

Brentwood Family Housing Society - Woodcroft Development Overview

| Total Units | Affordable Units | Affordable Bedrooms | Total Construction Cost | Affordable Construction Cost | Recommended Grant |
|-------------|------------------|---------------------|-------------------------|------------------------------|-------------------|
| 69 | 28 | 56 | \$25,137,328 | \$10,248,595 | \$2,300,000 |

The affordable housing development by Brentwood Family Housing Society is located at 13503 115 Avenue NW in Woodcroft. The neighbourhood has 40.8 per cent non-market affordable housing as per the City’s Non-Market Housing Inventory. Including this development, Woodcroft will have 43.0 per cent affordable housing, which is above the 16 per cent target for each neighbourhood in the city.

Development Permit and Building Permit are planned to be issued in late 2024 and early 2025 respectively. Construction is planned to begin Spring 2025, with completion anticipated early 2027.

This is Phase 1 of the redevelopment of Brentwood Family Housing Society’s townhouse buildings, with an ultimate buildout of over 700 new housing units between six new townhouse buildings and eight new apartment buildings. Phase 1 is located along the western boundary of the property at 139 Street NW.

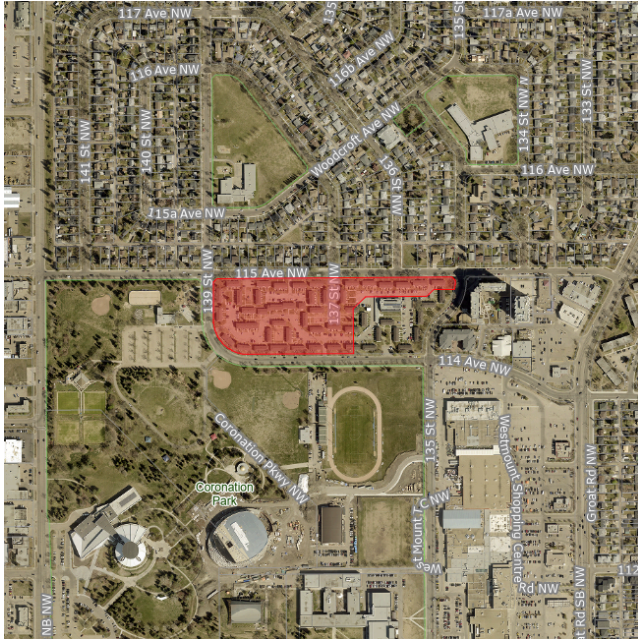
The land is zoned Direct Control (DC 20793) which permits the proposed development. The building will contain In-suite laundry & common open space for tenants.

The development is situated within walking distance to daily needs, such as grocery stores, pharmacies, restaurants, Ross Sheppard High School and the Edmonton Public Library. The Westmount Transit Centre is also within walking distance of the development.

The development will target at least 26 per cent better 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 while also providing 14 barrier-free units (20 per cent).

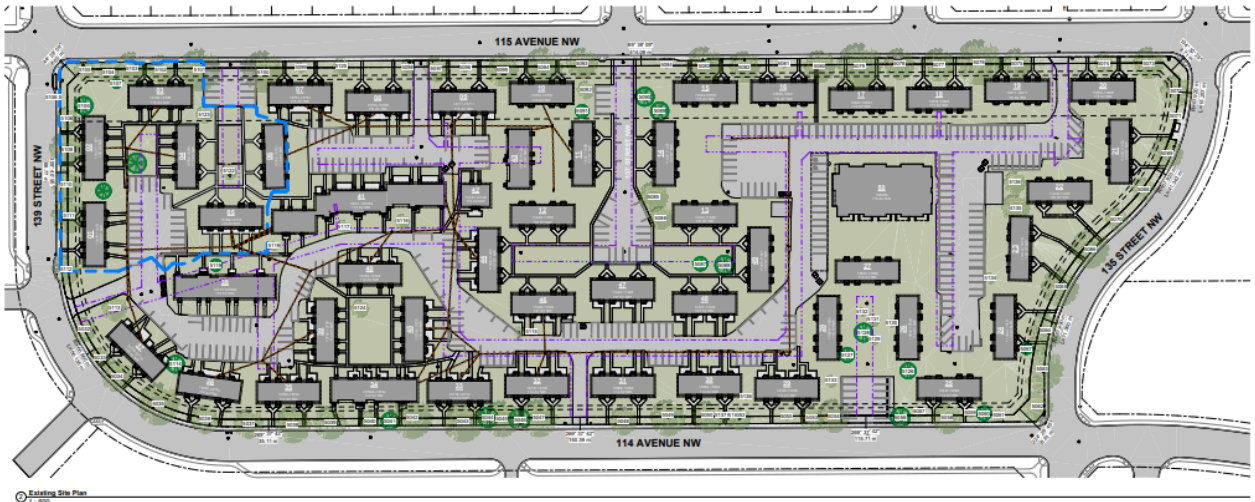
Location



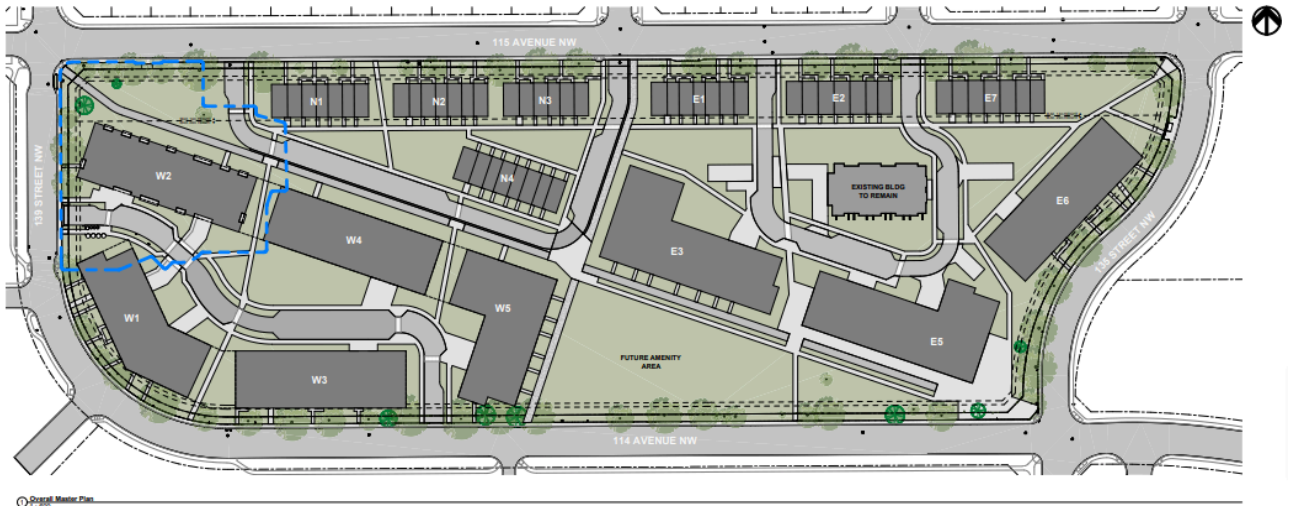
Rendering



Phase 1 Existing Location



Phase 1 with Ultimate Buildout



Site Plan



Typical Floor Plan

