

**Veterans’ House Canada - Athlone Development Overview**

Total Units	Affordable Units	Affordable Bedrooms	Total Construction Cost	Affordable Construction Cost	Recommended Grant
40	40	40	\$15,177,016	\$15,177,016	\$2,510,000

The affordable housing development by Veterans’ House Canada is located at 13007 128 Avenue NW in Athlone. The neighbourhood has 1.8 per cent non-market affordable housing as per the City’s Non-Market Housing Inventory. Including this development, Athlone will have 5.0 per cent affordable housing, which is below the 16 per cent target for each neighbourhood in the city.

The development permit application was submitted in April 2024 and the building permit application is expected to be submitted before the end of 2024. Construction is anticipated to begin in early 2025.

The development site was sold to Veterans’ House Canada by the City for below market value (December 6, 2023 Executive Committee report FCS02105 Affordable Housing Site - Sale of Land Below Market Value - Athlone Residential) in mid 2024.

The land is zoned Medium Scale Residential (RM h16), which permits the proposed development.

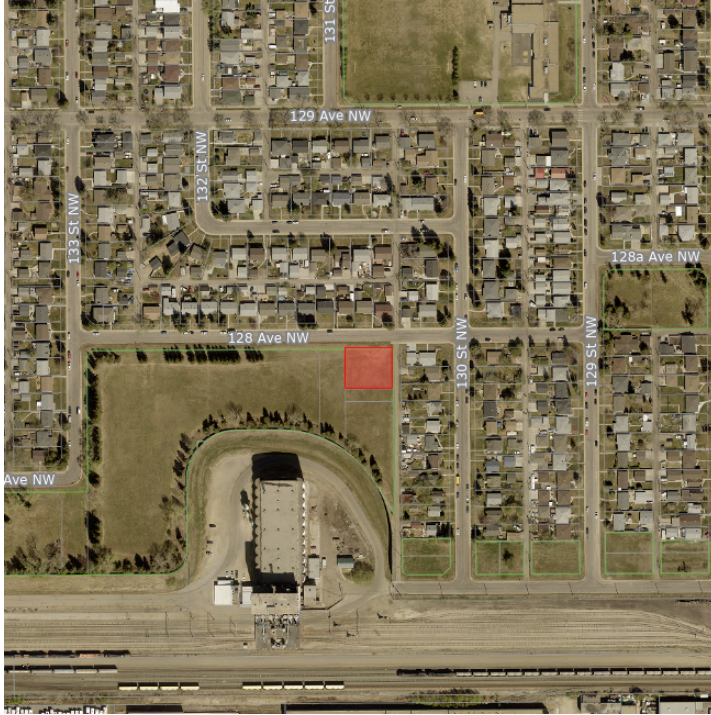
The building will contain common spaces, fitness room, laundry room, common kitchen and a computer room for tenants.

The development is situated within walking distance to daily needs, such as grocery stores, restaurants and the Calder Edmonton Public Library. Grocery stores and restaurants are within walking distance. There are multiple bus routes located nearby on 127 Street as well.

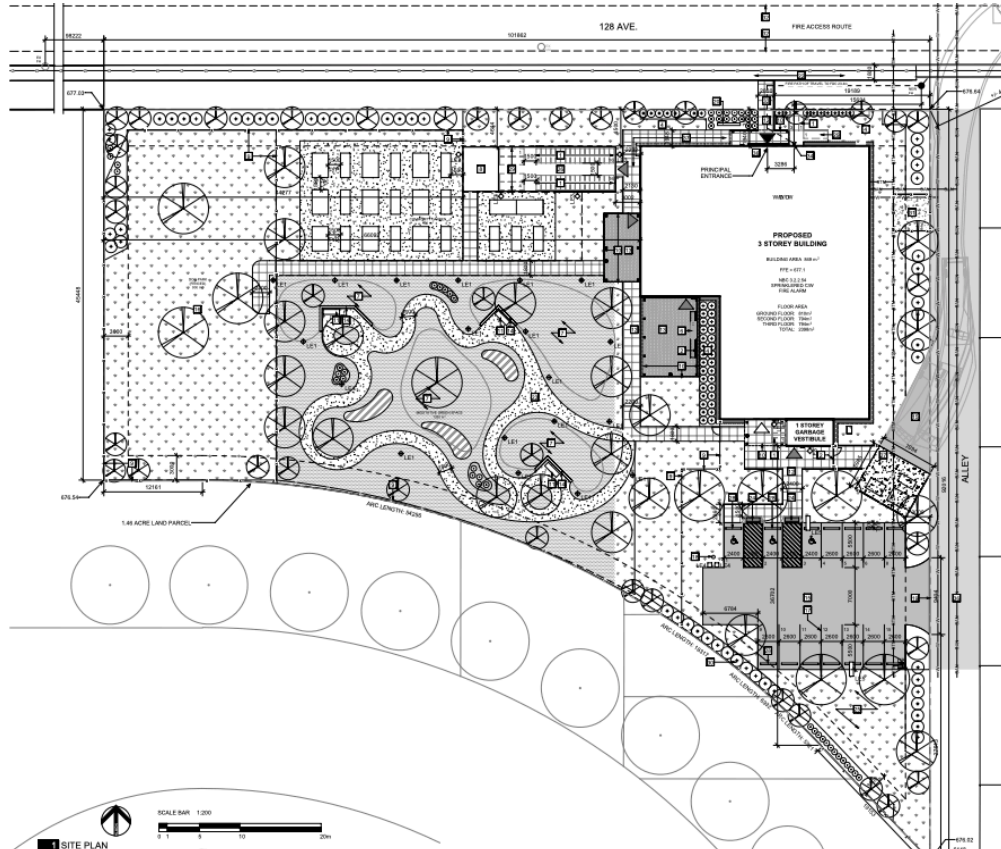
The development will target a minimum 25 per cent better in operating energy consumption and greenhouse gas emissions relative to the 2017 National Energy Code for Buildings.

The development meets minimum accessibility requirements of the National Building Code 2019 Alberta Edition while also providing 9 fully accessible units (23 per cent).

Location



Site Plan



Elevations



# REPLACEMENT Attachment 13

