

Westrich Garneau Inc. Development Overview

The affordable housing development by Westrich Garneau Inc. is located at 11041 86 Avenue NW on a 0.3 hectare multi-family lot in the Garneau neighbourhood. The development is currently under construction and is expected to be ready for occupancy in April 2023.

The land is zoned Site Specific Development Control Provision 1154, which permits the proposed development.

The six-storey apartment building will provide affordable rentals for single parents, seniors, new immigrants and members of Enoch Cree Nation. Forty-eight units of the building's 159 units will be dedicated as affordable housing. The units will be affordable for a minimum of 20 years and a combination of studio, one-, two- and three-bedroom units will be provided.

Amenities available to building residents will include a fitness center, outdoor patio and lobby with sitting area, as well as underground parking (for a fee).

The building will achieve a 26 per cent decrease in operating energy consumption and greenhouse gas emissions relative to the 2015 National Energy Code for Buildings.

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

Rendering



