

July 16, 2025

Attention: City of the Kawartha Lakes – Council Members

Re: Green Eden Development Limited - 40 Mary St. West Omemee, ON

Dear Council Members,

As you know, the Green Eden Project has been in the development stage for many years. There have been many changes over that time but what has remained constant is the Owners' commitment to building a product that will highlight the beauty of the surrounding area while serving as a complement to the Village of Omemee. As such, we are here to ask for your consideration in accommodating certain design and density changes as presented below:

Due to the shift in the current economic environment, the original density approval of 30 residential units for the Subject Property may no longer be financially viable. As such, Green Eden Development Ltd. has engaged a reputable Property Analytics firm called "SVN Rock Advisors Inc." (SVN) to conduct a Feasibility Study for the area. Preliminary findings have identified a need for affordable, Purpose Built Rental Apartments in the Omemee, and the growing Kawartha Lakes area.

Based on this report, SVN is recommending a 74 unit design that will comply with the existing 3 storey height restriction for the site. The proposal is for two Apartment blocks, oriented East to West, connected by a glass podium which will house the shared amenities ie. Gym, Theatre Room, Common Area, etc. We will provide design concepts at your request as the SVN team has been involved with similar projects that have been well received.

Please see proposed Site Stats below:

Site Stats Per Building	
Site Size (Sf)	107,345
Lot Coverage	13%
GFA (Sf)	41,864
Storeys	3
Floor Plate	13,955
Units Per Floor	12*
NLA (Sf)	35,585
Avg. Unit Size	968
No. of Units	37

* Ground floor will have 13 units

Site Stats - Podium	
Lot Coverage	2%
Stories	1
GFA (Sf)	2,147
Amenity (Sf)	1,889
Amenity/Unit (Sf)	25.53

Total lot coverage will be 28%; maximum lot coverage allowance is 30%.

The idea is to bring a Modern Design to Omemee while being mindful of the surrounding natural features of the property and having limited impact to neighboring homes. The glass podium will be centered to the street frontage in order to maintain the aesthetics of the land and pond. We are awaiting some site specific design elements and have discussed one tower being oriented more towards Seniors Rentals, and the other towards Families. I have presented the proposed Suite Mix below, which as you will see, includes an Affordability allotment:

Recommended Unit Mix - Full Development			
Unit Type	Unit Size (SF)	Unit Count	Unit Mix
1 Bed (Affordable)	592	8	11%
1 Bed	800	16	22%
2 Bed	1,052	44	59%
3 Bed	1,300	6	8%
TOTAL/AVG.:	968	74	100%

We have calculated the costs and revenues based on CMHC's MLI Select Program, which includes an analysis of the median income for the area. The data supports the Project as financially viable.

As you may know, over \$3MM has been invested into the Green Eden project over the past many years for Development and Site Servicing work. Unfortunately, 3 years of COVID 19 related delays stalled progress and affected underlying economic conditions. However, based on this new proposed design, our lenders are ready to proceed so that the property can be developed and be absorbed by the demographics of the area and in keeping with what Council feels most prudent. We intend to proceed at an accelerated pace once these requests can indeed be granted. Thank you for your consideration.

Respectfully,



Kyle Butler

Principal Broker

Rockstar Mortgage Services Inc.



Instagram: [@rockstarmortgage](https://www.instagram.com/rockstarmortgage)

Website: rockstarmortgage.ca

