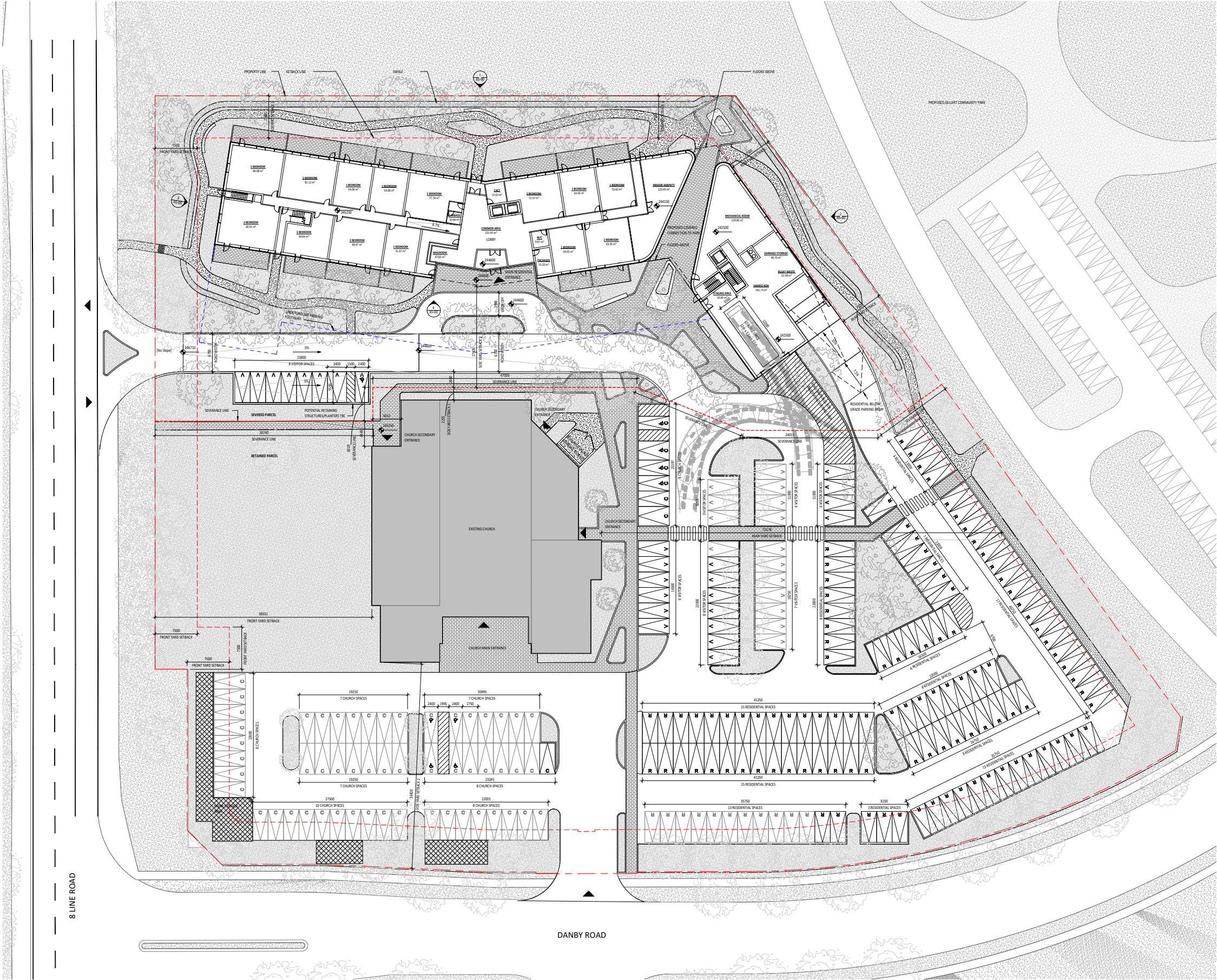
HALTON HILLS OFFICIAL PLAN

- Major Institutional Area
- Minor Arterial and Collector (Eighth Line & Danby Rd.)
- Permits places of worship and institutional uses.
- Residential uses permitted in conjunction with a major institutional use.
- Amendments must consider compatibility, landscaping, site layout, parking and location on arterial or collector road.
- OPA proposed to permit residential uses as a result of severance.



