



# CHRISTENSON

GROUP OF COMPANIES

URBAN VILLAGES - SITE BASED HOME CARE  
SUPPORT FOR FAMILY CARE GIVERS



## PRESIDENT

- Greg Christenson (owner)
- Edmonton based company operating for over 40 years
- Late father Lloyd Christenson

## AWARD WINNING

Developer of award winning Urban Village communities that integrate:

- Active Adult living
- Independent Living
- Designated Supportive Living (DSL), and
- Memory Care for couples

## AFFILIATIONS

- Past president of the Canadian Home Builders Association
- Past chair of the Edmonton Chamber of Commerce
- Past president of the Greater Edmonton Home Builders Association

## COMMITTEES

Served on various housing committees including:

- The Capital Region Growth Plan
- The Downtown Arena Feasibility Committee, and
- A member of the UDI and the Edmonton Apartment Association



## THE PROBLEM

### TIMELINES & STARTUP COSTS

Hospitals cost \$3 to \$4M / bed and take 7-10 years to build

### OPERATING COSTS

\$45,000 to \$54,000 / month

SE Calgary: \$1.4B for 293 beds

Grande Prairie: \$870M for 243 beds



# LONG TERM CARE FACILITIES

90-100 % do not want to be in a LTC

## TIMELINES & OPERATING COSTS

- 3-5 years to build
- Cost \$1M / bed by GOA to build
- Cost \$300K / bed by private and NFP
- Operating Cost  
\$3K + \$5K = \$8K / month
- New Norwood LTC: \$418M



# HOME CARE

- Costs \$0 to build
- No time to build
- Operating costs \$0 plus \$800 to \$1,200 / month
- Need large multi family with 50 patients to provide 24-hour care, dementia services

# CURRENT HOME CARE

- Poor service, inefficient and underpaid staff
- 4 monopolies with Toronto companies
- Staff travel across large, sprawling cities
- Missed appointments, unreliable staff
- Staff don't live near job site or clients

## URBAN VILLAGE

- Walkable, no vehicles needed
- Less travel time
- More reliable and efficient

### TRIPLE BOTTOM LINE

- Healthier, efficient, less pollution
- Better service, more choice and better quality of life
- Support for family care givers
- HQCA - 400,000 care givers, saves \$3B
- Less burnout for care givers





# Dr. Samir K. Sinha

Talks with

**TAMARA  
TAGGART**





# CHRISTENSON *Hub*

A centralized location, physically and online, to review available options and easily compare different types of Senior Housing and care.







Centre In The Park, an exciting urban village community in Sherwood Park, features over 650 units and growing.



