

SOUTHWOODS VILLAGE IN HAZELDEAN

New retirement living, affordable and sustainable housing choices are coming soon to Hazeldean, a mature neighbourhood west of beautiful Mill Creek and north of Argyll Road, developed originally in the mid 1950s.

Southwoods Village in Hazeldean, Christenson Communities latest development, will provide both independent living and assisted-living accommodations for seniors, living alongside affordable family townhomes. This will be the company's sixth fully-owned retirement community, after partnering with non-profit seniors organizations on six other projects.

Hazeldean is the ideal community for such a development, says Greg Christenson, owner of Christenson Equities Ltd. This mature community has 236 family townhouses built originally in 1956 by the Muttart Family spread out over 19 treed acres. Christenson is now starting redevelopment by relocating four of these rental townhouse buildings in order to make room for a new five-building, 264-unit life lease and rental retirement community.

"It's a timeless model where seniors can live near families together on a centrally located campus," said Christenson, who is passionate about the approach.

The sod turning for Southwoods Court North, the first phase independent living apartments, will take place on May 29. Construction will begin in July. Seniors will be able to move in to their brand new condominium style homes in the spring of 2016.

Unlike other standard facilities for seniors, the new 51-unit Southwoods Court North and its twin Southwoods Court South (which will begin construction one year later), will give retirees a choice of spacious homes. With square footages ranging from 725 up to 1,557, floor plans include choices of one bedroom plus den in



Bruce MacFarlane accepts the 2012 QUEST Community Energy Builder Award on behalf of Christenson Equities Ltd. from QUEST Board of Directors, Michael Harcourt and Patricia Newson. Christenson Equities Ltd. won the award for its comprehensive plans to redevelop the Southwoods community by increasing density and integrating energy using combined heat and power generation, borehole thermal energy storage, and a micro smart grid power system.

an apartment-style, or two and a half story coach-home units of two bedrooms or two bedrooms plus den. All units have full kitchens, large balconies, an in-suite laundry, and will be designed to barrier-free standards. A choice of car ports or electrified surface parking will be available. Accommodations will be available on rental or on a life lease basis, designed to reduce residents monthly rent through a zero interest loans to the project. These optional loans are 94 per cent returned back to the resident 90 days after they give notice to move out (a six per cent release fee is charged to cover those costs).

The Mews, which will be the third building constructed, will be located in the centre of the five independent-living buildings. The Mews will provide assisted living and on-site care. It will also have a full dining room and commercial kitchen, providing meal options for those living in the independent apartments. Independent-living residents can also buy optional care and supportive services, as needed, from a nurse and care attendants, on site 24 hours a day.

In promoting Southwoods Village as an intergenerational neighbourhood providing affordable housing for workers and their families, 32 units of the South Woods Town Homes are eligible for 25 per cent rent reduction from the Cornerstones program through Capital Region Housing, a joint program of both the City of Edmonton and the Province of Alberta.

Southwoods Village in Hazeldean is unique in another way: it will use a natural gas fired electrical co-generation system to produce the majority of its power on site, eliminating overhead transmission lines, coal burning plants, and reducing power costs. It also has a geothermal system, which stores the excess heat from the co-gen system for use in colder months. Not only is the heat and power environmentally friendly, it strives to save utility costs savings for residents.

"By densifying older shopping centre and multi-family sites, by bringing new choices in retirement housing into mature communities, retired couples can stay in their community near family and friends, instead of having to move out to newer suburbs. We feel that we can help to re-invigorate a great community," said Christenson.

And that is what the Christenson Group is doing to reinvest in the established community of Hazeldean with its Southwoods Village.

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MORE TIME MORE FREEDOM

MORE CHOICE

Southwoods Village At Hazeldean



The Christenson Group is pleased to invite you to an information session introducing Southwoods Court North, Phase 1 of Southwoods Village at Hazeldean. Centrally located, Southwoods is close to many amenities, walking paths, and the Millcreek Ravine.

Building Features:

- 1) 1 Bedroom + Den
- 2) 2 Bedroom Coach Homes
- 3) In-suite Laundry
- 4) Air Conditioning
- 5) Family Party Room
- 6) Guest Suite

Information sessions are being held at the **Hazeldean Community League Hall (9630 - 66 Ave, Edmonton)**.

Sessions start every **Tuesday at 2 pm and 6 pm. Seating is limited at each session.**

To reserve a seat or ask about upcoming sessions call Lynne Christenson at **(780) 975-2509** or by email at **LynneC@CDLHomes.com**.



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