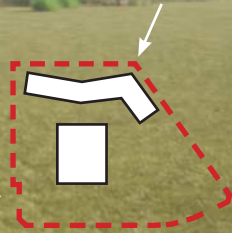
ZONING BY-LAW 2010-0050

- Current: Institutional (I) Zone
- Proposed: Institutional (I(xx)) Zone & High Density Residential (HDR(xx)) Zone
- Permits places of worship and institutional uses.
- Max. Height 11.0m (I Zone)
- Min. 7.5m side and rear yard setbacks.
- ZBA proposed to apply site-specific provisions to the retained place of worship parcel, and rezone the severed residential parcel to permit 7.5m side and rear yard setbacks, reduced parking aisle width, and parking of 1.25 spaces per unit, inclusive of visitor parking.





VIEW FROM GELLERT COMMUNITY PARK LOOKING SOUTH

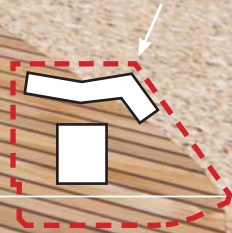




VIEW FROM 8TH LINE LOOKING EAST

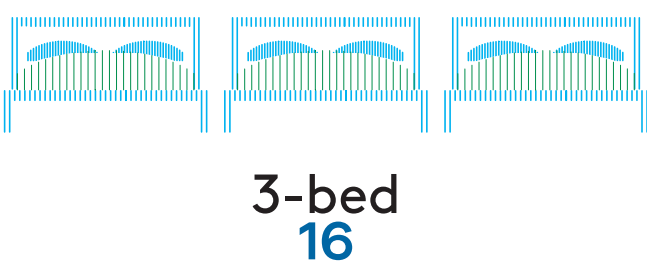
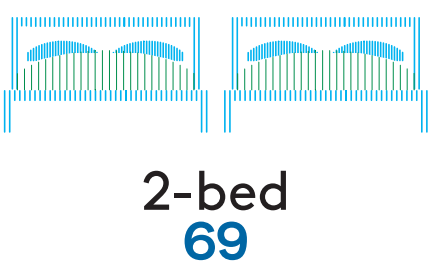
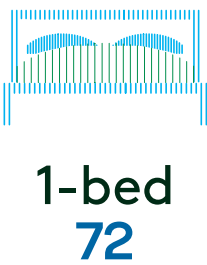
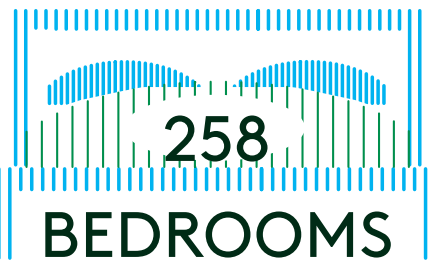


