

MANCHESTER NORTH COMPREHENSIVE DEVELOPMENT



Rendering of Comprehensive Development



Rendering of Affordable Housing Tower



Outdoor amenity space

SUMMARY DESCRIPTION

The Manchester North Comprehensive Development, located at 307 55 Avenue SW in the community of Manchester, is a unique private-public partnership which includes the development of a City-owned non-market rental tower, a privately-owned non-market rental tower, a condominium tower (apartments for sale), and townhomes.

The land is located on the former Manchester Elementary school site. The City will retain a portion of the land for the 88-unit non-market rental building, while the remaining will be subdivided and sold to Kanas Shelter Corporation, who will manage the construction of the comprehensive development (including the City building).

The marketing name for the development is Live Lumino. Visit www.livelumino.com

LOCATION

- proximity to the LRT and bus transit, social support services, community amenities, employment opportunities, shopping and park areas.

SPECIAL FEATURES

- City building 'A' – 88 non-market rental units (range of subsidies) in 12-storey building including amenity space, tot lot, office space and shared parkade.
- Kanas building 'B' – 114 non-market housing units (shallow subsidy) in a 14-storey building including main floor commercial space
- Kanas building 'C' – 121 market units in a 16-storey building including main floor commercial space and 5 street-front townhomes
- Outdoor amenity space includes a playground (part of City's building), outdoor sitting area, and plaza level gardens
- Sustainable building design includes insulated concrete form structure (ICF), Co-Gen energy supply, triple pane windows, energy star rated appliances, water saving fixtures/toilets, durable low maintenance exterior, steel joists and interior studs, flyash concrete component, low VOC paints and adhesives, and Canadian made products.
- Tenants can move from deep subsidy to shallow subsidy to market rental and ownership within the same development area.

UNIT INFORMATION

Unit Type	Floor Area (sq ft)	No. of Units
One Bedroom (Accessible)	700 – 750	8
Two Bedroom	750 – 800	80

DEVELOPMENT STATUS

Construction Start: 2010

Construction Completion and Opening: 2012

Developer (public): The City of Calgary, Office of Land Servicing & Housing

Developer (private): Kanas Shelter Corporation

Property Manager: Calgary Housing Company for City Building only

FUNDING SOURCES

Total Budget: \$23.75 million

Source	Amount	% of Total
City of Calgary	\$ 5.29 million (incl. land)	22%
Government of Alberta (HUA)	\$ 18.46 million	77%



CONTACT INFORMATION

For inquiries related to the development, please contact:

Chuck Ozoka, Project Manager
Office of Land Servicing & Housing
The City of Calgary
Mail Code 195
P.O. Box 2100 Strn. M
Calgary, AB, Canada
T2P 2M5

Phone: (403) 268-5947

Email: chuck.ozoka@calgary.ca