

Dear Neighbour

July 29, 2025

We are writing to provide an update on the City of Edmonton-owned land located at 12412 127 Avenue and 12707 125 Street.

As we shared in June, an application has been submitted to Council to rezone these properties from [Residential Small Scale Zone \(RS\)](#) to a [Small-Medium Scale Transition Residential Zone \(RSM h12.0\)](#), which allows for a building up to 3 or 4 storeys in height. The rezoning is scheduled to be discussed at a **Public Hearing on August 18, 2025**. Please visit edmonton.ca/Meetings to review the meeting agenda and find information on how to share your views on the rezoning application.

Next Steps

If the rezoning is approved, a proposal to sell the land below-market value and award a capital grant to Jasper Place Wellness Centre (JPWC) for the purpose of construction of affordable housing will be discussed at **Executive Committee on September 10, 2025**. You can share your views on the land sale at this meeting. The agenda will be published in late August on edmonton.ca/Meetings.

JPWC is an established affordable housing provider, currently overseeing 200 units of non-market housing in Edmonton. JPWC proposes to build two three-storey buildings with 12 units in each building on the Calder sites. The buildings will follow JPWC's established 'Healing House' building design, which provides small self-contained units that have access to ample shared cooking and gathering space, enabling 12 residents to live together, fostering a strong sense of community.

JPWC plans to operate these new buildings as supportive housing or transitional housing under the "Bridge Healing" operating model, which will provide critically needed housing and support for Edmontonians who need it.



Questions? Email affordablehousing@edmonton.ca

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We recognize that changes in a neighbourhood can generate questions from community members. We are committed to transparency through the development process, and will continue to share updates with residents.

You can find more information about the project, how and why the City helps create affordable and supportive housing, and subscribe to community updates for the Calder site at edmonton.ca/AffordableHousing.



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