

Update Report: Eric Cormack Site, June 28, 2021

Report: Blair MacKinnon and Sydney Gosse

Purpose: To determine the status of any provincial plans for the land site of the Eric Cormack Centre at 99 Avenue and 112 St NW, Edmonton.

Sydney and I contacted Lynda Cuppens, Executive Director, Housing Capital Programs Branch, Seniors and Housing on June 20, 2021 by email. We provided an extensive background on our EPSG Housing Project, our main objectives and the key reasons for LGBTQ Seniors Housing, our key partners (GUALP and SAGE), details on the size of land required for our housing project (20,000 square feet) along with some details on the mixed income structure (Approximately 40% of the suites would be subsidized at 80% of CMHC market rental rates), proposed number of units etc. I knew that Seniors and Housing requires housing that supports Seniors needs so I indicated that the unit sizes we are proposing would reflect universal design standards that allow seniors residents to age in place without requiring expensive renovations or upgrading their suites

We also attached our 2021 Prospectus to provide a detailed overview of our housing project. We indicated that we are working closely with a number of other partners including the CMHC National Co-Housing grant programs for affordable housing for seniors and the City of Edmonton (Jackie Foord, Manager, Social Development).

The Questions we asked were:

- The status of any provincial plans for the land site of the **Eric Cormack Centre** at 99 Avenue and 112 St NW, Edmonton. It appears both buildings on the site, the Eric Cormack residence building and the former Alberta Culture building have been vacant for some years.
- Are there any plans for allowing not for profit organizations to redevelop the site for seniors housing? If so, what is the current process for applications to buy some of this land?
- While we understand the site is a complete city block, we obviously would not require the entire site for our proposed housing. However, it would be wonderful if the site could be developed for a range of other seniors services and housing from other not for profit organizations.
- In addition, are there any other provincially owned land sites in Oliver or other comparable neighbourhoods in Edmonton that are available for development of seniors housing?

Lynda Cuppens' response (June 21, 2021) was very positive!! She indicated that *“It looks like a lot of work, and thought, has gone into this project planning.”*

- I appreciate you sharing these details. Robert Craig is our Director, Capital Planning and Reporting, and I ask that he reaches out to you directly to discuss this project and estimated timelines.
- Robert can also share some information on the current affordable housing review and timelines, as well as the details on the Eric Cormack property.
- I look forward to hearing more about this project as it progresses. I am hopeful that the initiatives that we are looking at implementing under the new affordable housing strategy can support you as well.

Current Status: We are waiting to hear from Robert Craig, Director, Capital Planning and Report for his response and further discussions/next steps. It will be interesting to hear further details on their review of the affordable housing review and timelines and also details their plans for the Eric Cormack land site. I sent a follow-up thank you Lynda Cuppens and Robert Craig on June 22 and another follow-up to Robert Craig on June 30, 2021.