

Cromdale Seniors Apartments

An Alternative for the Forgotten 40%

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The Housing Model

- 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.

Volunteer Activities Include

- Preparing meals together in the communal kitchen
- Taking fellow residents shopping and to medical appointments
- Helping residents with accessing technology
- Supporting daily recreational programming
- Maintaining gardens and landscaping
- Walking residents' dogs or supporting their pets when convalescing or travelling
- Supporting management of the emergency call and safety programs
- Helping fellow residents with chores

Services

- ***Food:*** All apartments will have full kitchens where residents can cook, or residents will have access to a communal kitchen.
- ***Recreation*** – Our staff will coordinate recreation programs with resident volunteers, customized to their interests.
- ***Transportation*** – There will be a shuttle van on site
- ***Optional Services*** – Residents will have the comfort and security of having services such as home care, housekeeping, and laundry available as they need them (ala carte).
- ***Emergency Call Program*** – Every resident will have access to an emergency call system for their safety.

Programming

- Demonstration kitchen (3 meals per week – Daily)
- Recreation organized by seniors in the building
- Fitness & Movement
- Rooftop Terrace Garden
- Games Room

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

Integrating With The Neighbourhood

- The building is situated on the corner of 112th and 79th, therefore minimizing its influence on the adjacent homes
 - Traffic: Vehicles will primarily ingress/egress to 112th,
 - Parking: Will be provided on site. This demographic typically average one car per every four residents, the parkade may be over built.
 - Transit: The Stadium LRT Station is less than a 10 minute walk
 - Pedestrians: We anticipate an increase of pedestrian activity, both to the shops and services on 112th Avenue, and likely in the neighbourhood to the south. All of which we see as positive outcomes.
 - Shadows: Will primarily impact 112th Avenue and at the height of the summer some impact on Stutchbury Park, therefore minimal impact to adjacent homes

In Conclusion

- We request these motions receive three readings and approval.
- We believe this proposed development meets many of the goals of the City Plan.
- The proposed development clearly contributes to community, bringing more life and activity to the neighbourhood, and economic support to the local shops and services.
- **THANK YOU**