

Right at Home Housing Society - Saint Paul Legacy Project Development Details

Right at Home Housing Society is proposing to rehabilitate and construct an addition to the existing St. Paul's Lutheran Church building at 9155 79 Avenue NW in the King Edward Park neighbourhood, which had zero to five percent non-market affordable housing as of the City's 2018 Non-Market Housing Inventory.

The site is zoned Small Scale Infill Development Zone (RF3) and is approximately 1,631 square metres. It is located adjacent to a park and in close proximity to a wide range of services and amenities such as transit, recreation, educational and retail services.

The development will provide 11 affordable units, including two wheelchair-accessible units within the existing church building and nine new units built in an addition to the building on existing yard space on the church property. Two of the larger two-bedroom units are designed specifically with newcomer families from Middle Eastern countries of origin in mind. Right at Home Housing Society's experience with housing individuals from this region has highlighted a preference for large family-sleeping rooms and enclosed kitchens.

Residents will have access to a large, common outdoor amenity area, as well as the indoor amenity area in the existing church space, including a communal kitchen and large gathering areas. Community garden plots will also be provided in the rear yard of the church building for use by both residents and surrounding neighbours.

All 11 units will be provided at 80 percent or less of average market rents. The term of the grant funding affordable housing agreement shall be 40 years.

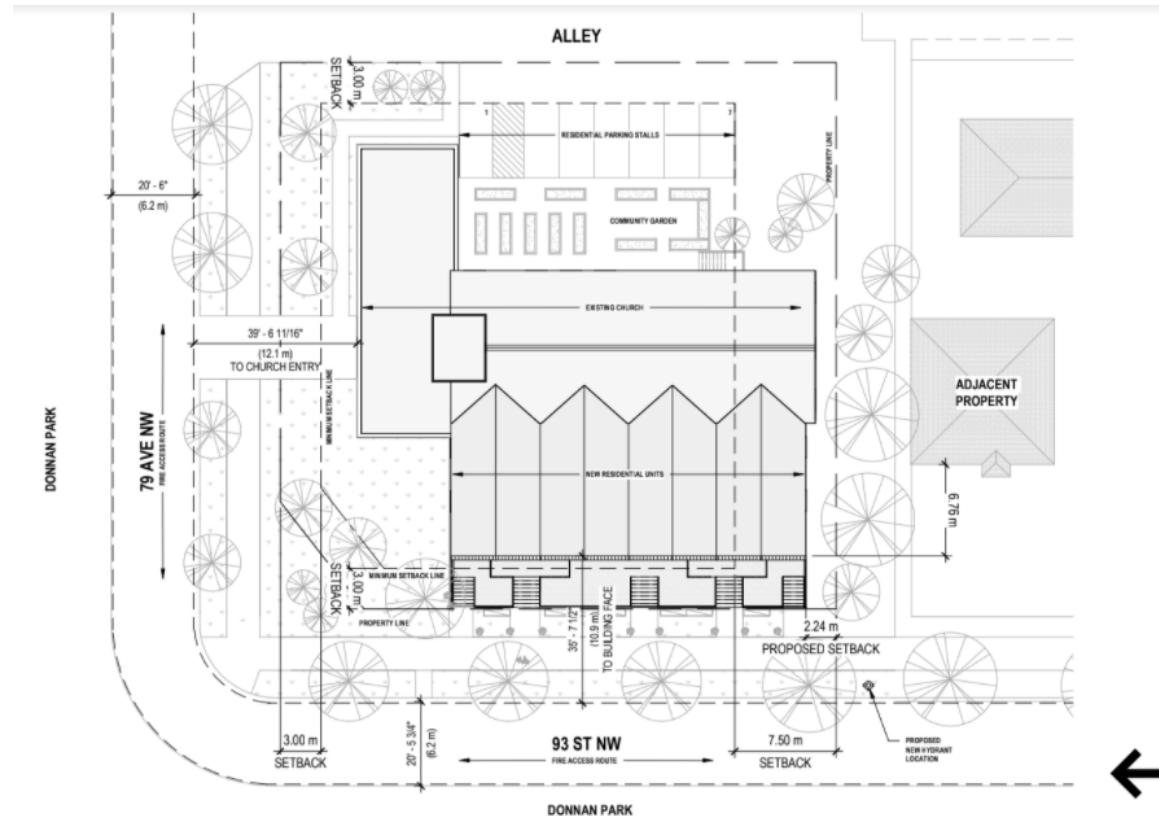
The development will provide homes for a range of vulnerable individuals and households, identified through Right at Home Housing Society's existing waiting list, and referrals from the local community, Multicultural Health Brokers and Islamic Family and Social Services Association, Youth Empowerment and Support Society for three studio apartments reserved for youth tenants, and Alberta Health Services and Spinal Cord Injury Alberta for the accessible units.

Right at Home will collaborate with Lehr-House who will manage the animation and programming of the converted church building, as well as Multicultural Health Brokers and Islamic Family and Social Services Association, Youth Empowerment and Support Society, and Alberta Health Services and Spinal Cord Injury Alberta for tenant supports and services.

These additional supports will complement Right at Home Housing Society's supportive housing management approach, which includes mentor and peer support, and opportunities for skills training and employment through their Support Tenant Employment Program Services initiative.

Preliminary energy modelling indicates that the energy consumption of the proposed building will be 45 percent below the current state, and meet or exceed a 15 percent reduction from the 2017 National Energy Code for Buildings.

Site Plan



Renderings

