

Affordable Housing Site Comparison

The City of Edmonton has undertaken multiple studies related to both sites including servicing studies, geotechnical reports and a Phase 1 Environmental Site Assessment which have been used to inform servicing costs.

	Henderson Estates Site	Leger Site
Location	3408 - Riverbend Road NW See Attachment 2	2010 - Leger Road NW See Attachment 3
Site size (ha)	1.2 ha	1.8 - 2.0 ha
Current Zoning	FD (Future Development)	PS (Parks and Services)
Potential Future Zoning	RM h16	RM h23
Potential Unit Count	70 - 150	150 - 450
Estimated Servicing Cost	\$0.8 - \$1 million	\$1.75 - \$2 million
Estimated Servicing Cost per Unit	\$5,500 - \$14,500 per unit	\$4,000 - \$13,500 per unit