

# Housing Information Brochure



Apartment and lodge  
units for low to moderate  
income seniors



Seniors  
Housing

# Subsidized Apartments

## Description

Apartment-style accommodation with a kitchen for cooking your own meals. Bachelor and one-bedroom units plus a limited number of two-bedroom units are available for couples in some of our buildings.

## Rent

Monthly rent is calculated at 30% of your gross monthly income. Income criteria required.

## What's Included

Heat, water and garbage removal.

## Additional Fees

There is an additional fee for power. Optional services include affordable laundry facilities, cable TV and parking.

## Locations

≈ indicates lodge and apartment units in the same building

∞ indicates lodge and apartment buildings co-located on the same property

The number of units in the apartment is in brackets after the name.

### Northwest Edmonton

**Britannia Gardens (65)**  
10142-157 Street  
Edmonton, AB T5P 2T8  
Phone: 780.489.4698

**Canora Gardens (98)**  
10160-151 Street  
Edmonton, AB T5P 4N2  
Phone: 780.483.1715

**Lauderdale Terrace (10)**  
12921 - 103 Street  
Edmonton, AB T5E 4M2  
Phone: 780.473.2915

**Lauderdale Terrace (27)**  
12907 - 103 Street  
Edmonton, AB T5E 4M2  
Phone: 780.473.2915

**Mountwood (51)**  
11512-128 Street  
Edmonton, AB T5M 3Y5  
Phone: 780.454.7168

**Rosslyn Apartments (50) ∞**  
10819-134 Avenue  
Edmonton, AB T5E 1J9  
Phone: 780.473.2915

**Westlawn Courts (198)**  
9908-165 Street  
Edmonton, AB T5P 4S3  
Phone: 780.484.7509

### Central Edmonton

**Ansgar Villa (174)**  
10170-120 Street  
Edmonton, AB T5K 2N7  
Phone: 780.488.4948

**Cathedral Close (143)**  
10039-103 Street  
Edmonton, AB T5J 3G4  
Phone: 780.428.1027

**Central Manor (48)**  
10733-117 Street  
Edmonton, AB T5H 3N3  
Phone: 587.340.3511





**Groat House (51)**  
12627 Stony Plain Rd  
Edmonton, AB T5N 3Z4  
Phone: 780.455.9374

**Kiwanis Place (101) ≈**  
10330-120 Street  
Edmonton, AB T5K 2A6  
Phone: 780.488.4205

## **Southwest Edmonton**

**Knox-Met Manor (79)**  
10941-83 Avenue  
Edmonton, AB T6G 0T6  
Phone: 780.437.7061

**Pleasantview Place (150) ≈**  
5210-110 Street  
Edmonton, AB T6H 5K1  
Phone: 780.437.7061

**Strathcona Place (225)**  
7720-108 Street  
Edmonton, AB T6E 5E1  
Phone: 780.433.7192

## **Southeast Edmonton**

**Bateman Manor (51)**  
9923-90 Avenue  
Edmonton, AB T6E 2T4  
Phone: 780.439.4733

**Bethany Senior  
Citizens Home (59)**  
9920-83 Avenue  
Edmonton, AB T6E 2C1  
Phone: 780.433.9987

**Gateway Manor (36)**  
4215-102 Avenue  
Edmonton, AB T6A 0M5  
Phone: 780.466.0038

**Grace Garden Court (35)**  
6303-104 Avenue  
Edmonton, AB T6A 0X9  
Phone: 780.469.4530

**Montgomery Place (303)**  
9420-92 Street  
Edmonton, AB T6C 4M9  
Phone: 780.465.1624

**Ritchie Pioneer Place (51)**  
9743-77 Avenue  
Edmonton, AB T6E 1M2  
Phone: 780.433.7188

**Trinity Hall (47)**  
8419-102 Street  
Edmonton, AB T6E 5T1  
Phone: 780.438.0773

**Trinity Lutheran House (35)**  
10006-80 Avenue  
Edmonton, AB T6E 1T5  
Phone: 780.433.1036

## **Northeast Edmonton**

**Avenwood Corner (65)**  
11909-88 Street  
Edmonton, AB T5B 3S2  
Phone: 780.479.6232

**Buchanan Manor (23)**  
8804-121 Avenue  
Edmonton, AB T5B 0Z6  
Phone: 780.479.6232

**Highland Place (67)**  
6209-118 Avenue  
Edmonton, AB T5W 5A6  
Phone: 780.479.2864

**Londonderry Village (118)**  
13805-75 Street  
Edmonton, AB T5C 3H8  
Phone: 780.476.9585

**Porta Place (74) ∞**  
4436-117 Avenue  
Edmonton, AB T5W 4Y9  
Phone: 780.479.4693

**Virginia Park (140) ∞**  
11033-76 Street  
Edmonton, AB T5B 4T2  
Phone: 780.479.2403

# Subsidized Lodges

## Description

Bed/sitting room-style accommodation; private bathroom, single bed, night table and dresser are provided; you are also welcome to bring your own furniture.

