

Paul Band Property Management Corp. - Glenwood Development Overview

The affordable housing development by Paul Band Property Management Corp. is located at 16315 100 Avenue NW on an 0.37 hectare multi-family lot in Glenwood, which has 11.7 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 late 2022 with occupancy expected in Spring 2024.

The land is zoned Urban Character Row Housing Zone (UCRH), which permits the proposed development.

The development will provide 24 affordable housing units to off-reserve members of Paul First Nation with a focus on families, seniors and disabled members. The units will be affordable at 80 per cent or less of average market rents. A range of unit types will be provided. Paul Band Property Management Corp. would provide a 40 year term affordable housing agreement in favour of the City in respect of this development.

Building amenities for tenants will include in-suite laundry, dedicated garage or stall parking, snow removal as well as an outdoor common area. Tenants will also have access to on-site workshops on living in the city as well as off-site social services, both provided by Paul First Nation. An equity trust program will be set up to allow tenants to grow savings to a level that will eventually allow them to move out of the development and purchase their own home.

The development is situated within walking distance to all daily needs, such as schools, grocery stores, pharmacies and medical clinics. The future Valley Line West LRT extension will be within walking distance of the site as well.

The development will target 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 and 25 per cent of the units will be barrier-free while the remainder will be adaptable.

Location



Renderings



Site Plan

