

Updated Project Overview

Civida and HomeEd provided the City of Edmonton with scopes of work to undergo the renewal of a total of 1,955 units under the National Housing Co-Investment Fund Contribution. Updated project scopes given the reallocation of funding are provided below.

HomeEd Updated Project Scope

In 2022, HomeEd updated Building Condition Assessments for its entire portfolio and evaluated opportunities to modernize existing assets through a major Portfolio Retrofit Program (PRP). The proposed project would involve the renovation of HomeEd’s existing townhouses and apartments to improve building condition, energy consumption, and sustainability in alignment with the City of Edmonton’s goal for creating access to safe, adequate and affordable housing.

The PRP targets 1,073 units of mixed-income affordable housing at 15 properties, with 51 per cent townhomes and 49 per cent apartment units. The buildings will undergo renovations to improve both the interiors and exterior envelopes. The specific scope of improvements for each building will depend on building condition and site-specific opportunities. Energy efficiency improvements will include active and passive strategies, such as installing solar panels, improving mechanical systems and lighting, replacing roofs and windows, and improving building air-tightness.

The project is anticipated to follow this project timeline:

1. General Contractor procurement: May 2024
2. Permitting: August 2024
3. Energy Modeling report: Expected by August 2024
4. Retrofit Renovations: August 2024 - December 2025
5. Final invoicing and contract requirements: January 2026

HomeEd’s Identified Properties for Renewal

| Property | Units Identified for Renewal | Address |
|-------------------|------------------------------|---------------------|
| Anderson Ave West | 57 | 7202 81 Avenue NW |
| Barclay Square | 63 | 18413 97A Avenue NW |
| Berkley Arms | 33 | 10640 123 Street NW |

Attachment 3

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| Castle Brae | 43 | 14305 121 Street NW |
| Castle Close | 34 | 9903 169 Avenue NW |
| Claremont Court | 144 | 4204 139 Avenue NW |
| Clarke Street | 71 | 10511 92 Street NW |
| Elm Park | 28 | 13014 112 Street NW |
| Fraser | 26 | 2547 151 Avenue NW |
| Kameyosek Place | 61 | 708 Lakewood Road NW |
| Miller Ridge | 122 | 14503/14507 Miller Blvd |
| Mission Glen | 36 | 375 Hooper Crescent NW |
| North Callingwood | 60 | 7151 171 Street NW |
| Primrose Place | 47 | 18212 96 Avenue NW |
| Rundle | 248 | 11804/08 Abbottsfield Road NW |
| Total Units | 1,073 | |

Civida Additional Scope of Work Description

Civida is in the design phase for several building envelope renewal projects at City of Edmonton-owned affordable housing properties (identified in planned/ongoing project table). These properties are approximately 50 years old and in need of substantial building exterior and interior improvements. The scope of project work includes:

- Updated exteriors using modern materials;
- Replace existing windows and doors;
- Install high efficiency furnaces; and
- Increase wall and attic insulation.

This work will provide significant improvements in overall energy efficiency and building functionality and will also support the longevity and durability of these buildings.

Civida is also planning several site improvement projects that will further enhance accessibility at City of Edmonton properties (ie. re-grading work to level

Attachment 3

uneven ground, repair work to address faulty concrete/asphalt, replacement of stairs, etc.).

Civida is approaching 40 per cent completion on their original scope of renewal work. With an additional \$3,000,000, Civida intends on undertaking additional building envelope renewal and site improvements on nearly 400 of the 882 City of Edmonton-owned affordable housing units. Civida anticipates completing the design in spring 2024 and commencing construction at various properties as soon as early summer 2024.

Civida's Identified Properties for Renewal

| Property | Units Identified for Renewal | Address |
|--------------------|------------------------------|----------------------|
| Abbotsfield | 102 | 324 Abbotsfield Road |
| Beacon Heights | 6 | 11810 - 38 Street |
| Brander Gardens | 98 | 14902 - 51 Avenue |
| Calder | 6 | 12325 - 130 Avenue |
| Dickinsfield III | 134 | 8831 - 148 Avenue |
| Duggan | 108 | 10512 - 36A Avenue |
| Richfield I & II | 82 | 107 Richfield Road |
| Richfield III | 92 | 3704 - 78 Street |
| Rundle Heights I | 23 | 3303 - 106 Avenue |
| Rundle Heights II | 97 | 2904 - 113 Avenue |
| Youngstown | 134 | 16604 - 102A Avenue |
| Total Units | 882 | |