

January 15, 2025

Mr. Raymond Cormie
Chief Executive Officer
Homeland Housing
10021 – 101 Street
Morinville, AB T8R 1R9

SENT VIA EMAIL
rcormie@homelandhousing.ca

Dear Mr. Cormie:

Re: 22 St. Thomas Street Proposed Affordable Housing Development

On behalf of Sturgeon County Council, I would like to express our support for Homeland Housing's proposed mixed-income residential and commercial development in downtown St. Albert. The 22 St. Thomas Street project is a priority for member municipalities within the Homeland Housing service area.

Communities across Alberta are experiencing impacts from high growth, leading to rising rents and low vacancy rates. The ripple effects of these pressures are shifting imbalances to smaller communities, increasing demands on local housing systems and resulting in a greater reliance on community support services.

We recognize that appropriate housing is needed in all communities, with responsibility and funding distributed equitably between urban centres, mid-sized cities, and rural communities. The St. Albert project is an example of our tangible commitment to fulfill our role in addressing this crisis and partnering with other orders of government to deliver on shared outcomes at a regional level.

The proposed 118-unit development is ideally located in St. Albert's downtown, close to transit, employment, services, and amenities. The intended development also conforms to the Edmonton Metropolitan Region Board Growth Plan intensification targets to accommodate employment and population growth in downtown urban centres through higher density development forms.

The Canada Mortgage and Housing Corporation has approved the 22 St. Thomas Street project for funding – conditional upon receiving funding contributions from the Province of Alberta. St. Albert's \$5.5 million contribution of land and funding fulfills the Province's goal to leverage capital from other orders of government. The final hurdle is a one-time provincial contribution of \$14.5 million (30%) to move this project to the construction phase, as it is shovel-ready on land already zoned for the intended use.

As a member municipality within the Homeland Housing service area, we strongly support the opportunity to develop affordable housing in St. Albert. We are committed to working in partnership with the Province to help make this project a reality.

Yours Sincerely,

Alanna Hnatiw
Mayor, Sturgeon County

cc: Hon. Ric McIver, Minister of Municipal Affairs
Hon. Jason Nixson, Minister of Seniors, Community and Social Services
Hon. Dale Nally, MLA, St. Albert-Morinville
Mr. Shane Getson, MLA, Lac Ste. Anne-Parkland
Cynthia Farmer, Deputy Minister of Seniors, Community and Social Services
Justin Marshall, Chief of Staff, Seniors, Community and Social Services
Mayor Cathy Heron, City of St. Albert

DRAFT