

The Mustard Seed Foundation Canora Development Overview

The permanent supportive housing development proposed by The Mustard Seed Foundation is located at 10158 and 10162 155 Street NW on two single detached lots in the Canora neighbourhood.

The land is zoned Low Intensity Business Zone (CB1), which permits permanent supportive housing and a major development permit for supportive housing was submitted November 22, 2021, and is currently under review.

The supportive housing development will provide 38 self-contained studio units. As all units are studio-style, this project will support single adults, specifically those experiencing homelessness or housing insecurity, with 10 units dedicated to Indigenous populations. The units will be rented at 70 to 80 per cent of average market rents for a minimum of 30 years.

The 38 supportive housing units will help achieve the City's goal of constructing 900 supportive housing units by 2024 as identified in the Updated Plan to End Homelessness.

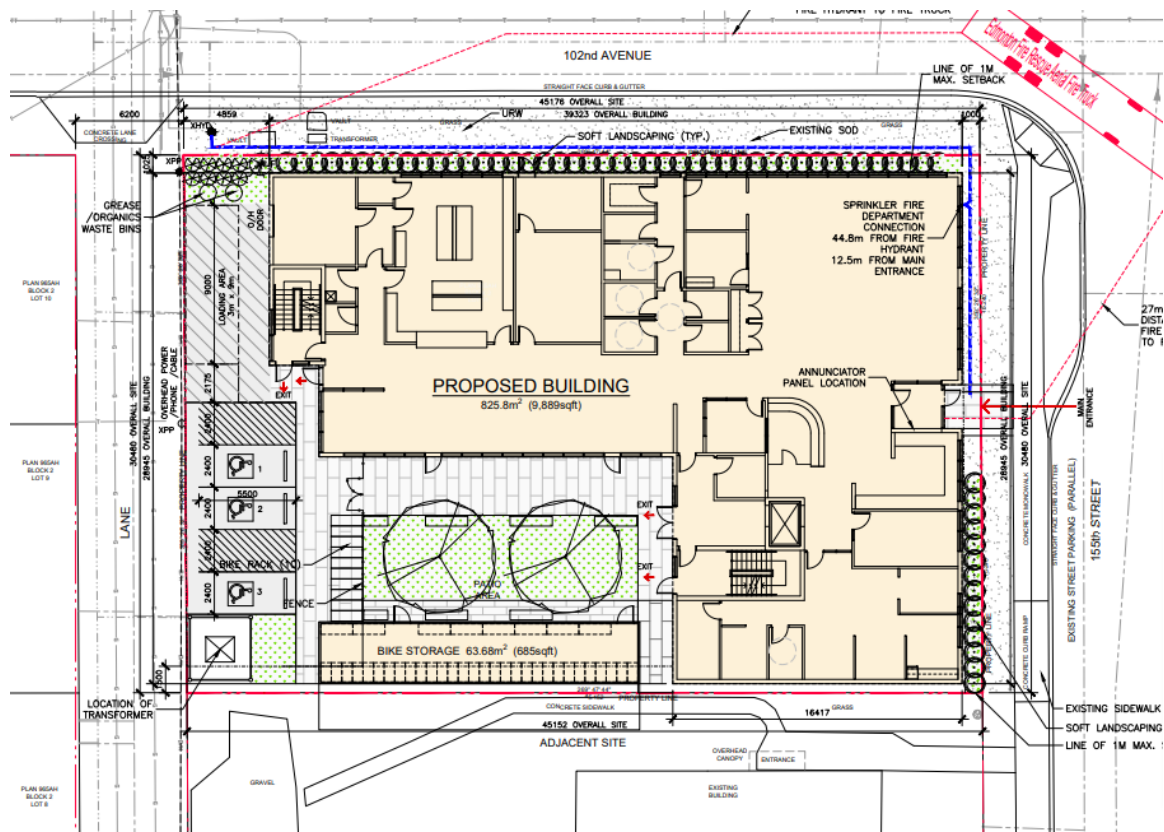
Location



Renderings



Site Plan



The proposed development would offer a continuum of wrap-around supports, designed to promote and foster wellness and sustainable living, by engaging and empowering tenants to access services that best meet their identified needs. This model provides an integrated approach with a principal focus on building meaningful relationships with other tenants, staff and community members, as well as the neighbourhood as a whole.

Four primary components comprise the platform of service provision. Firstly, and at the core, are direct housing supports which will be services dedicated to meeting the direct needs and fostering success of tenants living in the building. The success of direct housing supports will be reliant and bolstered by the three other key components. Community hub services are an existing support offered at this site and will be fundamental in connecting those in the housing program with the community, maintaining and creating relationships that will be integral to their housing and wellness.

On-site services not provided by housing staff, or the community hub will be complemented by in-reached services embracing both internal and external agency services. Lastly, referrals, and assistance in maintaining supports with other

community services will serve to promote a holistic and inclusive support system for tenants.

Amenities available for residents include an outdoor patio area, indoor bicycle storage, community and dining rooms, mail boxes and a computer access area.

The development will achieve a minimum 15 per cent decrease in operating energy consumption and greenhouse gas emissions relative to the 2017 National Energy Code for Buildings.

The development meets minimum accessibility requirements of the National Building Code 2019 Alberta Edition. The development will incorporate eight adaptable dwelling units, in excess of the required ratio of one per every ten units.