

Caernarvon

Mixed Income, Affordable Housing Development



FAQs

Answers to the most frequently asked questions

Development Details

Where will the development be located?

A former City of Edmonton Surplus School site, the new development will be located at 14903-121 Street NW.

What is the purpose of this development, and who will it serve?

The new development will be a family-friendly housing community, offering both affordable and market rental homes. The energy-efficient, universally designed apartment building will help address Edmonton's growing need for safe, accessible, affordable housing, providing 171 mixed-income homes to families and individuals who need them the most.

What will the development include?

The development's design focuses on creating inclusive areas and suites that cater to a broad range of abilities.

The development includes:

- A 5-storey apartment building with 171 suites
- 1-, 2-, 3- and 4-bedrooms layouts
- 8 barrier-free, accessible homes, with adaptable suites included
- Universal Design suites and common areas, making the complex accessible and safe for people of all ages and abilities, without the need for adaptation.

What types of housing will be offered?

In alignment with the City of Edmonton Land Sale Agreement, the development will be a family-friendly, mixed-income community offering a mix of housing options.

The development includes approximately 33% market rental homes, and 67% affordable homes (with rent at 60-80% of median market rates).

What is a mixed-income development?

Mixed-income housing offers both affordable suites and market-rent suites in one complex. The model is designed to accommodate a diverse group of tenants with varying income levels. Rent changes as household income and assets evolve, fostering inclusivity and community stability.

What is the project timeline?

Construction is scheduled to begin in Spring 2026, with completion and tenant move-ins anticipated by Spring 2028. Ongoing community engagement is planned, and regular updates will be available at civida.ca/caernarvon.

Who will be eligible to live at this building?

Half of the units are allocated to members of Treaty Six First Nations. The other half of the units are open to all eligible applicants. Eligibility is based on meeting income guidelines, completing a tenancy application, and providing a positive landlord reference. Meeting these criteria helps ensure the building supports long-term, successful tenancies.

Why are there no Community Housing units included in this building?

This development is part of Civida's Affordable Housing portfolio, not the provincially regulated Community Housing program. Rental rates and unit types are determined by the funding and grants received to build and sustainably operate the development. These funding streams prioritize affordability, based on different criteria to the deeply subsidized Community Housing program.

Will the development include parking spots?

The site includes over 130 parking stalls at grade, with at least five barrier-free stall to meet accessible requirements in alignment with the National and Alberta Building Code. Over 165 bicycle parking spaces are also included.

Project Partnerships

Who is developing this project?

The development is part of the City of Edmonton's Surplus School Site Program, which aims to help meet Edmonton's housing needs by offering shovel-ready land for affordable housing development. Civida, in partnership with the Confederacy of Treaty Six First Nations (CT6) and Synergy Projects Ltd., were selected to develop affordable housing on the site, with Synergy Projects Ltd. overseeing construction, while Civida will manage and operate the building upon completion.

About The 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.

About Synergy Projects Ltd.

Synergy Projects Ltd., 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. Delivering 1,800+ housing units across Canada, including 1,000+ in Edmonton in the past 18 months, Synergy is recognized for its collaborative, transparent, and value-driven approach to building sustainable, high-quality communities.

About Civida

Civida is Northern Alberta's largest community and affordable housing provider, serving over 23,000 people. Collaboration is at the heart of Civida's approach, partnering with social agencies, all levels of government, and the corporate sector to support safety, stability and dignity. With a 50 year legacy, Civida builds strong, inclusive communities where individuals and families can thrive.

Communications and Community

Will the development affect property values?

Research shows that affordable housing developments do not negatively impact surrounding property values. This development, featuring both affordable and market-rate rental units, is designed to foster economic diversity and promote long-term community stability. We anticipate this project will be a positive addition to the community, improving quality of life without affecting property values adversely.

Will this development impact safety and crime in the neighborhood?

Well-designed and appropriately managed affordable housing does not inherently increase crime rates. In fact, these developments can contribute to community stability, especially when paired with strong housing management and meaningful partnerships to support residents. Project partners, future tenants and neighbours all share a vested interest in fostering a safe, respectful and welcoming environment.

As a property manager, Civida takes a proactive approach to safety, and is a long-standing participant in the Edmonton Police Service's Crime Free Multi-Housing Program. The new development will be designed using Crime Prevention Through Environmental Design (CPTED) principles, which include clear sightlines for natural surveillance, minimized concealed spaces, safe pedestrian access, and adequate outdoor lighting to promote safety for all.

How will the residents and nearby communities be informed about the project's updates and progress?

Project partners will strive to facilitate open communication with our neighbours through the project webpage (civida.ca/caernarvon), email, Civida social media channels, and sharing information through City Councillors, Community Leagues, and neighbourhood groups. We value community input. Interested residents and community members can contact us through the online feedback form available at civida.ca/caernarvon - to help us better serve the community.

For more information, visit
civida.ca/caernarvon

Caernarvon

Mixed Income, Affordable Housing Development



FAQs

Answers to the most frequently asked questions

Moving In to the Building

When will leasing for this building begin?

Civida typically begins the pre-leasing process 8–12 months before construction is complete, with all leases signed at least one month prior to move-in. This ensures households have adequate time to prepare and supports a smooth transition into the building.

How can I get an apartment at this building?

Applications for residency in this building will be submitted through Civida's tenancy application portal. As construction nears completion, additional community information events may be held to share further details about the application process. Updated information will also be available on Civida's website at civida.ca.

How much will rent cost?

Rents will be calculated based on a percentage of CMHC market rents for this area. The amount will depend on household size and the income levels. Additional charges, such as parking and utility costs, may also apply.

Do you complete criminal record checks before tenants move in?

Not at this time; however, this practice is subject to ongoing review as policies evolve and community needs change.

How does Civida manage troublesome tenants? Can you evict people?

Civida follows a Sustainable Tenancies Framework, which focuses on early intervention and supporting tenants to resolve issues whenever possible. Civida partners with over 30 social service agencies to provide essential services and resources to Civida-managed communities. Eviction is considered a last resort and is only pursued when significant efforts to resolve concerns have not been successful.

How did you decide on 171 units for this building?

The building size is based on a combination of zoning requirements, site capacity, and the funding available to support construction and long-term operations. The design reflects what can be responsibly funded, built, and maintained while ensuring high-quality living spaces for tenants.

The building has been carefully planned to maintain appropriate green space, and provide parking and on-site supports so that the number of units can be accommodated comfortably.

The other Civida-managed buildings in the neighbourhood are much older. How will this building be managed and maintained?

This building falls within Civida's Affordable Housing portfolio, which means Civida is fully responsible for ongoing repairs, maintenance, and capital planning. In contrast, some Community Housing buildings in the area were built in the 1970s and operate within public funding limits, which restricts the scale and timing of major capital upgrades. Civida remains committed to ensuring all homes are safe and affordable, and the new building will benefit from dedicated funding streams that support proactive maintenance and long-term sustainability.

What other conditions will there be to live at the building?

Tenant insurance will be mandated in this building in an effort to protect all tenants and their property in the building.

Each unit will be individually metered for utilities, and tenants will be responsible to pay for their water and electricity usage.

For more information, visit
civida.ca/caernarvon