

ATLANTIC
GARDEN
HOMES LTD.

Saint Andrews Virtual Information Session

January 19, 2021

Peter Corbyn, P.Eng.

OVERVIEW



ATLANTIC
GARDEN HOMES



NACKAWIC
PROCESS



GARDEN HOMES
AND FEATURES



TIMELINE AND
MILESTONES



QUESTIONS

1. Atlantic Garden Homes

[HOME](#)[OUR SERVICES](#)[MEET THE TEAM](#)[LOCATION](#)[CONTACT](#)

Colt Structures

Colt Structures designs and fabricates wood wall panels for assisted living buildings, townhouses, multi-family apartments, hotels and student housing. With a panel plant in New Brunswick, Canada, we can reach projects anywhere in the New England market. Our management team has many years of experience in the framing industry; experience that includes installation of wall panels on all types of framing projects. Over the years, we have seen and dealt first hand with the challenges of installing wall panels and learned what it takes to make a panel project a success. Our past experience as framers in the field makes us better at design and fabrication. We also know the importance of producing easy to understand layouts and wall bundles that are packaged in a way that facilitates installation.

2. Nackawic Process



November 2019

#3:

Garage - indoor parking
 one floor
 affordable
 tall toilets
 grab bars
 low cupboards
 wide doorways
 wheelchair accessibility
 automatic doors
 walk in ~~shower~~ shower or bath
 if unit -> common room
 laundry
 security system
 air conditioning
 outdoor space balcony-patio etc

Garage + Workshop
 Mail Delivery
 Reception Room for
 parties

Elevator
 Paved Driveway
 Paved Parking
 Paved Deck

Heating
 Laundry in each apt.
 Lower Counter Tops
 Mini Sinks for dogs

Q3

What Kind of comforts
 and conveniences
 are important to
 you?

Question 3

- walk or wheel-in tub with shower
 - washer & dryer in unit
 - wide doors, wheelchair accessible
 - Open Concept kitchen + bath

Question #3

Maintenance • Lawn Care
 Snow Removal
 WASHER / Dryer in Unit
 1 1/2 Baths
 Storage Area
 Sound Proof Units

Q3

- comfortable + bright
 • communal workshop - good size windows
 - garage - carport
 - close to hair salon - communal garden
 - 1 and 1/2 bath - raised garden beds
 - 1 bath - pet-friendly
 - house keeping
 - lawn care
 • snow removal
 - walk in closet
 - pay own utilities (not included in rent)
 • heat pump (a/c + heat)
 • heated flooring
 - more affordable finishes to ↓ monthly cost (mid-range)

November 2019



July 2020



Culliton Cove

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Nackawic Your
Independent Grocer



Nackawic

Nackawic
Elementary School



World's Largest Axe



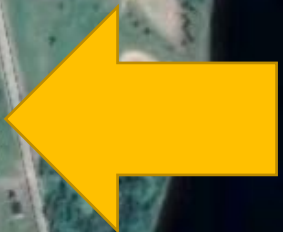
Nackawic Senior
High School



Irving Oil



St Simon & St Jude
Catholic Rectory



Mactaquac
Lake

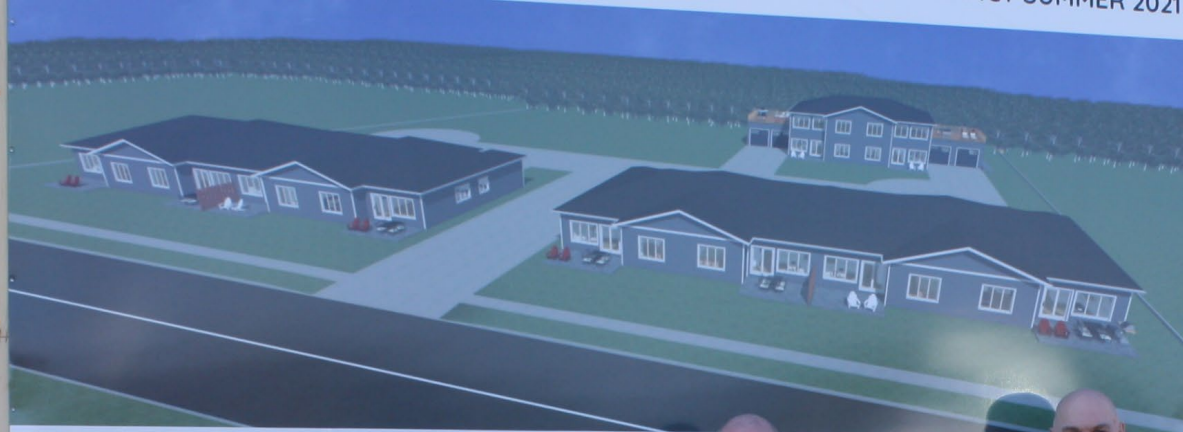
St John River

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105

Nackawic





Visit www.atlanticgardenhomes.ca for floor plans and rates.
Numbers in green are available.
Numbers in red are unavailable.

Contact
Peter
Gordon





RIVERVIEW GARDEN HOMES

AVAILABLE FOR OCCUPANCY SUMMER 2021



Visit www.atlanticgardenhomes.ca for floor plans and rates.

Unit numbers in green are available

Unit numbers in red are unavailable

Contact
Peter Ledge 403-613-1111
Garden Homes 403-613-1111



3. Garden Homes and Features



THREE SIZES

- 1,200 square foot units include two bedrooms, two bathrooms plus a single garage
- 1,100 square foot units include two bedrooms, two bathrooms plus a single garage
- 1,000 square foot units include one bedroom, a den and one bathroom

AGEING IN PLACE

- All doors are at least 34 inches wide for ease of accessibility if needed
- Room dimensions are specified for wheelchair accessibility if needed
- Grab bars, high comfort toilets, accessible shower
- ADA specifications for appliances
- Raised dishwasher

ENERGY EFFICIENCY

- In-floor heating
- Air conditioned
- Low utility bill

1,200 SQUARE FEET





ATLANTIC GARDEN HOMES

1,100 SQUARE FEET





ATLANTIC GARDEN HOMES

1,000 SQUARE FEET





ATLANTIC GARDEN HOMES

4. Timeline and Milestones

Is there demand?

To be determined

Confirm demand

February 2021

Select properties

Spring 2021

Zoning / Storm Management / Services

Summer 2021 – work with Town and RSC

Start construction

September 2021

**BEST CASE
SCENARIO**

5. Questions and Answers
... Price and Location
peter@nbsgc.ca
One more thing...



Expression of Interest

<https://atlanticgardenhomes.ca/interest>