

Métis Capital Housing Corporation - Calder Development Overview

Recommended Grant		\$498,000		
Total Units		6 (All affordable)		
Affordable Units (Total of 12 bedrooms)	Units	2024 Average Market Rental Rate	% Average Market Rental Rate	Monthly Rent
	6 two bedroom	\$1,392	32.3	\$450

Capital Costs	Cost Per Unit	Total Capital Cost	Costs Per Square Foot
Affordable Units	\$729,937 ¹	\$4,379,622	\$519
Private Sector Benchmarks	2024 Average Construction Cost (per sq. ft.) ²		\$325 - \$525 (Complex Care Residential)

The affordable housing development by Métis Capital Housing Corporation is located in Calder. The neighbourhood has 3.8 per cent non-market affordable housing as per the City’s Non-Market Housing Inventory. Including this development, Calder will have 4.1 per cent affordable housing. The Northwest District currently has 10.52 per cent affordable housing and will have 10.56 per cent including this development.

Funding for the project has been conditionally approved with final approval expected in early 2025. A Development Permit application is planned for submission in early 2025 with construction commencement later that year.

The land is zoned Small Scale Residential (RS), which permits the proposed development.

¹ Unit cost is higher than average because the entire first floor is dedicated support space for residents and the 6 two bedroom units are large, ranging in size from 700 to 900 square feet.

² Altus Group 2024 Canadian Cost Guide, https://www.altusgroup.com/featured-insights/canadian-cost-guide/?utm_source=google&utm_medium=organic

Attachment 3

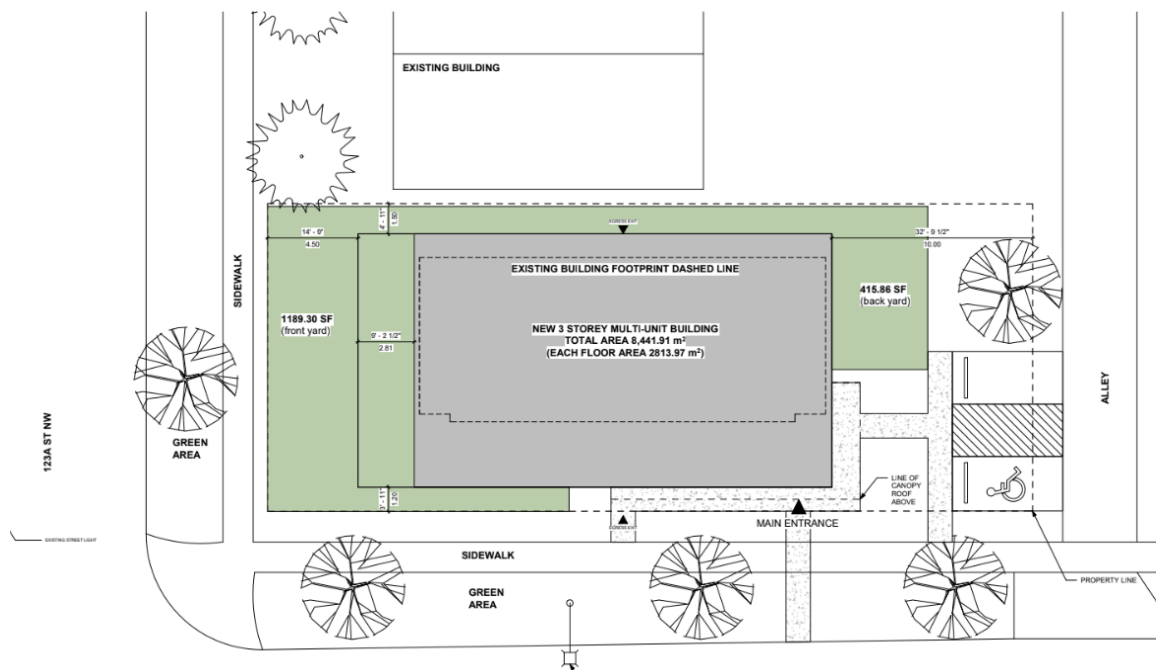
The building will contain a children's play and craft area, a private meeting room, communal kitchen and gathering space, reflection and cultural space, shared laundry facilities, 24/7 staff offices and an outdoor play area for children.

The development is located within walking distance of daily necessities such as grocery stores, pharmacies, clothing stores, daycares and restaurants. Multiple Edmonton Transit Service bus routes are also located nearby on 127 Street and 129 Avenue.

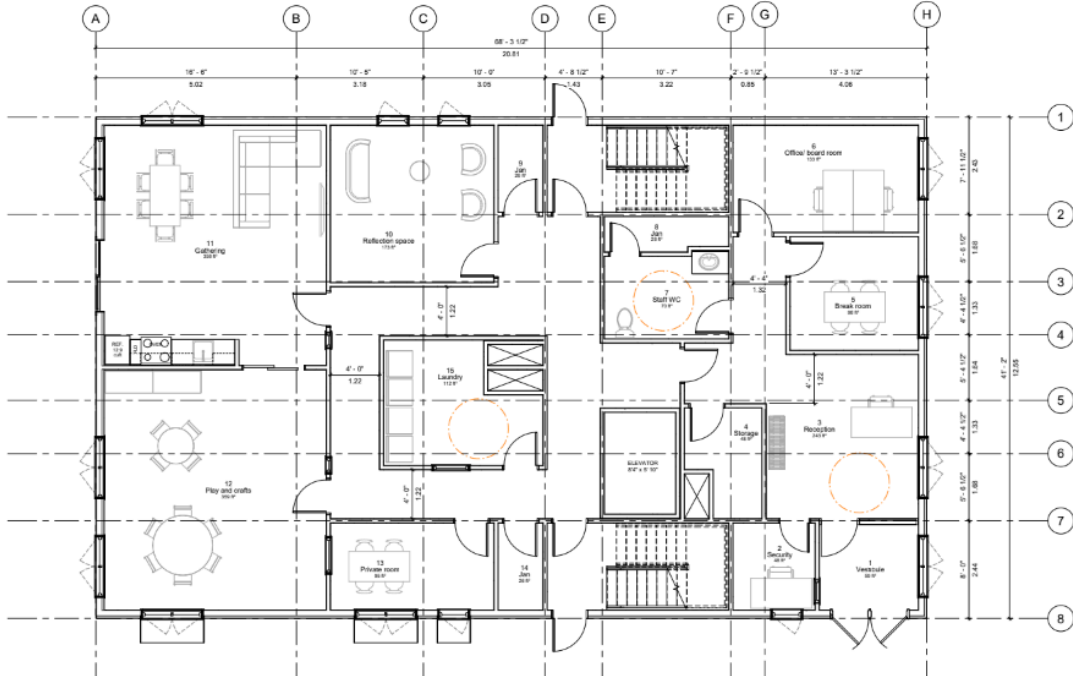
The development will target a minimum 20 per cent decrease in operating energy consumption and greenhouse gas emissions relative to the 2017 National Energy Code for Buildings.

The development meets minimum accessibility requirements of the National Building Code 2019 Alberta Edition while also providing 1 barrier-free unit and 1 adaptable unit (33 per cent of the total units).

Site Plan



Floor Plans



Ground Floor



Second Floor

Attachment 3



Third Floor