

102039004 Saskatchewan Ltd. Chappelle Development Overview

The affordable housing development by 102039004 Saskatchewan Ltd. is located at 5275 Chappelle Road SW on a 1.7 hectare multi-family lot in the Chappelle neighbourhood, which has zero per cent non-market affordable housing as per the City's Non-Market Housing Inventory. 102039004 Saskatchewan Ltd. is proposing to develop 15 buildings with a total of 134 units.

The land is zoned Medium Rise Apartment Zone (RA8), which permits the proposed development and a major development permit for multi-unit housing was issued September 22, 2021. Building permits have been submitted to begin construction in early 2022.

The development will provide affordable rentals for vulnerable women and children and will feature 43 affordable housing units. The units will be affordable for a minimum of 25 years and the following types will be provided:

- 10 one-bedroom units at a maximum of 67 per cent of average market rents
- 33 three-bedroom units at a maximum of 66 per cent of average market rents

Location



The development will offer a playground, green space, walking paths, benches, ample bicycle parking, electric vehicle charging stations and more. The affordable units within the development will be offered to vulnerable women and children and people experiencing homelessness, including referrals accepted by YWCA Edmonton.

The affordable portion of the development will achieve a 15 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. With a strong focus on women, children and families there are currently no additional accessibility measures implemented.

Renderings



Site Plan

The development will comprise 15 stacked townhouse buildings that will each contain between six and ten stacked units, with 11 buildings located around the

perimeter of the site, and with four buildings at the centre of the site. Surface parking will be adjacent to all buildings.

The buildings will feature 20 one bedroom, one bathroom units, 47 three bedroom, one and a half bathroom units and 67 three bedroom, two and a half bathroom units, for a total of 134 units.

The playground will be included at the centre of the site for resident and community use.

