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Edmonton, AB



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Est. 1993

EBENEZER  
DEVELOPMENTS LTD.

## **WHO IS EBENEZER DEVELOPMENTS LTD.?**

Ebenezer Developments. Ltd. (“Ebenezer”) is a small family business, that was incorporated in 1993 when Bill Daly’s farmland was annexed by the City of Spruce Grove. Since that time Bill and Joyce Daly and their two daughters have been involved in various residential and commercial projects in the Edmonton area.

When Ebenezer purchased the Cromdale property, on the corner of 79<sup>th</sup> Street and 112 Ave. (the “Property”), it had derelict rental houses on the lots. This was challenging for Ebenezer and for the community. Ebenezer demolished the houses and have been good neighbours.

## **WHAT TYPE OF STRUCTURE SHOULD BE DEVELOPED ON THE PROPERTY?**

The Property cannot stay as vacant land. Ebenezer has considered several options and consulted with several different parties. We have concluded that affordable seniors housing would be a perfect fit. To accomplish this, the Property needs to be rezoned from RA7 to RA8 in order to construct a 6-storey senior’s living structure. We want to develop a quality and beautiful facility (and also provide services) that will make this a very attractive place to live.

We have entered into a contract with a very experienced seniors housing builder, MDM Group of Companies, who have developed several senior’s facilities in Stony Plain, South Edmonton, Red Deer and Langley. MDM is an outstanding and proven developer/contractor. More information on MDM can be found at <https://www.mdmconstruction.ca>.

## **WHAT ARE SOME ADVANTAGES OF A SENIOR'S FACILITY ON THIS PROPERTY?**

### **Vision for the Project: An Alternative for the Forgotten 40%**

- 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 operation of the building.
  - The residents volunteer to provide a variety of services and programming in exchange for a reduction in rent.
  - 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
- Approximately 4,000 square feet of amenity space on the main floor
- Underground Parkade
- Library/Theatre Room
- Pub/Wine Room
- Bark Park / Pet Bathing Area
- Wood Working Room
- Sewing Room/ Crafts Room
- Pharmacy
- Dental Care

### **Some Practical Benefits:**

- Seniors' developments bring kind and friendly neighbours;
- Less traffic with a senior's facility than with 4 storey walk up apartments;
- There will be lots of underground parking;
- Provides support to local community businesses;
- Close to local bus service, and short walk to LRT station;
- An option for long-time Cromdale residents to remain in the community when they become seniors;
- Creation of natural community engagement, seniors love to meet their neighbours, develop positive relationships and provide "eyes on the street".

### **Some Volunteer Activities Include (for those who are interested):**

- 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 with emergency call and safety programs
- Helping fellow residents with chores

### **In- House Services**

- *Food:* All apartments will have full kitchens where residents can cook, or residents will have access to a communal kitchen.
- *Recreation* – On-site 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.

### **CONCLUSION:**

If you have other questions as described above, then please send an email to [beenbug@hotmail.com](mailto:beenbug@hotmail.com) or reach out to: Karrie Daly at: 780-920-2102.

Thank you for your consideration.

**Sincerely,**

**Bill & Karrie Daly**

**Ebenezer Developments Ltd.**