

# Fenelon Falls 30 Unit Affordable Housing Project

We are excited to be currently working on a 32,000 sqft purpose-built affordable multi-residential building designed to offer high-quality living spaces while meeting the demand for affordable housing. This project is a key part of our ongoing commitment to providing thoughtfully designed, durable, and cost-effective housing solutions for communities in need.

## Project Overview:

This slab-on-grade construction project is designed to provide modern, comfortable living spaces that are accessible and affordable. With a focus on functionality and longevity, the building is being constructed with wood frame construction and an engineered floor joist system, ensuring both strength and flexibility in the design. Our goal for this project is to create a community that offers long-term sustainability, a safe and secure living environment, and energy-efficient features that promote environmental responsibility. The building is designed to accommodate multiple residential units, each thoughtfully laid out for maximum space utilization and convenience.

## Key Features of the Building:

**Slab-on-Grade Construction:** The building features a slab-on-grade foundation, which is ideal for this type of multi-residential structure. This construction method provides a stable, durable foundation and minimizes the risk of moisture issues, making it a cost-effective and long-lasting solution for the building.

**Wood Frame Construction:** The wood frame construction is a cost-effective, sustainable choice that offers both structural integrity and design flexibility. This type of framing allows for quicker construction timelines while maintaining a high level of durability. The engineered floor joist system used in this project ensures superior strength and minimizes the potential for deflection or sagging over time, contributing to the overall stability of the building.

**Exterior Finishes:** The exterior of the building will feature a mix of stone and engineered lap siding, chosen for their durability, aesthetic appeal, and low maintenance requirements. The combination of natural stone and engineered materials offers a modern, professional look while ensuring the building can withstand the elements and maintain its appearance for years to come.

**Affordable Multi-Residential Units:** The design of the building accommodates a variety of residential units, with layouts optimized to provide functional, comfortable living spaces. Each unit is being designed with efficiency in mind, offering ample storage, natural light, and modern amenities while keeping construction costs manageable.

**Sustainable Design Elements:** In keeping with the need for energy-efficient, environmentally responsible design, this project incorporates sustainable building practices wherever

possible. This includes energy-efficient insulation, windows, and HVAC systems, as well as water conservation features designed to reduce overall consumption.

### **Project Timeline:**

This project is currently under construction, with an anticipated completion date of August 2025. Throughout the build, we are focused on maintaining quality control, staying on schedule, and adhering to all safety and environmental standards. The construction team is working diligently to ensure that the building will be ready to serve the community with affordable, high-quality housing once completed.

### **Client Experience and Impact:**

The primary objective of this project is to provide affordable housing that meets the needs of families and individuals while also enhancing the community. By using high-quality materials and employing sustainable building practices, we are creating a space that will stand the test of time, provide a safe environment, and contribute to the local economy. The flexibility and longevity of this structure will make it an excellent addition to the neighborhood, offering long-term housing solutions for residents.