

Presented by



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## Alexandru Radita Centre of Life (The ARC)



*Figure 1: South view of the Edmonton Coliseum covered with solar panels*

Welcome to the “Alexandru Radita Centre of Life”. This is the operating name for the non-profit organization “12937212 Canada Centre” currently registered with Not-For-Profit Corporations Canada.

**Purpose:** To help relieve the chronic and growing concern around poverty in Edmonton and Alberta

Poverty has many different faces:

1. loss of work due to industry changes
2. lack of career planning
3. childhood abandonment
4. inflation outgrowing government seniors retirement plan
5. substance abuse & emotional problems

Lets face it, technology can be the enemy of labor force if we don't take into account that replacing 5 people's jobs with machinery, what will those 5 people now do? Difficult question!! This is one of the purposes of the ARC.



Figure 2: Inside view of the old ice area with stacked suited manufactured in the school

**(The ARC) Alexandru Radita Centre of Life covers and houses the following categories:**



**1) Alexandru School of Professional Redevelopment  
100 Suite Dorm**

People find themselves in trouble when they do not stay ahead of changes in their career or the industry they work in.

***“Assuming that your job will always be there is grave-thinking.”***

Keeping up with technology by taking additional courses in order to broaden your field of expertise is a necessity in the 21<sup>st</sup> century as industry and societal methods and demands change sometimes without notice. When you are unprepared then you have no resources to “ride-out” any coming economic changes. When you make \$60K/year and find your work position eliminated due to industry attrition, and then realize that you were unaware of those subtle changes, can suddenly put you in a much lower income bracket. Now you have a very hard time paying your bills and more importantly . . . your rent or mortgage. All of your free time for entertainment and relaxation is now diverted to trying to make money in a lower income bracket.

Depending solely on a bustling economy with no attention to upgrading yourself, you may find that more time must be spent on survival rather than having surplus in your life. With a lower education and few skills you now find yourself in a desperate situation. This is sometimes how a life of crime starts. When economies take a downturn, those individuals with the lowest skill sets will feel it the most as they have no place to turn to ride out these financial storms. If the economy slowly changes and you are not changing with it, then you will experience the greatest fluctuations. It doesn't matter what financial level you are at, if you don't upgrade your skill sets and education:

- a) If you make \$16/hr you are living on the edge mostly by choice
- b) If you make \$50/hr and frivolously spend all your money, you are living on the edge mostly by choice

Any fluctuation in the economy or job market, you will know about it right away.

- ➔ *People with the most money and plan for these disturbances will feel it mostly “financially” but will survive simply because they upgraded their thinking and skills before hand.*
- ➔ *People who live on the edge will feel it the most “materially” because they run out of finances immediately.*

The school will focus on:

- a) providing a place to stay in the dorm for 1 year
- b) 3 meals a day
- c) life skills training
- d) training in a new field of work with a paycheque
- e) students in Capstone Projects and volunteers from local trade schools, colleges, and universities will provide mentor-ship to the Alexandru students for a tax receipt
- f) some Alexandru students will build the suites for the seniors in assembly line fashion which are then stacked into place which create the buildings
- g) Alexandru students will also build the furniture for the seniors
- h) Other Alexandru students will provide various levels of care for the seniors, facility operations, maintenance and upkeep creating a new base of self confidence
- i) financial planning
- j) counseling and support
- k) you leave with a diploma transferable to other schools to further your new career
- l) all the necessary personal identification and an RRSP locked-in until retirement
- m) students with addiction problems receive detox opportunities at other institutions before schooling can start or staying in the facility
- n) Alexandru students will start the day with 2 hours of schooling followed by 4 hours of working for the facility
- o) recreational & exercise facility exclusive for the students and seniors

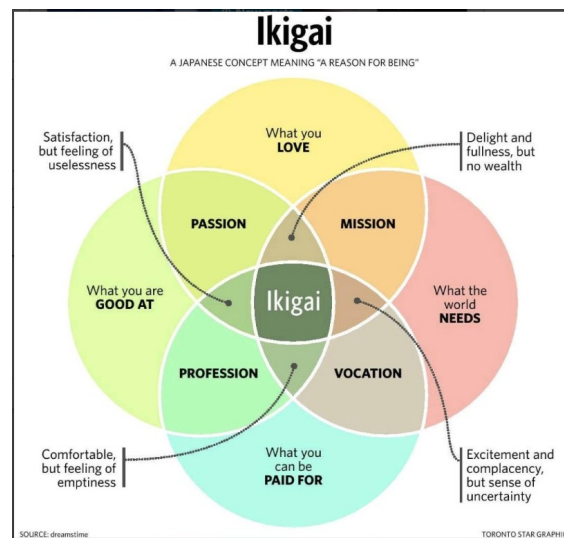


Figure 3: The ARC focuses on the whole life concept of finances, passion, & profession