## Support Services

Support services include three meals per day plus snacks, once-weekly housekeeping, linen service, activities and access to on-site, non-medical staff 24 hours a day.

## Rent

Rent is 30% of your gross monthly income plus the cost of support services. Income criteria is required. Heat, water and power are included in the cost of rent.

## Additional Fees

Optional services include affordable laundry facilities, cable TV and parking. Tenant insurance is strongly recommended and available through your own provider.



# Locations

≈ indicates lodge and apartment units in the same building

∞ indicates lodge and apartment buildings co-located on the same property

The number of units in the apartment is in brackets after the name.

## Northwest Edmonton

**McQueen Place (120)**  
10938-142 Street  
Edmonton, AB T5N 2P8  
Phone: 780.454.6350

**Meadowlark Place (58)**  
8609-161 Street  
Edmonton, AB T5R 5X9  
Phone: 780.484.0581

**Rosslyn Place (120) ∞**  
10915-134 Avenue  
Edmonton, AB T5E 1G4  
Phone: 780.473.2915

## Northeast Edmonton

**Beverly Place (73) ∞**  
4410-117 Avenue  
Edmonton, AB T5W 4Z8  
Phone: 780.479.4693

**Virginia Park (65) ∞**  
11033-76 Street  
Edmonton, AB T5B 4T2  
Phone: 780.479.2403

## Southwest Edmonton

**Pleasantview Place (59) ≈**  
5210-110 Street  
Edmonton, AB T6H 5K1  
Phone: 780.437.7061

**Queen Alexandra Place (58)**  
10825-77 Avenue  
Edmonton, AB T6E 6C5  
Phone: 780.433.5165

## Southeast Edmonton

**Ottewell Place (124)**  
6207-92 Avenue  
Edmonton, AB T6B 0S3  
Phone: 780.469.7739

**Sakaw Terrace (60)**  
5815 Mill Woods Road South  
Edmonton, AB T6L 0B1  
Phone: 780.461.2449

## Central Edmonton

**Kiwanis Place (205)**  
10330-120 Street  
Edmonton, AB T5K 2A6  
Phone: 780.488.4205





# Affordable Apartments

## Description

Each unit has a fridge, stove, microwave, dishwasher and balcony.

## Rent

Rent is a flat rate. Income criteria is required for Rosslyn Terrace and Ottewell Terrace. Income criteria may be required for Sakaw Terrace.

## What's Included

Heat, water and garbage removal.

## Additional Fees

There is an additional fee for power. Optional services include affordable laundry facilities, cable TV and parking. Tenant insurance is strongly recommended and available through your own provider.

## Locations

≈ indicates lodge and apartment units in the same building

∞ indicates lodge and apartment buildings co-located on the same property

The number of units in the apartment is in brackets after the name.

## Southeast Edmonton

**Ottewell Terrace (55) ∞**  
6315-92 Avenue  
Edmonton, AB T6B 0S3  
Phone: 780.469.7739

**Sakaw Terrace (88) ≈**  
5815 Mill Woods Road South  
Edmonton, AB T6L 0B1  
Phone: 780.461.2449

## Northwest Edmonton

**Rosslyn Terrace (50) ∞**  
13311-109 Street  
Edmonton, AB T5E 6R7  
Phone: 780.473.2915





## Affordable Lodges

### Description

Bed/sitting room-style accommodation with kitchenette; private bathroom, single bed, night table and dresser are provided; you are also welcome to bring your own furniture.

### Support Services

Support services include three meals per day plus snacks, once-weekly housekeeping, linen service, activities and access to on-site, non-medical staff 24 hours a day.

### Rent

Rent is a flat rate and includes the cost of support services, heat, water and power. Income criteria is not required.

*Additional information about Affordable apartments and lodges is available in the Affordable Housing Information Brochure.*

### Additional Fees

Optional services include affordable laundry facilities, cable TV and parking. Tenant insurance is strongly recommended and available through your own provider.

