Caernarvon

Mixed-Income Housing Development

Development Partners

Project Architect:

Civida, the Confederacy of Treaty Six First Nations, and Synergy Projects Ltd., are partnering to deliver a vibrant, mixed-income housing community at 14903-121 Street NW in the Caernarvon neighbourhood. The multi-family development will include 172 modern, energy-efficient, universally designed homes.

Synergy Projects Ltd. will oversee construction, while Civida will manage and operate the building upon completion.

Designed by GEC Architecture, the site design prioritizes green space preservation, and accessibility, creating a safe, family-friendly environment that seamlessly integrates into the neighbourhood.

About Cividа

Life Starts with a Home

Civida

Civida is Northern Alberta's largest provider of community and affordable housing, serving approximately 1 in 50 Edmontonians.

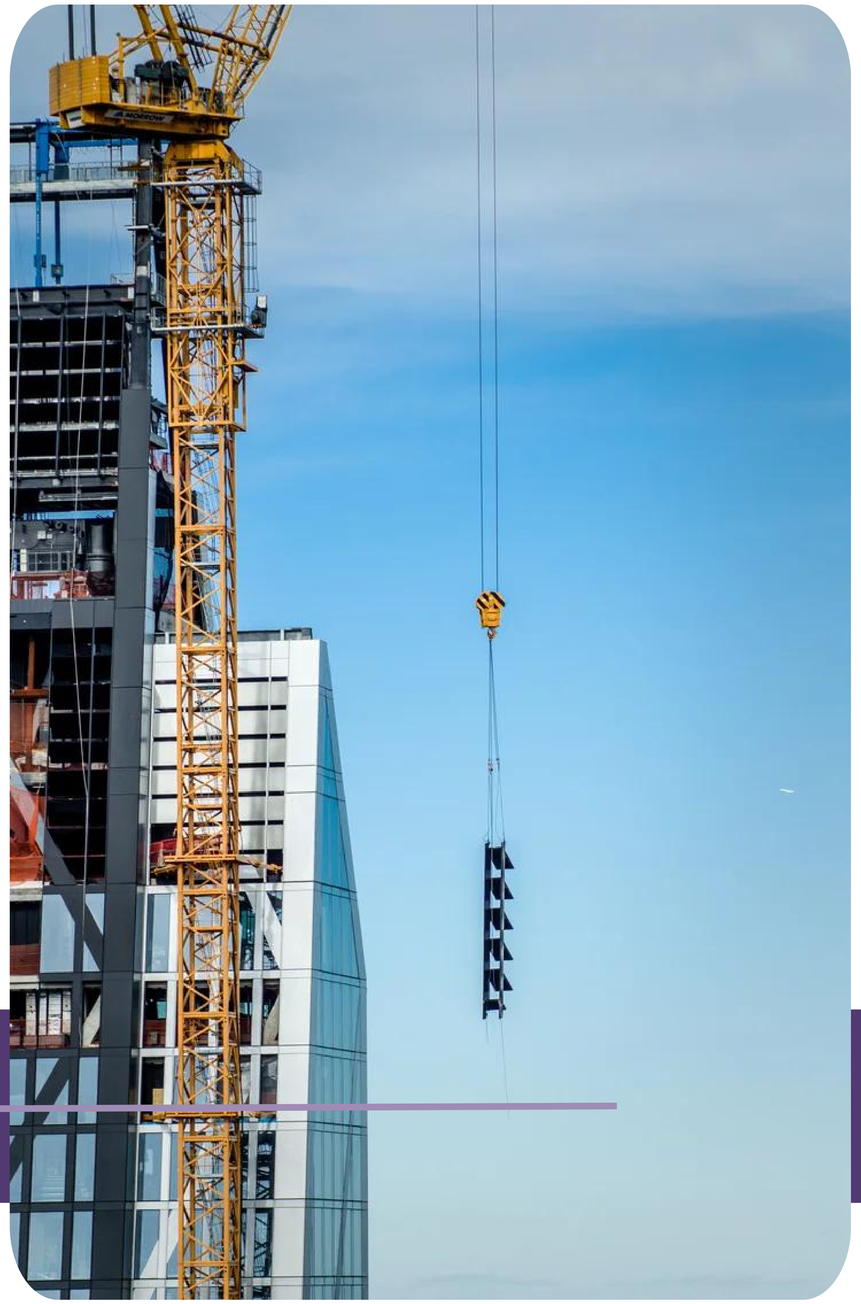
Collaboration is at the heart of our approach. We partner with more than 30 social service organizations, all levels of government, and the corporate sector to support safety, stability and dignity.

