

# Dear Neighbour

August 20, 2025

We are writing with an update on the former surplus school site at 13207-37 Street in the Belmont neighbourhood. As you may know, the site was listed for sale or lease for affordable housing development in November 2024. The City received and reviewed several proposals for the site in Belmont. After careful consideration, [Civida](#), in partnership with [Synergy Projects Ltd.](#), has been selected as the successful developer. Civida, formerly Capital Region Housing Corporation, is the largest provider of affordable housing in Edmonton.



The proposed development incorporates a 4-storey apartment building with a mix of 1- to 4-bedroom layouts. Around 65% of units will be offered at below-market rents, with the remainder rented at market rates. This mixed-income model is both financially sustainable and allows residents to stay in their homes as their income changes. The site plan includes on-site parking for residents and visitors. Construction is expected to begin in 2027.

As part of the sale agreement, Civida is required to undertake public engagement with the Belmont community. For more information, please visit <https://civida.ca/new-developments/belmont/> or contact Civida at [capitalprojects@civida.ca](mailto:capitalprojects@civida.ca) or directly at 780-420-6161



Questions for the City of Edmonton? Email [affordablehousing@edmonton.ca](mailto:affordablehousing@edmonton.ca) or call 311.