

The City of Edmonton Non-Profit Housing Corporation - Griesbach Development Overview

The mixed-market housing development by the City of Edmonton Non-Profit Housing Corporation (HomeEd) is located at 6409 Laubman Street NW on a 1.0 hectare multi-family lot in Griesbach, which has zero per cent non-market affordable housing as per the City's Non-Market Housing Inventory. The development is in the planning stages and is expected to commence construction in Spring 2023 with occupancy expected in late 2024.

The land is zoned Griesbach Low Rise Apartment Zone (RA7g), which permits the proposed development.

The development will provide affordable rental units predominantly for recent immigrants, women fleeing violence with their children and low-income families. The building will provide a total of 43 units for affordable use, in addition to 42 market rental units, with all managed by HomeEd. Building amenities include rooftop patios and outdoor amenity spaces available for tenant use. Residential units would be offered at a maximum of 80 per cent of average market rents and not exceed 30 per cent of household income. A range of unit types will be provided. HomeEd would provide a 40 year term affordable housing agreement in favour of the City in respect of the development.

The development is situated within walking distance to all daily needs, such as schools, grocery stores, pharmacies, and the Edmonton Public Library. The proposed Metro Line NW LRT extension will be within walking distance of the site as well.

The development will achieve at least a 31 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 and 21 percent of the units will be barrier-free.

Location







Renderings

