

**12621665 Canada Association - Heritage Valley Town Centre
Development Overview**

Total Units	Affordable Units	Affordable Bedrooms	Total Construction Cost	Affordable Construction Cost	Recommended Grant
169	104	208	\$47,083,000	\$28,974,154	\$5,200,000

The affordable housing development by 12621665 Canada Association is located at 11803 30 Avenue SW in Heritage Valley Town Centre. The neighbourhood has 8.7 per cent non-market affordable housing as per the City's Non-Market Housing Inventory. Including this development, Heritage Valley Town Centre will have 17.5 per cent affordable housing. However, the neighbourhood is not yet fully developed and is expecting further new housing development in the coming years which will decrease the overall ratio if no new affordable housing is built.

The development is nearing completion, with occupancy expected September or October 2024. This is Phase 2 of 12621665 Canada Association's Heritage Flats development. Phase 1 was approved for funding by the City through the Affordable Housing Investment Program, where 102 affordable units received a \$5.6 million grant (CS00897 February 22, 2022 City Council). Phase 1 achieved occupancy October 2022 and is fully occupied.

The land is zoned Medium Scale Residential (RM h23), which permits the proposed development.

The building will contain interior common areas and in-suite laundry for tenants.

The development is situated within walking distance to daily needs, such as grocery stores, pharmacies, restaurants and the Edmonton Public Library. The future Heritage Valley Town Centre station of the Capital Line South LRT extension is within a short walk of the development.

The development will target a minimum 27.4 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 while also providing 35 barrier-free units (21 per cent of the total units).

Location



Rendering



Construction Progress (April 2024)



Site Plan