VIEW FROM GELLERT COMMUNITY PARK LOOKING THROUGH PARK LINK



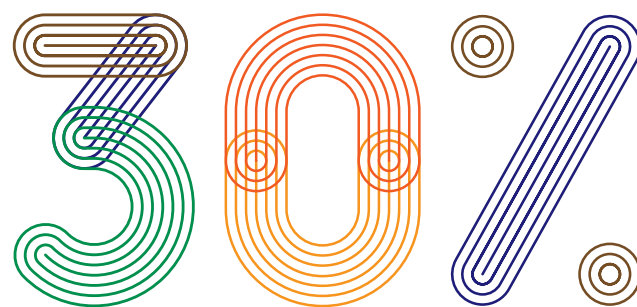


VIEW FROM CHURCH LOOKING NORTH

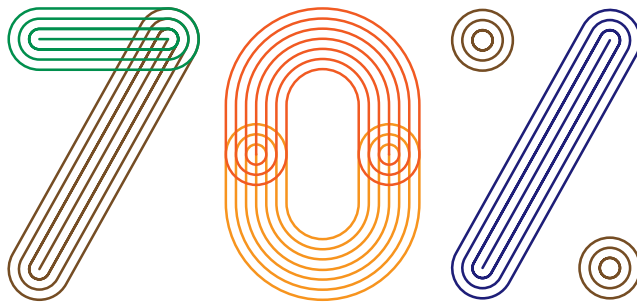


**Affordability Level Target: At or below
30% of the median family income for the
market, as defined by CMHC.**

Work with city housing to deepen affordability where possible

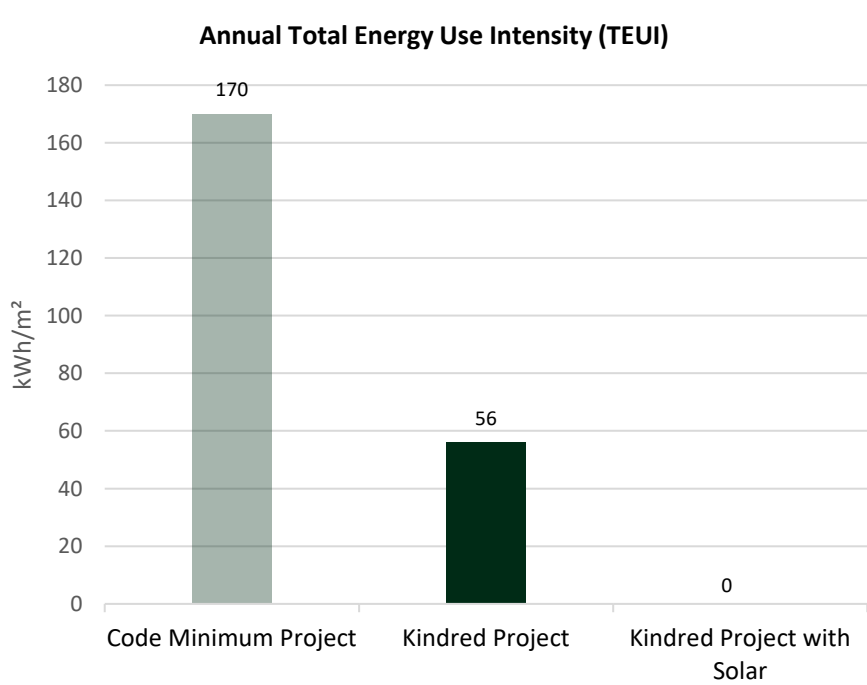


**AFFORDABLE
RENTAL UNITS**
(48 units)



**AT-MARKET
RENTAL UNITS**
(109 units)

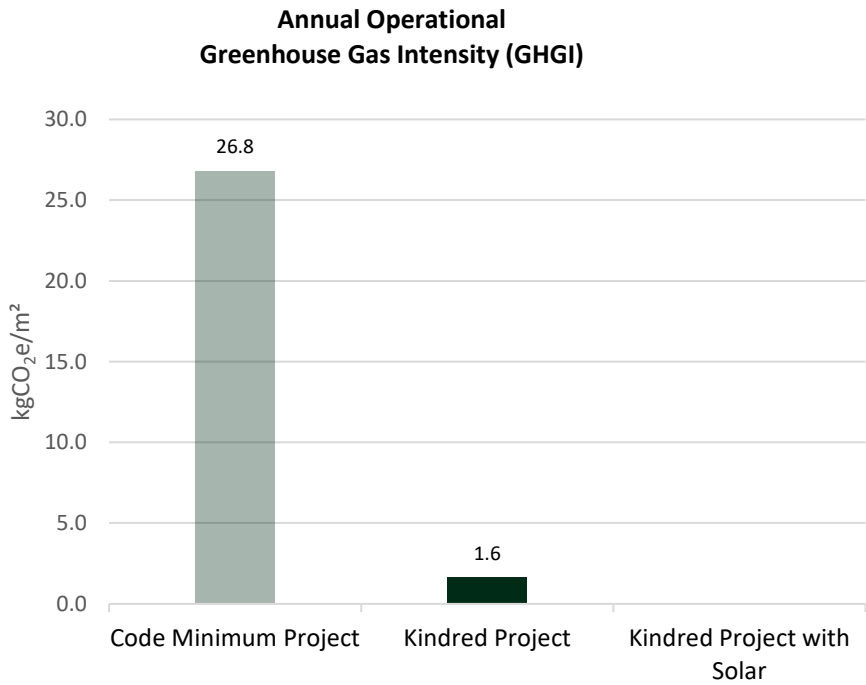
KINDRED IMPACT CASE STUDY: NORVAL UNITED ENVIRONMENTAL PERFORMANCE - 156 UNITS IN HALTON HILLS, ONTARIO



Energy Use

The Norval project represents an **80% reduction in energy consumption** do to better Architectural Design.

