



COMMUNITY PROJECT UPDATE - GOLDEN HOMES DUPLEXES REDEVELOPMENT

February 1, 2025

Background

The Golden Homes Duplexes (the duplexes), located at 9016 - 95 Avenue in the Holyrood Community, are owned by the City of Edmonton (the City). The duplexes were affordable housing for seniors managed by GEF Seniors Housing. Management of the duplexes was returned to the City in late summer 2023 as GEF Seniors Housing could not secure the funding required to redevelop the site. The duplexes are currently vacant.

Demolition of the duplexes was deemed necessary following a condition assessment and is tentatively scheduled for the summer of 2025. The City completed hazardous materials testing in December 2024 and geotechnical testing in January 2025.

Redevelopment

Following demolition, the site will be returned to a leveled, grassed state. The City currently has no timeline for redevelopment.

The site was previously used for affordable seniors housing and will continue to be used for affordable housing. In Q2/Q3 of 2025, the City of Edmonton plans to list the property to solicit proposals to redevelop the site into new affordable housing. The type of affordable housing model (i.e. mixed market, near-market, deep-subsidy, or supportive housing) has not been decided and will depend on the proposals received from affordable housing operators.

Community Engagement

Community engagement will be undertaken as part of the rezoning process if rezoning is required. The site is currently zoned for Medium Scale Residential (RM h16), which allows for development of multi-unit housing up to 16 metres (four storeys) in height. If rezoning is not required, community engagement is at the discretion of the affordable housing operator.

If the property is to be sold at below-market price, it will require approval from [City Council's Executive Committee](#). There would be an opportunity for community members to register and share their input during the meeting.

Questions

Questions regarding the project can be sent to the City at housing@edmonton.ca and your Holyrood Community League Board at hdc@holyroodcommunity.org. You can sign up for the City's [Holyrood affordable housing mailing list](#) to keep up-to-date on all project milestones and opportunities to share your views for the site.