- p) Alexandru School is a holistic approach to life, career, and relationships
- q) Retired seniors with skill sets will mentor students in the school and daycare with opportunities to work for the facility
- r) Running a facility this large requires a very large workforce with many different skill sets
- s) companies that specialize in any trade can become sponsors of that area of training

#	Trade	Classification	MSDS	First Aid	Safety
1	Accounting				
2	Aqua Culture				
3	Aquaponics				
4	Building Operator				
5	Cabinetry				
6	Carpentry				
7	Clerical				
8	Computer Skills				
9	Construction				
10	Controls				
11	Culinary				
12	Custodian				
13	Customer Service				
14	Drafting				
15	Electrical				
16	Facilitator				
17	Fire Safety Systems				
18	Flag Person/Signaler				
19	Glazier				
20	Groundskeep				
21	Heavy Equipment				
22	Horticulture				
23	HVAC Service				
24	Hydropinics				
25	IT				
26	Janitor				
27	Kitchen Staff				
28	Landscaping				
29	Loss Prevention				
30	Maintenance				
31	Management				
32	Ministry				
33	Modular Construction				
34	Music				
35	Orderly				
36	Overhead Crane Operator				
37	Painting				
38	Plumbing				
39	Power Engineering				
40	Project Management				
41	Property Management				
42	Retail Management				
43	Retail Sales				
44	Roofing				
45	Safety/First Aid				
46	Sanitation				
47	Security				
48	Sheetmetal				
49	Solar Power				
50	Welding				

Figure 4: List of available services and trades needed to run the facility & is the focus areas of training in the school



Figure 5: Proposed changes from 75th Street entrance NE view



## 2) Senior Affordable Housing (SAH) 500 Units (Phase one)

Not having enough money for retirement is a major cause of homelessness with the elderly. Lack or inability of lifetime financial planning and relying only on government subsistence into retirement is a growing concern. People forget that inflation keeps growing and applies to basic necessities like rent, food, utilities, and medication, while poor financial planning causes attrition with our finances to take place gradually reducing our income. The cost of living gap just keeps growing wider and the ability to pay shrinks so that homelessness is the only option left. The SAH center is targeted for seniors who are near the poverty line.

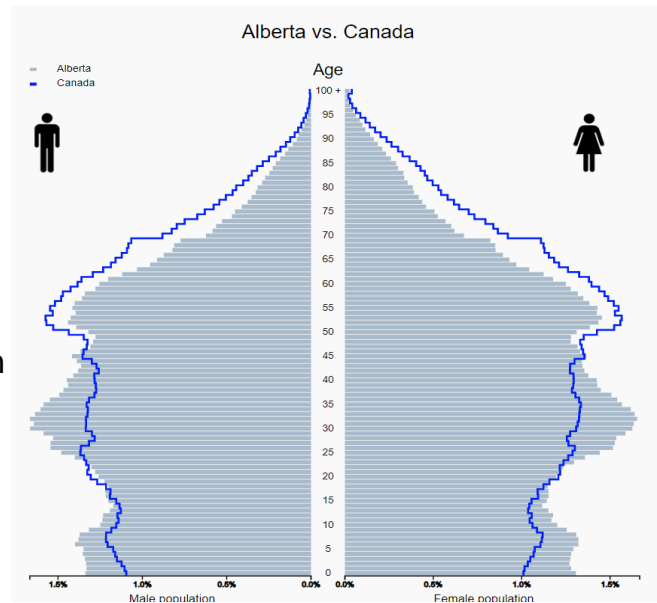
The seniors housing unit will focus on:

- a) providing permanent or temporary choice to live out your retirement
- b) 3 meals a day
- c) providing a place for retirement
- d) various levels of care - minimal to palliative
- e) counseling and support
- f) entertainment

- g) each senior will agree to put their government retirement pension into a pool that will finance the operations of the ARC & Senior Affordable Housing facility

Statistics Canada shows us that as we all age, that there will be a huge influx of people turning 65 all at the same time. As our population rises in the age category, it would be very wise for us to prepare for the increase of elderly individuals who simply do not have enough to retire on, or have fallen on bad economic times. The report states that in Alberta by 2025 there will be about 555,000 people turning 65 and with current trends 20% of those will be at the poverty line. The Senior Affordable Housing projects main focus is seniors who make less than \$20,000\* annually.

