

## Matheson Seniors Housing Corp. Matheson Seniors' Residence Development Overview

The affordable housing rehabilitation project by Matheson Seniors Housing Corp. focuses on an existing concrete high rise apartment building at 11445 135 Street NW on a 0.7 hectare multi-family lot in the Woodcroft neighbourhood.

### Location



The rehabilitation project includes four phases. The first phase, completed in November 2019, enclosed the building's balconies and replaced the existing windows, which resulted in energy efficiency improvements. The second phase replaced the entire fire alarm system and installed an integrated sprinkler system, both of which were completed in November 2020.

The third phase, which this grant application is proposed to fund, is to replace the existing sewer stack, vent stack, cross over, domestic hot water and domestic cold water pipes in each residential unit. This work is being done as the existing cast iron pipes have rusted from the inside out. While the work is being done, tenants are provided a guest suite in the building or a hotel room with a kitchenette based on their mobility. Work began September 2021 and is expected to be completed August

2022. The fourth and final phase of the building rehabilitation is the upgrading of elevator motors, as the existing motors are outdated and inefficient. This phase is planned to start January 2023.

The property is zoned High Rise Apartment Zone (RA9), which permits the rehabilitation work and a building permit for the third phase of the project was issued on June 15, 2021. The development meets minimum accessibility requirements of the National Building Code 2019 Alberta Edition.

### Site Plan

