

12621665 Canada Association Heritage Valley Development Overview

The affordable housing development by 12621665 Canada Association is located at 11805 30 Avenue SW on an 1.2 hectare multi-family lot in Heritage Valley Town Centre Area, which has zero per cent non-market affordable housing as per the City's Non-Market Housing Inventory. The development is currently under construction and is expected to be ready for occupancy at the end of 2022.

The land is zoned Medium Rise Apartment Zone (RA8), which permits the proposed development.

The development will provide affordable rental units for Enoch Cree Nation members and also referrals from Catholic Social Services and Homeward Trust and will feature 102 affordable housing units. The units will be affordable for a minimum of 20 years at 80 per cent or less of average market rents. The following unit types will be provided:

- 43 two-bedroom, two-bathroom units
- 59 two-bedroom, one-bathroom units

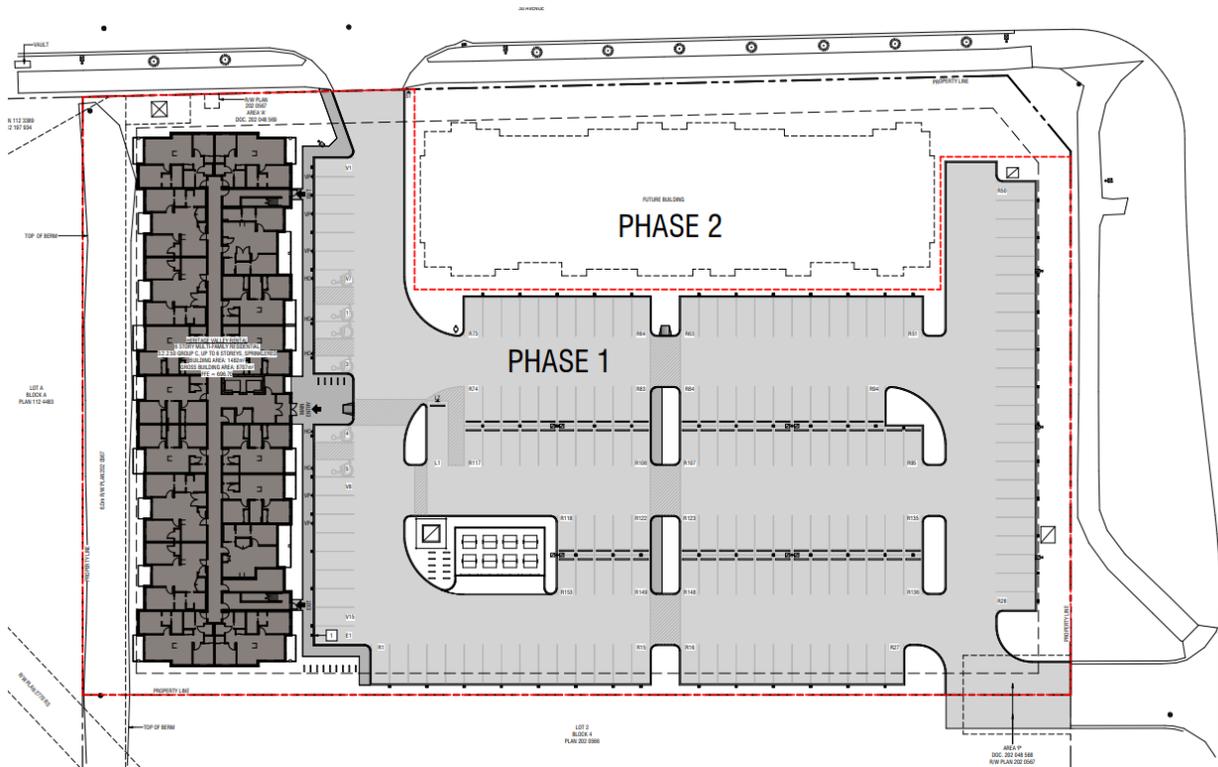
Location



Rendering



Site Plan



Attachment 1

The development is situated within walking distance to all daily needs, such as grocery stores, pharmacies, and the Edmonton Public Library. The future Heritage Valley Towne Centre Station of the Capital Line LRT south extension will be within walking distance of the site as well. Enoch Cree Nation will offer off-site programs for its members living in the building.

The development will achieve a 26 per cent decrease in operating energy consumption and greenhouse gas emissions relative to the National Energy Code for Buildings.

The development meets minimum accessibility requirements of the National Building Code 2019 Alberta Edition and 20 per cent of the units will be fully accessible.