

1654889 Alberta Ltd. - McCauley Centre Development Overview

Total Units	Affordable Units	Affordable Bedrooms	Total Construction Cost	Affordable Construction Cost	Recommended Grant
36	36	36	\$12,536,798	\$12,536,798	\$3,100,000

The affordable housing development by 1654889 Alberta Ltd. is located at 9338 107A Avenue NW in McCauley. The neighbourhood has 39.7 per cent non-market affordable housing as per the City's Non-Market Housing Inventory. Including this development, McCauley will have 41.8 per cent affordable housing, which is above the 16 per cent target for each neighbourhood in the city.

Funding for completion is planned to be secured in late 2024 with Development Permit and Building Permit submissions made in January and March 2025 respectively. Construction is planned from April 2025 to October 2026.

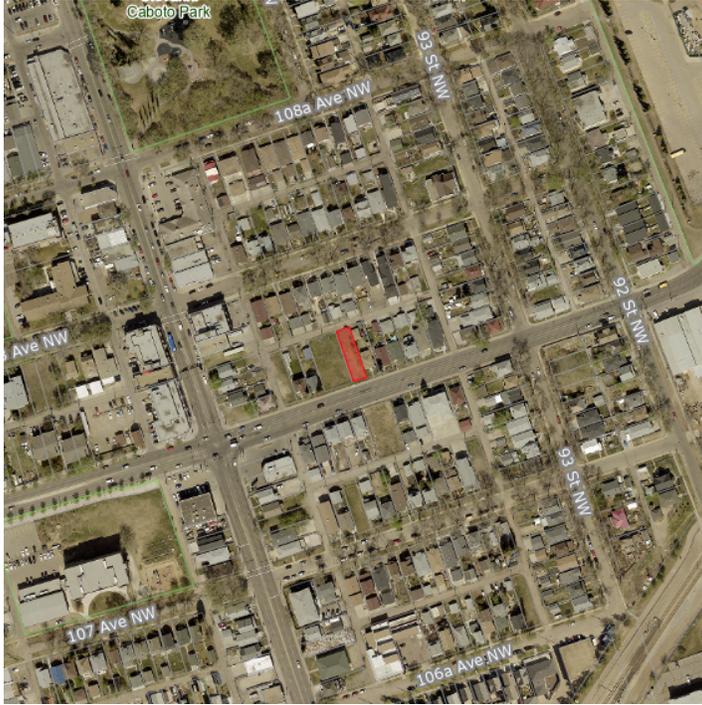
The land is zoned Medium Scale Residential (RM h16), which permits the proposed development. The building will contain a communal kitchen and dining area, cultural room, ceremony room, garden, secure bicycle storage and interior common areas for tenants

The development is situated within walking distance to daily needs, such as the Royal Alexandra Hospital, Commonwealth Stadium, Commonwealth Community Recreation Centre and Stadium LRT Station.

The development will target a minimum 20 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 36 barrier-free units (100 per cent).

