

**Jasper Place Wellness Centre - Parkdale Development Overview**

Total Units	Affordable Units	Affordable Bedrooms	Total Construction Cost	Affordable Construction Cost	Recommended Grant
24	24	24	\$4,00,000	\$4,000,000	\$900,000

The affordable housing development by Jasper Place Wellness Centre is located at 11403 82 Street NW in Parkdale and has 12.2 per cent non-market affordable housing as per the City’s Non-Market Housing Inventory. Including this development, Parkdale will have 13.6 per cent affordable housing, which is below the 16 per cent target for each neighbourhood in the city.

The development comprises two separate 12-unit ‘bridge healing’ design buildings. A development permit application for both buildings will be submitted Summer 2024 with construction expected to start early 2025.

The facilities operate on a 24/7 basis with dedicated staff members who provide support with a primary focus on eviction prevention and ensuring that individuals have access to the fundamental assistance required to sustain their housing stability and cultivate a life of personal fulfillment. These services encompass a broad spectrum of elements, including but not limited to the maintenance and sanitation of residential units, security measures and orchestrating various social engagement initiatives.

The support services extend to the facilitation of meaningful connections and the provision of referrals to critical resources. These resources include, but are not limited to, assistance with income tax services, aid in obtaining essential identification documents, access to primary healthcare services, adept management of medications through collaboration with local pharmacies, guidance and referrals to detoxification and treatment programs, and dedicated advocacy on behalf of individuals concerning income-related matters.

JPWC is working with the Edmonton Chamber of Commerce and Royal Alexandra Hospital Foundation on fundraising and has secured a number of private donors whose funds, in concert with a City grant, will be used to leverage funding from other levels of government and/or financing.

The land is zoned Medium Scale Residential (RM h23), which permits the proposed development.

The buildings will contain interior common areas, common kitchen and laundry facilities for tenants.

## REPLACEMENT Attachment 11

The site is situated within walking distance to daily needs, such as grocery stores, pharmacies, restaurants, Stadium LRT Station and Borden Park. The City's Exhibition Lands redevelopment site is immediately east of the development across the LRT right-of-way as well.

The buildings will target a minimum 35 per cent decrease in operating energy consumption and greenhouse gas emissions relative to the 2017 National Energy Code for Buildings.

The buildings will meet minimum accessibility requirements of the National Building Code 2019 Alberta Edition while also providing 24 barrier-free units (100 per cent of the total units).

### Location



Rendering of Previous Bridge Healing Buildings

