

Cromdale Seniors Apartments

An Alternative for the Forgotten 40%

August 31, 2021

The Concept

- Socially connected housing to serve the needs of the ‘forgotten 40%’, middle income seniors with fixed incomes and pension. It is an affordable independent living model designed for active, self-sufficient, middle income seniors seeking a place to call home.
- This is a “volunteer” model, where the residents are an integral part of the operations of the building.
 - The residents volunteer to provide a variety of services and programming in exchange a reduction in rent for their contributions .
 - This creates an inclusive community and gives the volunteers a strong sense of meaning, purpose and pride, every day.

The Building

- Approximately 62 rental units
- 40 underground parking stalls
- Lay-by drop off in front of the building
- Approximately 4,000 square feet of amenity space on the main floor
- Covered Parking/Parkade
- Library/Theatre Room
- Pub/Wine Room
- Bark Park / Pet Bathing Area
- Wood Working Room
- Sewing Room/ Crafts Room

Review

- May 4 Public Hearing: General support for rezoning, but more community consultation required.
- Robust Community Consolation Commenced
 - Door-to-door reach out to 71 homes in a 200 m radius
 - Three Zoom meetings
 - May 27/21
 - 3 area residents
 - June 24, 2021
 - 9 area residents
 - June 28, 2021
 - (No area attendees)
 - Saturday June 26, 2021 Open House on site
 - 7 area residents

Review

- Rezoning application has the support of Development Services
- This concept helps the City meet the infill objectives, bringing a much needed housing type to an existing neighbourhood
- The development will generate increased tax revenue
- The development will generate patrons for the local shops and services.

In Conclusion

- We agree that better Community Consultation was required, this was embraced and achieved.
- Therefore:
- We believe this proposed development meets many of the goals of the City Plan, and will be a very positive improvement to the neighbourhood.
- The proposed development clearly contributes to community, bringing more life and activity to the neighbourhood, and economic support to the local shops and services.
- We request these motions receive three readings and approval.
- **THANK YOU**