Location



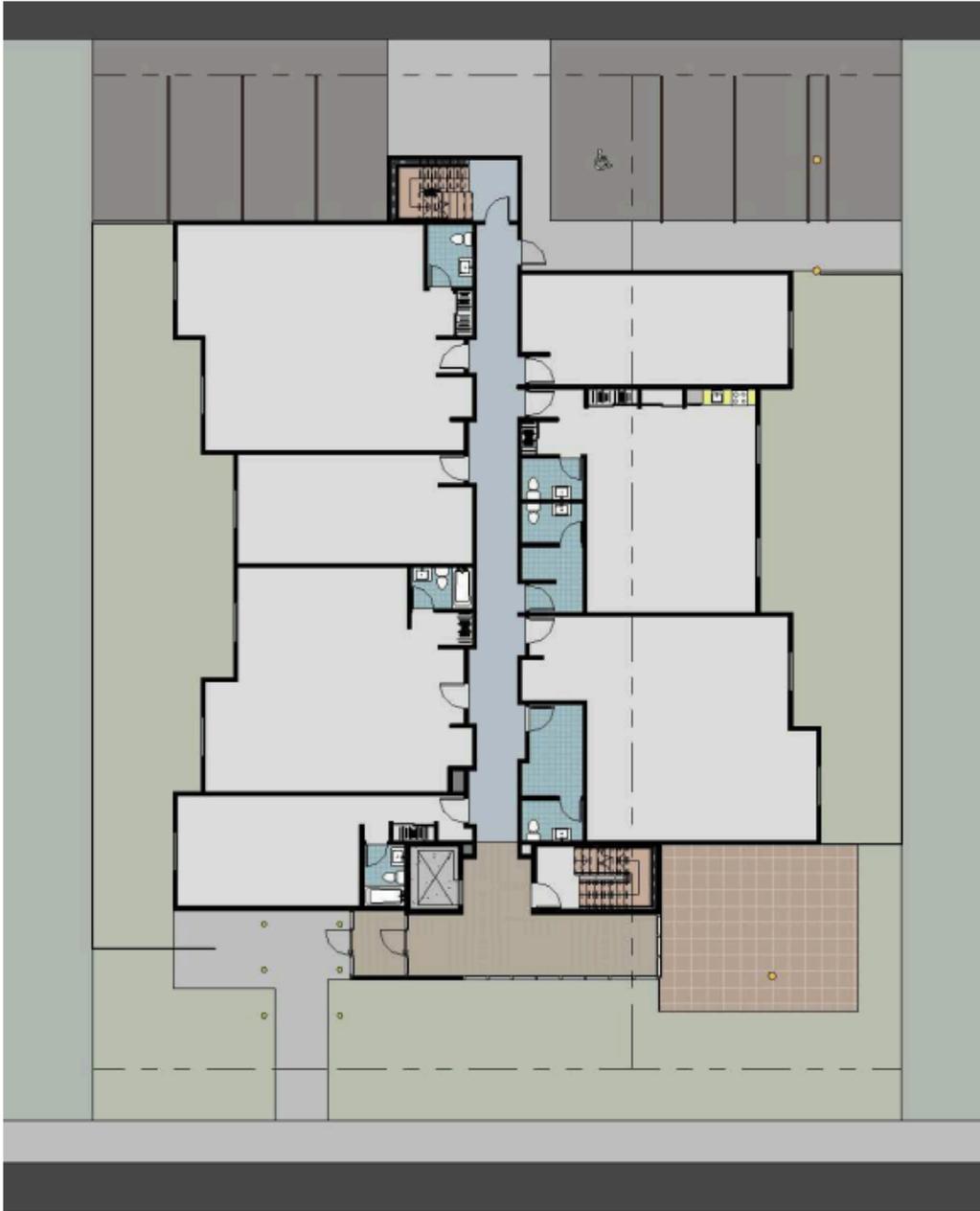
Preliminary Rendering



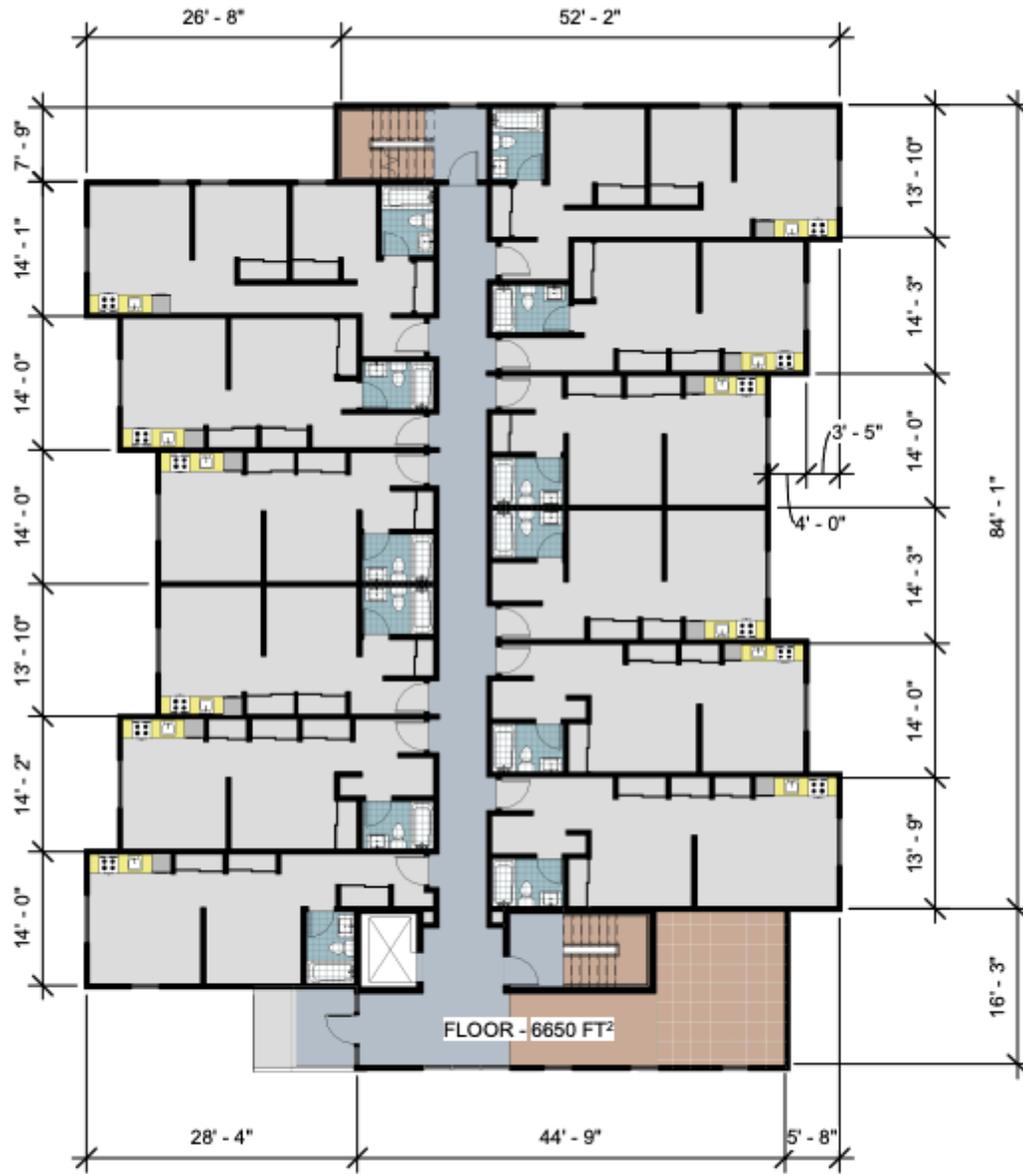
S-W