With a 50 year legacy as a housing developer and property manager, we go beyond providing homes, helping to build strong, inclusive communities where individuals and families can thrive.

5,400+	4,000+	23,000+
Homes Managed	Housing Benefits Provided Monthly	People Served

www. **civida.ca**

Synergy Projects Ltd.



Synergy Projects Ltd., part of the Synergy Group of Companies, is an Edmonton-based, full-service construction firm specializing in general construction, design-build, and construction management.

With over 29 years of experience and one of the largest active portfolios in the Alberta Capital Region, Synergy is a leader in affordable housing, multifamily, and community-focused developments.

Having delivered more than 1,000 housing units in Edmonton in the past 18 months, Synergy is recognized for its collaborative, transparent, and value-driven approach to building sustainable, high-quality communities.

synergybuilds.com

Confederacy of Treaty Six First Nations

The Confederacy of Treaty Six First Nations (CT6) represents the collective political and cultural interests of its Member Nations who are signatories of Treaty No. 6 in Alberta. Established in 1993, the Confederacy advocates for the rights, sovereignty, and wellbeing of Treaty No. 6 peoples, ensuring that the spirit and intent of the Treaty are upheld. CT6 works collaboratively with governments, industry, and community partners to advance reconciliation, economic development, and social equity.

- The Confederacy represents 16 First Nations working to uphold Treaty Six's spirit and intent.
- This development is a partnership in action, with a proportion of homes to be reserved for First Nation members.
- This project is reconciliation in action, ensuring safe, accessible relevant housing options for First Nations members in Edmonton.
- Indigenous communities' self-determination and equitable access to housing are central to this work.
- The need for urban Indigenous housing is urgent and long-standing. This development creates opportunities for dignity and stability, for families who have long been underserved.

treatysix.org

The Journey So Far

As part of the City of Edmonton's Surplus School Sites program, which reimagines former school sites into affordable homes across the city, Cividа, the Confederacy of Treaty Six First Nations, and Synergy Projects Ltd., were selected to develop much-needed affordable housing in Caernarvon.

Driven by a shared commitment to expanding high quality affordable housing opportunities for Edmontonians, the partnership will deliver 172 safe, modern homes. The new development will support community well-being, dignity, and inclusion - values that reflect the spirit and intent of Treaty 6.

GEC Architecture will lead the design, incorporating sustainable materials, culturally inclusive spaces, and family-focused layouts. Synergy Projects Ltd. will oversee construction, while Cividа will manage and operate the properties upon completion.

Fall 2025

Community engagement and open house

Winter 2025-2026

Finalize design and prepare for construction

Spring 2026 – Spring 2028

Construction and ongoing engagement

Summer 2028

Completion and move-in

The Need for More Affordable Homes

The need for affordable housing across Canada, and in Edmonton is growing

Affordable Housing

is rental housing offered at below market rates to support individuals and families earning less than the median income. It helps ensure access to safe, stable, and suitable homes for people of all income levels.

1 in 4

renters in Edmonton lives in core housing need (housing is inadequate, unsuitable, and/or unaffordable)

700+

applications received by Civida each month for affordable housing and rent benefits

80%

of renter households facing core housing need in Edmonton experience an affordability gap of approximately $1,270 in average monthly market rental costs

11.7%

of Edmonton households need affordable housing, but only 3.8% live in affordable housing

10,000+

eligible households await a home or rent assistance benefit on Civida's priority list (waitlist)

6%

of Edmonton's rental units are accessible to households earning less than $38,000 annually, roughly half the proportion available in 2023

34,000

affordable housing suites are targeted to be created in Edmonton by 2050, with 3,800 new rent-geared-to-income units for very low income households, and 30,200 deep and shallow subsidy units for low and moderate income households (City of Edmonton Affordable Housing Strategy 2023-26)

34%

of all Edmonton renter households earned less than $45,000 annually in 2023

16%

of all housing in each Edmonton district is planned to be affordable housing over the long term, as part of the City of Edmonton's Affordable Housing Strategy (2023–2026). Currently, **6.6% of homes in Caernarvon** are affordable housing.

The Need for More Affordable Homes

The project partners acknowledge the deep, ongoing relationship between Indigenous peoples, and this land. Through new housing developments, we are acting on our shared responsibility to ensure safe, inclusive, and resilient communities across our city, in partnership with First Nations and Indigenous peoples.