(\*To be determined)



Combining 500 seniors government supplied income into 1 pool will provide enough money monthly to run the facility. So the existing monies each senior receives could easily cover all the building operational costs. The \$720 M the Liberal government dedicated to seniors income increases in 2017 could easily allow for a much better standard of life in a facility like ARC which will house Senior Affordable Housing. The facility is currently set for 500 units but could easily expand that to over 750 individual units as the suites are constructed by the Trade School as needed.

### 3) Medical Center

With such a large group of seniors there will be a need for medical attention, from walk-in patients right up to Palliative Care. There will be a 6 bed medical facility with a connecting ambulance bay.

#### **4) Low Income Daycare & OSC**

Students in the school have free access to daycare and out of school care as long as they are attending. Members of the general public have access to childcare use as well based on their finances at reduced rates based on their income.

#### **5) Storage Units**

Students have free access to the storage units to store their valuables while attending school as well as a Postal Box until they get established. The remaining units are for public rentals.

#### **6) Greenhouse**

Students will work in the greenhouse and learn valuable skills that are transferable to many other industries. Aquaponics, horticulture, fish keeping, gardening, packaging, stock taking, building & business management skills, accounting, customer relations, and many more.



#### **7) Research Center**

The research center will team up with local universities with the goal of studying alternate sources of food, power, and heat generation such as Micro-Algae, Solar Turbines, and others.

#### **8) Solar Power Center**

The basement of the facility houses the power center for the solar panels as well as the 500 KW battery backup. The power center will feed electricity back to the grid 24 hrs a day.

## **Forecasted Finances**

### **How monthly income will be generated**

- Solar power sold back to the grid
- Seniors government monies pool
- Store front leases
- Professional center leases
- Retail sales of school products
- Daycare & OSC
- School produce sales
- Charitable Donations



The core principal behind this project is 100% humanitarian, to teach people how to work and most importantly give them the opportunity to be in the running with others who already have those skills. Giving seniors who are living on the edge financially, a place to live out their last year in dignity is just ethical thinking. It will create hundreds of construction jobs and immediately convert many able bodied homeless individuals into working members of our society once again.

Keep in mind: when you are homeless, you do not have an address so you are automatically ineligible to receive many of the necessities needed to secure employment of any kind. Converting the Edmonton Coliseum into the “Alexandru Radita Centre of Life” automatically gives them:

- a home
- an address
- dignity
- a paycheque
- hope for the future

I have interviewed so many seniors and homeless people to find out why they are where they are and I find that they mostly are all very hard workers, but they lost their job and given that they lacked training in other disciplines they slowly found themselves without a sufficient income. They just need some help from those that can help them.

## **Drawbacks to the project**

The following paragraphs are actual comments made by people and officials when I presented this project to them. Under each heading is a validation to the reason the project is designed to avoid those instances.

### ***i. “People are worried about the neighborhood becoming a slum if this project goes through.”***

There are stipulations that need to be addressed before attending the school or living in the facility. Each student goes through an indoctrination process to determine what their mental capacity is. From that finding it is determined

whether they are ready for school, even need schooling, or are in need of mental support and societal conditioning before schooling in a new trade can start. You need to keep in mind that this facility is based around those who are willing to change and learn a new career and get back to work. Some of these people only need an address in order get a job and reset their life back on track. Many of the seniors I’ve spoken with are faced with the choice of either purchasing food, paying utilities, medical supplies, or only paying rent some months

Television studio “CTV” did some research on the Food Bank and found that there was an unprecedented 1.9 million visits to the Food Banks. This is a 32% increase of usage from 2022, and a 78% increase since before the pandemic. The entire city will become a slum if we don’t take the initiative now.