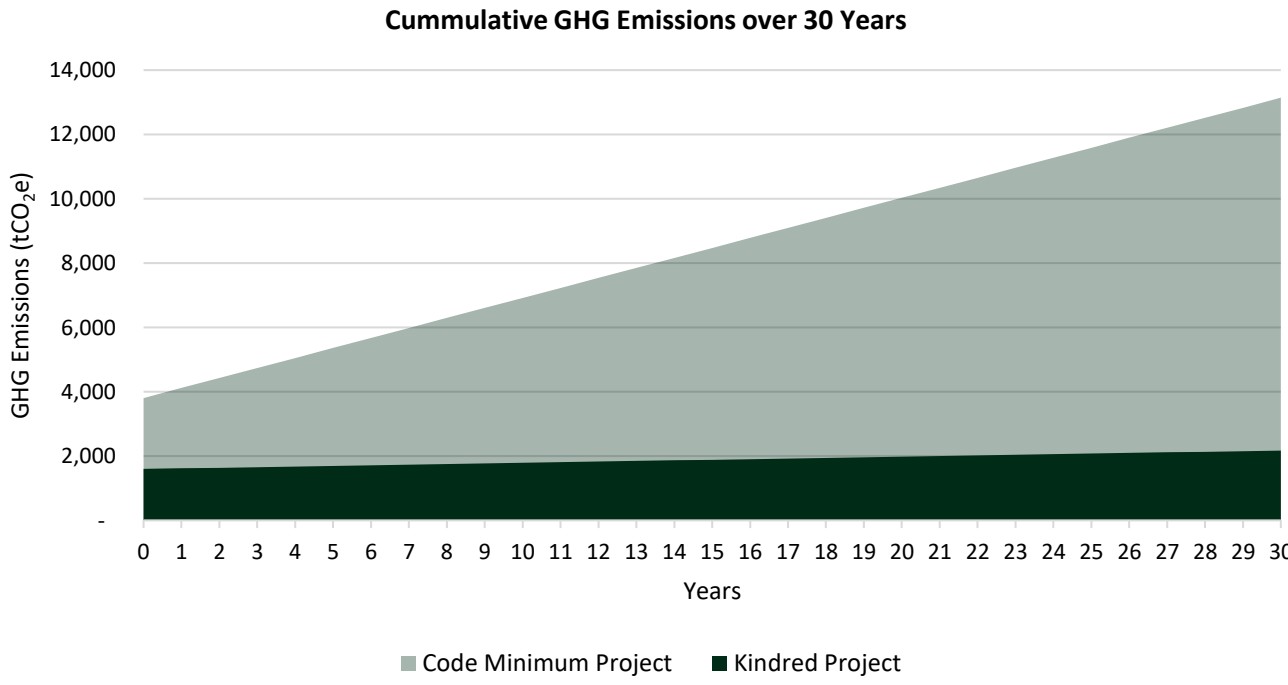
With the addition of solar PV planned into the design the project has the future potential to generate as much energy as it consumes.



Operational Emissions

A comparable project built to code minimum would use natural gas for heating and would be expected to have a GHGI of around 44 kgCO₂e/m² per year.

The Norval project represents a **96% reduction in GHG emissions** from operations. **With the future potential solar PV this reduces the Carbon to 0.**



Embodied Carbon

By prioritizing selection of building materials with lower associate greenhouse gas emissions -e.g. blown cellulose insulation over expanded or extruded foam insulations - we are able to reduce the up-front emissions **by 58% reduction in embodied carbon.**

- Reducing the energy requirements of the project by 83% while leveraging all electric systems means, with the addition of the planned solar PV on roofs, **the project is able to achieve net-zero energy and net-zero carbon operations.**

Thank you