Why this Matters

- First Nations communities have faced longstanding barriers to accessing safe and affordable housing, living in substandard or unsafe situations.
- **One in three** Indigenous renter households in Edmonton are living in core housing need.
- **25%** of First Nations households experience overcrowding, nearly **7 times higher** than non-Indigenous households.
- In Edmonton, **55%+** of individuals experiencing homelessness identify as Indigenous, despite making up **5%** of the population.
- **157,000+** homes are needed in First Nations communities across Canada to address overcrowding and substandard living conditions.

Types of Affordable Housing

To be deemed eligible for affordable housing, income must fall below specific thresholds

Regulated Housing Programs

Rent Assistance Benefits

Short-term and long-term benefits paid directly to families and individuals to help pay for rent. Recipient households rent through the private market, receiving a monthly benefit to help make rent more affordable. Civida is not the property manager.

Community Housing

Civida's Community Housing program offers subsidized apartments and townhomes across Edmonton, with rent set at about 30% of household income. These homes are owned and funded by the Government of Alberta or the City of Edmonton. Applicants are prioritized using a provincially regulated point-based system. Civida serves as property manager for 4,300+ community housing units (also known as social housing).

Edmonton Income Thresholds:

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
$43,500	$51,500	$63,500	$72,000	$75,000

Civida Owned Affordable Housing

Affordable Housing

Owned and managed by Civida, and partners, these modern homes offer rents approximately 10–40% below market rates, and are designed for individuals and families with moderate incomes.

Mixed Income Housing

Contemporary communities designed to bring together residents with a range of income levels, including affordable and market rate rentals. Rent changes as household income and assets grow.

Civida Londonderry

The Development

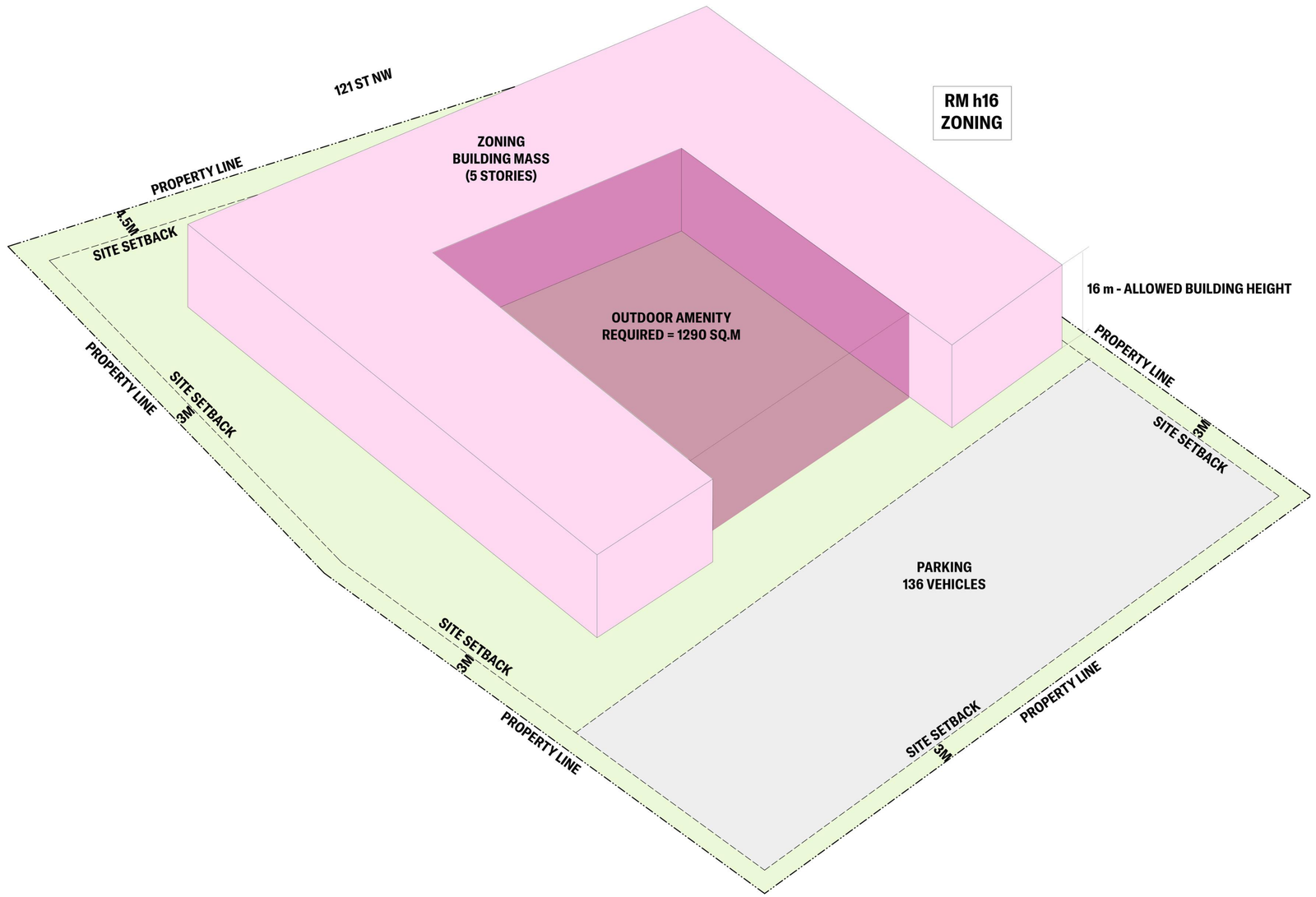
The development is located on a former City of Edmonton Surplus School Site at 14903 - 121 Street NW.