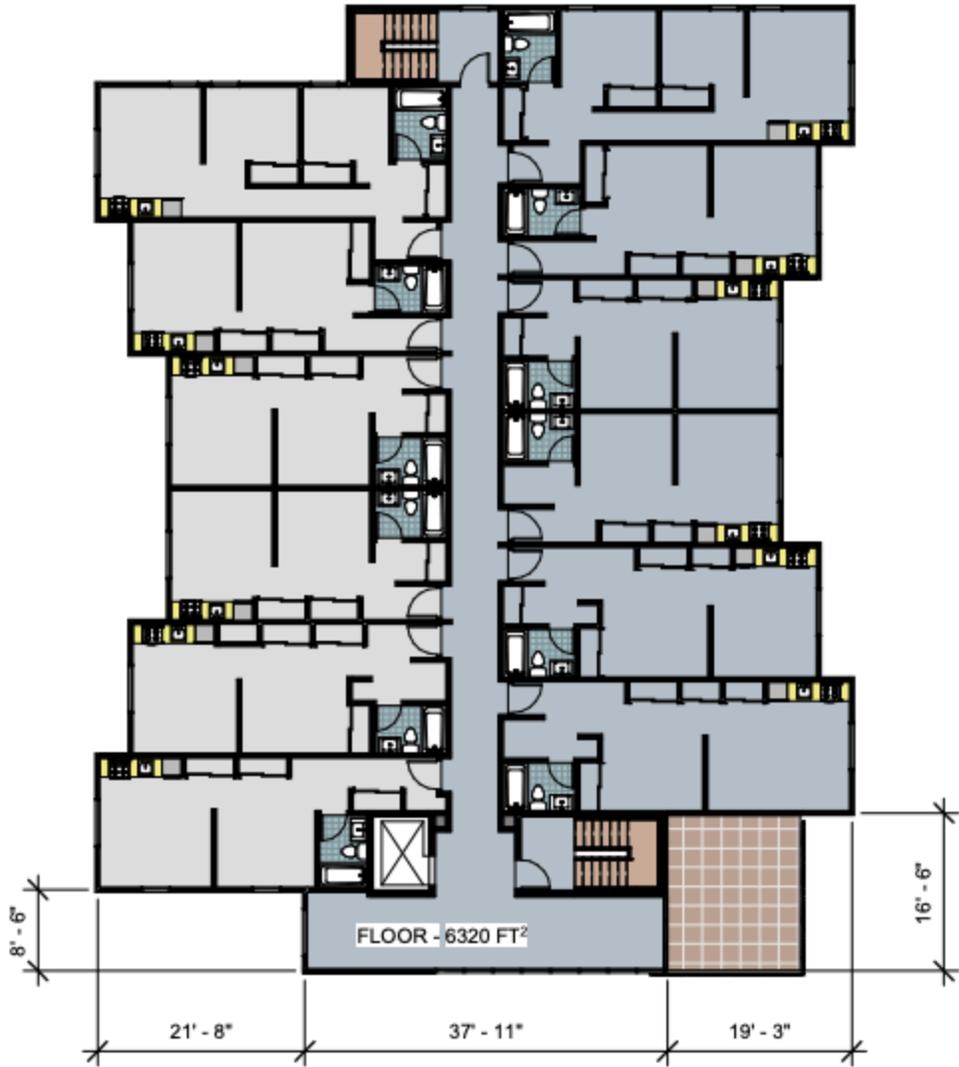
Preliminary Site Plan & Typical Floor Plans



MAIN FLOOR



SECOND & THIRD FLOOR



FOURTH FLOOR