***ii. “More of our tax dollars just being thrown away, where do you stop the bleeding in our country’s finances”.***

We have to look at how most of these people became low-income or even homeless. The biggest factor is that their field of employment dissipated through attrition, in other words the economy is changing and with those changes comes some fields of employment to become almost obsolete. Where are the VCR’s, cassette tapes, Cdroms, even the landline telephone. New technology changes things but a lot of people would hold-out waiting for a job in their field that usually never resurface. As a consequence, their Employment Insurance runs out, the cost of living outgrew their ability to make ends meet, or they are facing a life crisis. Many of these people are forced to take temporary positions at minimum wage.

Any way you look at it, the elderly are still going to receive their old age government pensions so why not give them a place to live while doing that? That way you won’t see them wandering the streets asking for handouts, having to visit the Food Bank, or being evicted.

The best way to rebuild the country’s finances and reduce the deficit is to have active participants paying into the process. Low income people have a hard time paying back into society, so I think the greater concern would be “how do we help them do that”?

***iii. “That building has asbestos in it”***

Whether we remove the asbestos and revamp the building or tear it down, we still have to remove the asbestos!! You can't tear down a building without removing the asbestos first. Why spend \$25M tearing it down when we can spend \$50M and house over 800 people in the process, and train hundreds more to be active members of a vibrant economy? We have to stop living in a “me first” society as that is not what democracy is all about.

***iv. “There are plenty of other buildings around that we could do the same thing instead of pouring all that expense into it to renovate it”***

Since 1974 the Edmonton Coliseum has seen more people inside that building than there is population in Canada, an estimated 60,000,000 people have gone through that iconic building. That's 1-1/2 times the population of Canada. Each team is required to play 82 regular season games, plus any playoff games, with an average of 10K to 17K in attendance, plus all the staff, plus all the concerns, home shows, RV shows, and other events. Why would you want to tear down such an iconic building that has become a part of this city's prosperity??? We need to stop tearing down Edmonton's heritage buildings!!!

At a city sponsored Ecology meeting by acting Mayor of Edmonton Don Iveson, I had the pleasure of sitting at the same table and meeting the wife of one of the men who designed the Edmonton Coliseum. In my fascinating conversation with her, I divulged my plans for the building to which I sensed that she was quite emotional about preserving he husbands legacy with a quiver in her voice said, “oh I hope they don't tear it down”. I assured her I was going to do everything I possibly could to prevent that and re purpose the building.

Yes there are other buildings, but then we wouldn't have access to the LRT. Part of the Schools purpose and training program is to build stackable suites that can be stacked on top of one another and are to be used inside the 24 hr 365 days a year climate controlled facility. There is nowhere else that we can do this type of construction and build the community that this building has provided for 50 years! In there we can give people a place to live, and train people in the processes of a new career. We need 50 different trades to run this facility. We would need 5 different HUGE buildings to house 800 people in order to run the programs and do

the work we want to do. Other buildings would reduce our training capabilities down considerably.

***v. “That amount of construction will weaken the building and could cause a collapse”***

That’s why we are adding 4 central pillar inside the building to take the weight off the roof. We no longer need the full span of the roof trusses so simplifying the process is the key. We would also need the additional support as the roof will be covered with solar panels.

***vi. “500 seniors homes is a drop in the bucket, a separate seniors home would be way cheaper”***

That’s not necessarily true but then we wouldn’t be addressing the need to help the people who want to work but can’t and retrain them into 50 different trades to help them regain their dignity. There are very few seniors facilities that will even talk to a homeless senior. We are building a community where young people will be working with seniors, seniors will be mentoring young people, watching each others back. We wouldn’t be giving other schools and universities the opportunity to allow their students to work under Capstone Projects or giving them valuable on the job training. We wouldn’t be allowing their students to mentor our students. It’s just a win win situation if we do it this way!

***vii. “Repurposing the land would be far more efficient than renovating that old thing”***

Not true! Tearing it down and building condominiums would provide homes for a couple hundred people, whereas the existing structure will provide high security residency for up to 800 people or more. The carbon footprint of demolition, leveling the land, constructing 4 or 5 smaller residential buildings, will be infinitely greater than simply renovating and the costs would be comparable.

We are constantly talking about innovation and reducing our carbon footprint, so now we have the opportunity to do that. Time to get onto this list rather than continually tearing down every heritage building.

You may be able to relate to this next point. How many cities that you have been to do you remember. I say that because I can only remember the cities that have heritage buildings in them. I don't remember all the new building unless they are weird.

Thank you for your attention.

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