# Bedford

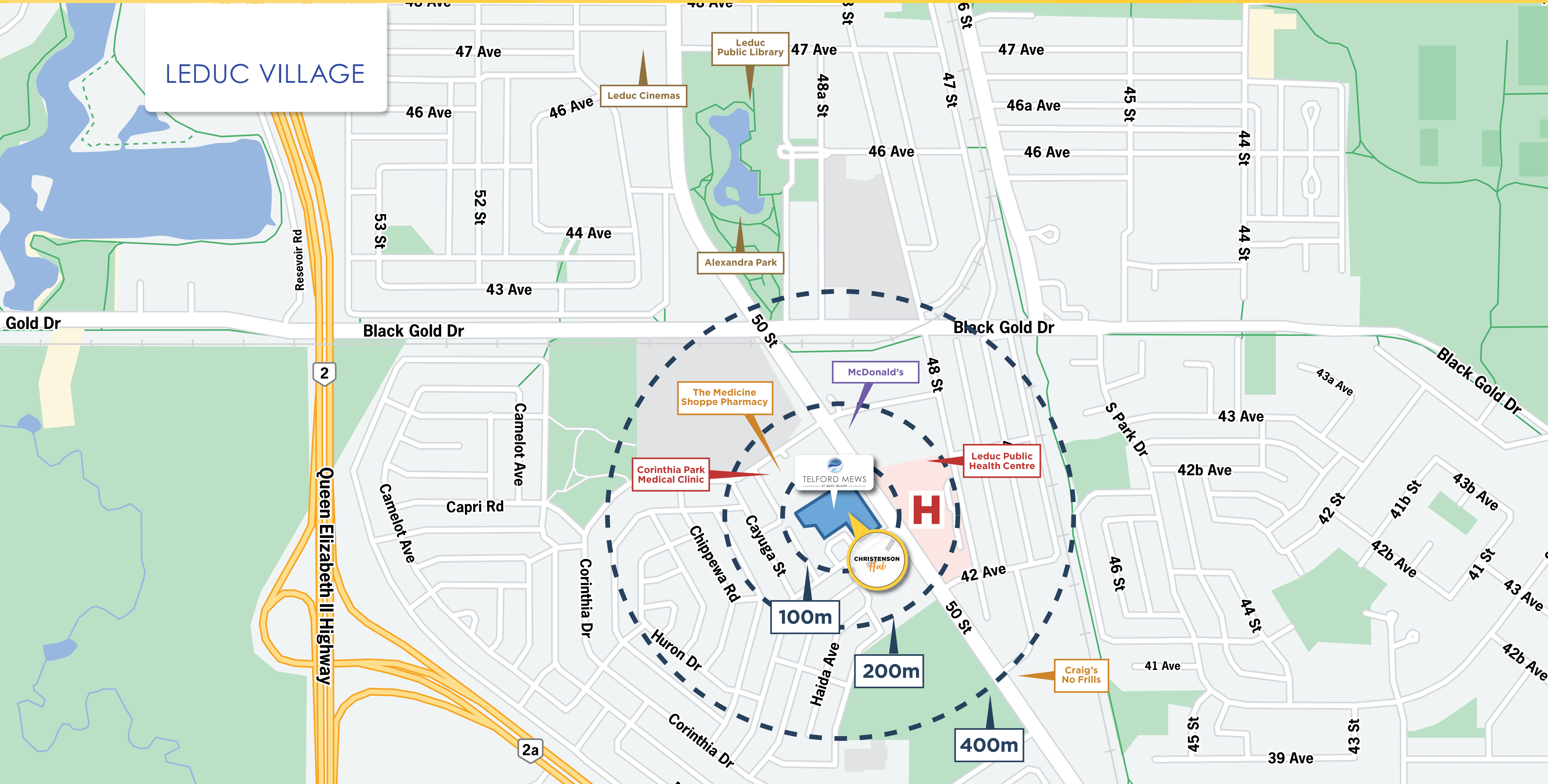
Centre  
in the Park

## *Village*

Bedford Village is located in Centre In The Park and features 153 Life Lease units for luxury independent living.



# LEDUC VILLAGE



## LEDUC VILLAGE

Centrally located in a popular mature neighbourhood of Leduc near the hospital and other convenient amenities.





# TELFORD MEWS

AT LEDUC VILLAGE

Stunning six storey building featuring 133 suites ranging in size from 587- 960 square feet. Luxury Independent Living with many building amenities.





Whitecourt  
Optometry Clinic

Whitecourt  
Denture Centre

Holiday Inn Express  
& Suites Whitecourt

the manor  
by  
CHRISTENSON COMMUNITIES

600m

400m

200m

Microtel Inn & Suites  
by Wyndham Whitecourt

Pharmasave  
Advanced Health

Servus Credit Union

Family  
Dental Health

Mark's

Canadian Tire

52 Ave  
52 Ave  
52 Ave  
52 Ave  
52 Ave

49St

49St

49St

50 St

50 St

51 Ave

51 Ave

50 Ave

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50 Ave

49 Ave

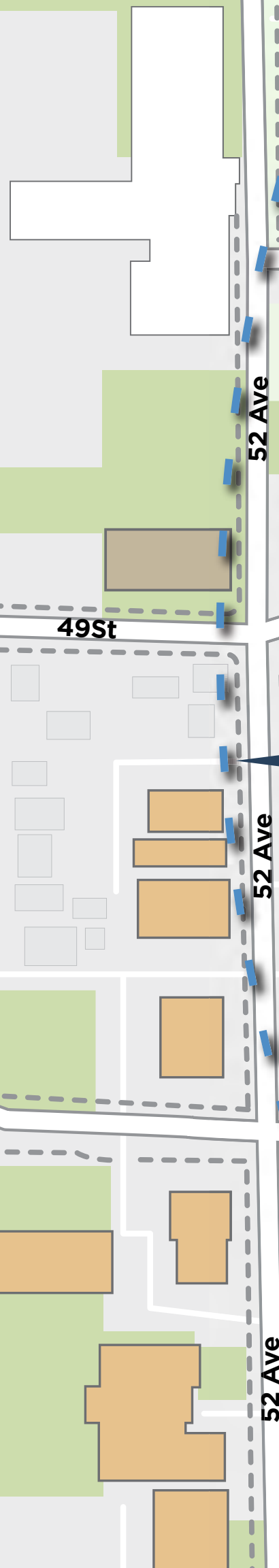
49 Ave

49 Ave

47 Ave

47 Ave

47 Ave







## WHITECOURT VILLAGE

A collection of quality multi-family buildings situated together in close proximity to share supportive services in a walkable, healthy community.

Whitecourt Downtown South Urban Village Conceptual Image





# the manor

by  
CHRISTENSON COMMUNITIES

Three storey building.

Designated Supportive Living (DSL) is situated on the first and second floors.

Independent Living (IL) is located on the third floor.



**THANK YOU!**

Please visit: [CDLhomes.com](https://www.cdldhomes.com)

