

FOR LEASE – MEDIUM SCALE AFFORDABLE HOUSING OPPORTUNITY

Holyrood Golden Homes

Edmonton

LAST UPDATE: January 27, 2026



8016 – 95 Avenue NW

Neighbourhood:	Holyrood
Sector:	East Central
Legal Description:	Plan 6258HW; Block 12; Lot 12
Total Land Area:	0.74 hectares or 1.83 acres (more or less)
Existing Land Use Zone:	RM h16 – Medium Scale Residential Zone
Rent:	Qualified Non Profit Organizations would be exempt from Basic Rent
Transaction Type:	Long Term Lease

This 1.83-acre, shovel-ready multi-family site is located in the mature neighbourhood of Holyrood. All former buildings on the property have been demolished, and the site is fully cleared and prepared for redevelopment for affordable housing. The site benefits from excellent proximity to Holyrood Park, a nearby school, a community recreation centre, neighbourhood commercial amenities along 95 Avenue and 85 Street; and, convenient access to the Valley Line Southeast LRT via both the Strathearn and Holyrood stops.

The site is currently zoned [Medium Scale Residential \(RM h16\)](#). Proponents must ensure that their proposed affordable housing development aligns with this zoning and demonstrate how their project will integrate into the community.

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

City of Edmonton
OWNER
Real Estate

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

edmonton.ca/Leasing

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AFFORDABLE HOUSING

The City of Edmonton (the City) is committed to ending and preventing homelessness by creating more affordable and inclusive housing in all areas of the City, as outlined in [Council Policy C601A](#), Affordable Housing Investment Guidelines. The City's effort to address affordable housing and homelessness in Edmonton is guided by the following Council-approved documents:

- [The City of Edmonton's Affordable Housing Strategy – A Home for Everyone \(2023–2026\)](#)
- [Edmonton Affordable Housing Needs Assessment, 2023](#)
- [Homelessness and Housing Services Plan, 2024](#)

The disposition of City-owned land for affordable housing is guided by [City Policy C437A](#) and [City Policy C601A](#). Affordable housing typically refers to non-market housing that requires subsidization to be affordable for its residents, and has rents or payments at below-market rates to individuals or households that earn less than median income for their household size. Capital and operating costs for affordable housing units are typically subsidized by different levels of government. The City supports the creation and renewal of affordable housing facilities through its [Affordable Housing Investment Program \(AHIP\)](#).

Please visit edmonton.ca/AffordableHousing to learn more about how the City of Edmonton supports the creation of affordable housing in Edmonton for vulnerable Edmontonians.

Affordable housing development proposals submitted for the site will undergo a thorough evaluation process to ensure they meet the City's requirements including organizational capacity, project feasibility, and financial viability. The final decision will depend on proposals received.

SERVICING INFORMATION

- **Water:** upgrades to the water main are required for redevelopment. There is also a deficiency in on-street hydrant spacing that will require two new hydrants.
- **Storm/Sewer:** redevelopment will require a storm sewer service connection to the existing public 750mm combined sewer main within 95 Avenue. Onsite stormwater management required with an outflow of 20 litres per second.

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ADDITIONAL INFORMATION AND STUDIES

For additional background information, applicants may review the following reports. The reports are provided on an informational basis only, and the City makes no representation or warranty with respect to:

- ▶ the content of the reports including, without limitation the accuracy of the information or recommendations provided therein;
- ▶ the scope, nature or methodology of the investigations on which the reports are based;
- ▶ the qualifications of the persons or entities conducting the assessment or preparing the reports; or
- ▶ the suitability or fitness of the reports for any purpose.

The applicant accepts the reports entirely at the applicant's own risk, and release the City from any claim that the applicant has, or may have, with respect to the reports whatsoever.

- [Phase I Environmental Site Assessment](#)
- [Geotechnical Site Investigation](#)
- [Site and Topographic Survey](#) (showing former Golden Homes development, existing buildings have been demolished, the site is bare land)

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LEASE CONDITIONS

1. All leases are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, the Executive Committee of the City Council, and/or City Council.
2. The successful Applicant (the Tenant) will be required to enter into a Lease Agreement with the City. Among other standard terms, the agreement will contain the following requirements and conditions:
 - ▶ The Tenant must commence construction within two (2) years of the Closing Date and complete construction within four (4) years of the Closing Date, phasing dependent;
 - ▶ The Tenant's development must achieve Tier 2 of the 2020 NECB or Tier 3 of the 2020 NBC, which equates to 25% less energy than a typical new multi-family development as certified by the project architect or engineer upon completion;
 - ▶ A security deposit will be required. This is tied to the completion of the development within 4 years of commencement and achieving the required energy efficiency requirements;
 - ▶ Restoration of land upon expiry or termination; and
 - ▶ Establishment of a Capital Reserve Fund.
3. The Tenant will be required to enter into an Affordable Housing Agreement to ensure the affordable housing component of the development is maintained throughout the agreed term of the lease.
4. All costs associated with the development of this site will be borne by the Tenant including roadway modifications, upgrading and modification/relocation of existing services.
5. The site is being leased on a strictly as is, where is basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Tenant's sole risk; the Tenant has an obligation to ascertain the accuracy of all such information.

LEASE PROCESS

In order to give all interested parties an equal opportunity, all submissions received will be held until **2:00 p.m. on Wednesday, April 29, 2026**. After that time, the City will contact the applicant(s) that the City selects, to further negotiate.

All interested parties must submit their proposal package and an [Application Form](#) to the City. All submissions should be emailed to:

leasing@edmonton.ca

Email Subject Line:

'Holyrood Affordable Housing – Application'

or Mail to:

Attn: Carolyn Bull, Supervisor Leasing
2nd Floor Mailroom, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.