

CASA Mental Health in

THE DISTRICT SOUTH

For Children & Families

Unanimous CPC support: July 24, 2025

Public Hearing:

September 9, 2025

LOC2024-0274



MELCOR 100

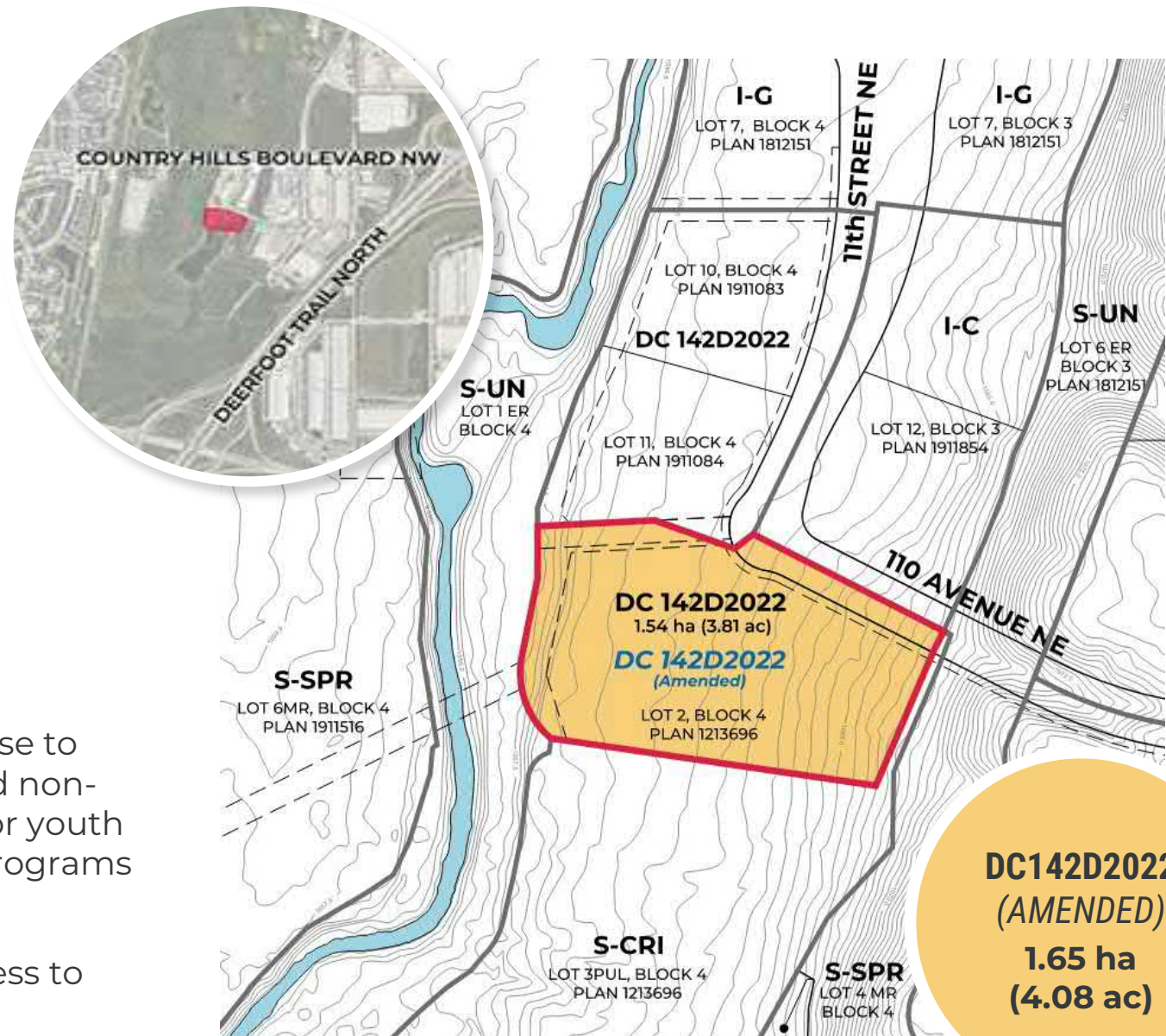
LIVE. WORK. SHOP. PLAY. 1923-2023

THE DISTRICT



LAND USE REDESIGNATION

- **Site Location:**
1117 110 Ave NE, within The District — an established commercial, light industrial and employment area
- **Zoning:**
Currently DC142D2022, based on the Industrial General (I-G) land use
- **Proposed Amendment:**
Add "Residential Care" as a permitted use to support the stay program of a proposed non-profit children's mental health facility for youth aged 3-18, offering both day and stay programs
- **Site Suitability:**
Adjacent to green space, with easy access to pathways, shops, transit and services





OUR STORY

Alberta's Missing Middle

Founded in 1988 by parents and psychiatrists to fill a gap in community-based children's mental health care in northern Alberta.

CASA grew quickly, delivering holistic, family-centered support across Edmonton and beyond.

www.CasaMentalHealth.org



CASA is an Alberta non-profit providing timely, compassionate mental health care to children, youth, and families with timely access to services.

The organization provides outreach and intensive care to over 11,000 people each year, led by a trauma-focused team of psychiatrists, psychologists, and nurses. It operates as a non-profit under Alberta law, guided by a volunteer board and partnered with the University of Alberta and AHS.

*Partnered with **50 organizations** and **320+ individuals** to develop a 5-year roadmap:*



Leadership - Build an inclusive workplace and expand teaching capacity



Programming - Deliver trauma-informed, culturally responsive care



Financial - Diversify funding and boost national profile





PROPOSED SITE BENEFITS

- **Adjacent to Nose Creek Corridor:** Provides a natural, calming environment that supports mental wellness
- **Outdoor Amenities:** Access to green space, walking paths, and quiet areas for therapeutic use
- **Regional Pathways:** Easy access for clients, families, and staff via walking or cycling
- **Nearby Services:** Close to shops, essential amenities, and employment
- **Access to Transit:** Transit stop directly adjacent to the site on 110 Avenue NE offers excellent client access



THANK YOU

BACKUP SLIDES

RESIDENTIAL CARE

Land Use Bylaw1P2007

- a) means a use:
 - i. where social, physical or mental care is provided to five or more persons who live full time in the facility; and
 - ii. that has at least one staff person at the facility at all times when at least one resident is within the facility;
- b) is a use within the Care and Health Group in Schedule A to this Bylaw (24P2011);
- c) may have a maximum of 10 residents when located in a low-density residential ;
- d) requires a minimum of 1.0 motor vehicle parking stalls per three (3) residents; and
- e) does not require bicycle parking stalls – class 1 or class 2

HEALTH CARE SERVICES

Land Use Bylaw1P2007

-
- a) means a use that provides physical and mental health services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature;
 - b) may only involve the following activities when located in the **M-H1, M-H2, M-H3, M-X1, M-X2, I-R, S-URP** Districts:
 - i. counselling;
 - c) is a use within the Care and Health Group in Schedule A to this Bylaw;
 - d) does not require bicycle parking stalls — class 1; and
 - e) requires a minimum of 1.0 bicycle parking stalls — class 2 per 250.0 square metres of gross usable floor area.