

Affordable, high-quality homes for our elders

- ∞ Seven floors with 90 affordable, self-contained units for seniors; 30 of the 90 units will be barrier-free
- ∞ Approximately 10,000 sq. feet of ground-floor commercial space will link into a revitalized streetscape and services
- ∞ An accessible green roof providing city views, safety and common spaces
- ∞ A “Spiritual Gathering Room” with a distinctive Aboriginal identity
- ∞ Automated “smart” suites to increase safety and service for every occupant
- ∞ 60 underground parking stalls
- ∞ Installation of shared heat and power systems to reduce energy consumption
- ∞ Sheltered drop-off and pick-up zones
- ∞ Links to surrounding streetscapes, parks, community gardens and other public amenities
- ∞ Each unit is equipped with a washer and dryer



∞ Métis

Capital Housing Corporation

Project Schedule

March 27, 2012 – Ground-breaking ceremony

April 1, 2012 – Construction begins

Fall 2013 – Construction complete

Late 2013 – Move-in

Architect: Architecture | Arndt Tkalcic Bengert

Builder: Clark Builders

Eligibility

Preference for Alberta Aboriginals, seniors and people with disabilities.

Age: 55+

Must meet Core Need Income Threshold and City of Edmonton Median Income Threshold.

Contact Us

Métis Capital Housing Corporation

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Renaissance Tower

A new home in the heart of our city for seniors and people with disabilities



∞ Métis

Capital Housing Corporation

Opening 2013:

A new affordable, sustainable home in the heart of our city

Renaissance Tower is a 90-unit seniors-friendly, barrier-free residential complex. The \$22-million, 120,000-square-foot complex will tailor to the needs of Aboriginals, seniors and people with disabilities.

This innovative housing project will become a model for future affordable housing developments.

Located on 95 Street between 104 Avenue and 105 Avenue, Renaissance Tower is part of a City of Edmonton-led sustainable, community revitalization strategy supporting the revitalization of The Quarters.

Project Partners

Métis Capital Housing Corporation

The Métis Capital Housing Corporation is a non-profit corporation providing affordable, adequate and appropriate rental housing for low and moderate income Métis (and other Aboriginal) families in the urban centres of Alberta.

Using fair, equitable and innovative practices in the delivery of quality services, they seek to improve the housing conditions of Métis and Aboriginal communities by offering an alternative to mainstream housing.

This is the largest project to date in the four-year life of the company.

Cornerstones Affordable Housing Program

Created by Edmonton City Council in partnership with the Government of Alberta and community organizations, Cornerstones: Edmonton's Plan for Affordable Housing supports Council's strategic vision to improve Edmonton's livability and manage growth. The Cornerstones program is funded by the City of Edmonton and the Government of Alberta.

The Government of Canada and the Government of Alberta are committed to helping Albertans access affordable housing by increasing the housing supply through capital partnerships. The federal and

Funding Contributions

Government of Canada - \$4.1 million

Government of Alberta - \$4.1 million

City of Edmonton (Cornerstones) - \$5.6 million*

Métis Capital Housing Corporation - \$6 million

*Government of Alberta: \$1.95 million; City of Edmonton: \$3.65 million

provincial governments are contributing equally to the project through Canada's Economic Action Plan. The funds are being delivered under Alberta's 2010/2011 Housing Capital Initiatives program.

Mike Holmes

Mike Holmes is a popular author, speaker and host of TV shows *Holmes on Homes*[™], *Holmes in New Orleans* and the HGTV hit *Holmes Inspection*. His other projects include a weekly newspaper column, *The Holmes Magazine*, *Holmes Approved Homes*, a line of merchandise, and a charitable foundation.

Holmes organization, Make it Right, is partnering on the project to ensure the complex meets high-sustainability standards and delivers a desirable living-environment.

Community Partners

- » Canadian Paraplegic Association - Alberta
- » Boyle Street Community League

Barrier-free features

- » Rooftop garden fully accessible by wheelchair
- » Braille on all suite room signage
- » Flush floors for walk-in or wheel-through access to showers
- » Adjustable counter spaces and clearances below
- » 5-foot turn-around free space in each room
- » Entire building is handicap accessible including the parkade

Three demonstration suites will feature Cisco Suite Automation, enabling doors to be locked remotely, alerts when windows or appliances are left open or on, security camera viewing of the front door and entertainment, lighting control and dimming.

Sustainability features

The co-generation heat and power system chosen for the complex is approximately 20 per cent more efficient than standard boiler systems. The system recovers waste heat normally emitted into the air and generates excess electricity that is sold back to the primary grid.

This is a unique partnership with Enmax Corporation as a co-owner to reduce the capital costs, making the system affordable.

This system is estimated to reduce Green House Gas (GHG) emissions by 7,500 tonnes over the 30 year life of the system – the equivalent of removing 2,884 cars from the road.

Other sustainability features include:

- » An 8-kW solar array on the rooftop will power three demonstration suites to net-zero electrical use
- » Rooftop green spaces reduce thermal energy absorbed during summers
- » Durable exterior cladding systems using cement board and rain screen (air space behind cladding to ensure no moisture enters building)
- » Low VOC (volatile organic compounds) paints