Housing Type:

Mixed-income affordable rental homes for families, seniors, Indigenous Peoples, and individuals. The new building will include both affordable rentals and market rent apartments, with half of the suites allocated to First Nation members, supporting more equitable access to affordable housing within the city.

Zoning:

- Medium Scale Residential Zone with a height of 16 metres (RMh16).
- Medium Scale Residential Zoning allows for multi-unit residential developments that ranges from approximately 4 to 8 storeys, and may be arranged in a variety of configurations.
- Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development.



Development Features

THE BUILDING

• **5-storey building**
• Main floor includes indoor amenity space, parcel lockers, community meeting rooms, and mail areas. The total amenity area per site is about 1,300m², which meets City requirements.
• Approximately 1,000 m² amenity space, with potential for a community garden and long-term and short-term bicycle parking
• **172 suites:**
  ◦ ~33% market rate rentals
  ◦ ~67% affordable homes at 60-80% of median market rent (MMR)
  ◦ one-third of units at 60% median market rent (MMR), one-third of units at 80% MMR, and one-third of units at market rent rates

SUITE MIX
1-bedroom: 56 units
2-bedroom: 53 units
3-bedroom: 49 units
4-bedroom: 14 units
Total: 172 units / 373 bedrooms

ACCESSIBILITY FOR DIVERSE NEEDS
Universal Design suites and common areas make the complex accessible, safe, and usable for people of all ages and abilities, without the need for adaptation
8-barrier-free suites are planned, with adaptable layouts included
The design prioritizes accessibility through entrances, corridors, and key shared spaces

Building Façade

Front Entrance

Southwest View

Rear View

Potential Outdoor Amenities

Outdoor Gathering Space

Outdoor Plaza

Community Green Space

Neighbourhood Garden

Safety and Sustainability

This project is targeting Built Green Silver certification, meaning it will be at least 25% more energy efficient than standard new buildings (based on National Energy Code for Buildings – NECB – 2017), which is the Canadian building code developed by the National Research Council (NRC- that sets minimum energy efficiency requirements for the design and construction of new buildings.)

Built Green Silver certification, a recognized standard promotes the development of high-performance homes with a focus on sustainability, occupant health, and long-term durability.

During construction, project partners will provide direct contact info for site managers and offer regular updates to the community.

Civida participates in Edmonton Police's Crime-Free Multi-Housing Program, integrating Crime Prevention Through Environmental Design (CPTED) principles into the design.

This includes things like glazed stairwells, digital access entryways, and well-lit shared areas, to promote visibility, safety, and secure movement.

We're committed to community-building, safety, and respectful neighbour relations, and will continue to be open to feedback, looking to build strong, positive relationships with our neighbours.

Good Neighbours Together

Project partners are committed to building strong relationships with our neighbours to maintain a safe and well-connected community.

Our Commitments

Throughout construction and beyond, we will:

- Strive to maintain open communication with our neighbours, prioritize quick responses to questions and concerns, and implement a swift resolution process.
- Provide contact information for site project managers during construction.
- Contribute to community safety and facilitate crime mitigation, including security patrols during construction, and digital lock access once the development is occupied.
- Post-construction, provide direct contact information for the site property manager, who can be contacted regarding questions relating to operation of the complex.

Let us know how we can be good neighbours during, and after construction by filling out the feedback form provided at civida.ca/caernarvon