### Locations

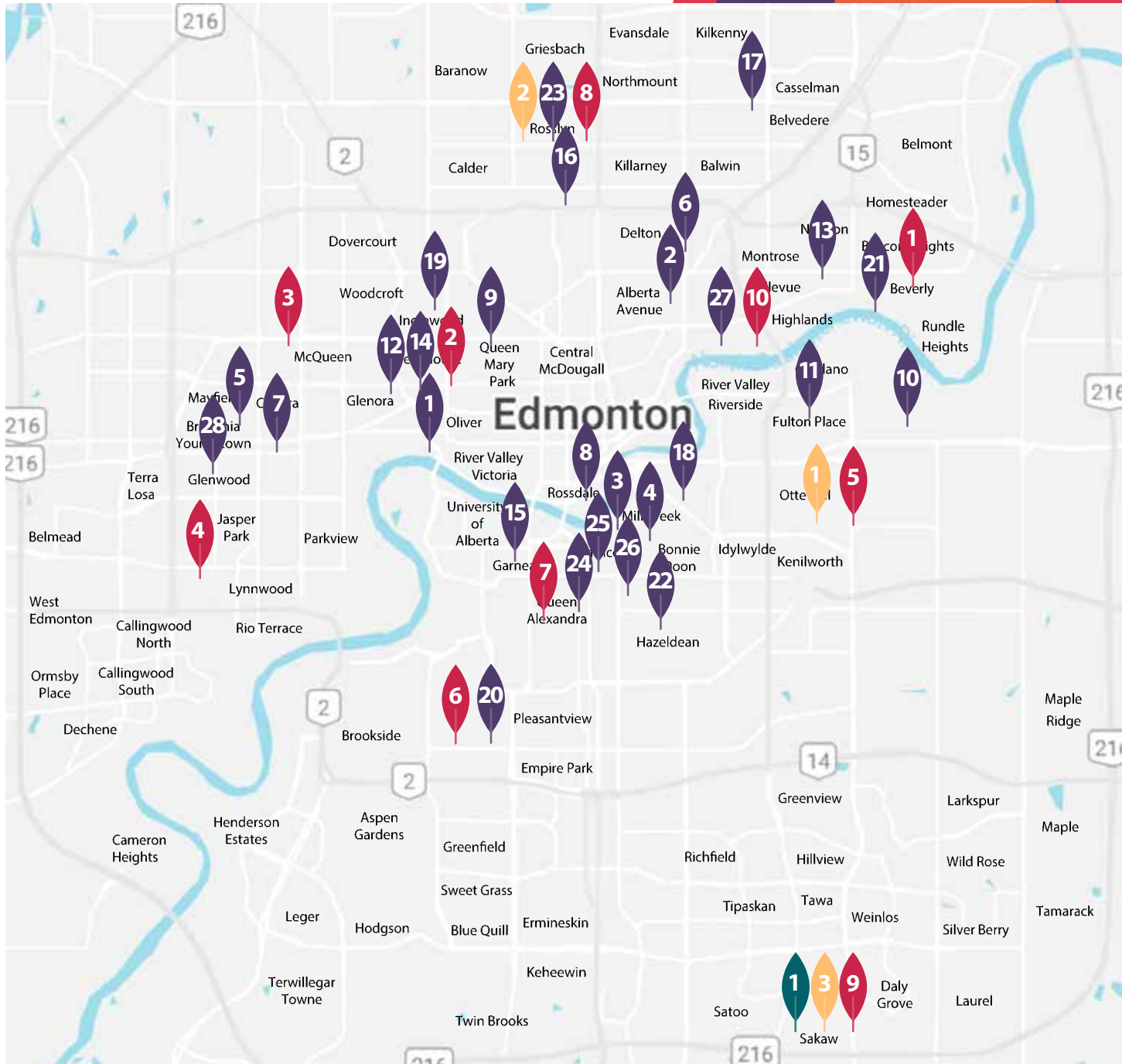
- ≈ indicates lodge and apartment units in the same building
- ∞ indicates lodge and apartment buildings co-located on the same property

The number of units in the apartment is in brackets after the name.

### Southeast Edmonton

**Sakaw Terrace (10) ≈**  
5815 Mill Woods Road South  
Edmonton, AB T6L 0B1  
Phone: 780.461.2449

# Locations







## Subsidized Apartments

- 1 Ansgar Villa
- 2 Avenwood Corner
- 3 Bateman Manor
- 4 Bethany Senior Citizens Home
- 5 Britannia Gardens
- 6 Buchanan Manor
- 7 Canora Gardens
- 8 Cathedral Close
- 9 Central Manor
- 10 Gateway Manor
- 11 Grace Garden Court
- 12 Groat House
- 13 Highlands Place
- 14 Kiwanis Place
- 15 Knox-Met Manor
- 16 Lauderdale Terrace
- 17 Londonderry Village
- 18 Montgomery Place
- 19 Mountwood
- 20 Pleasantview Place
- 21 Porta Place
- 22 Ritchie Pioneer Place
- 23 Rosslyn Place
- 24 Strathcona Place
- 25 Trinity Hall
- 26 Trinity Lutheran House
- 27 Virginia Park
- 28 Westlawn Courts



## Subsidized Lodges

- 1 Beverly Place
- 2 Kiwanis Place
- 3 McQueen Place
- 4 Meadowlark Place
- 5 Ottewell Place
- 6 Pleasantview Place
- 7 Queen Alexandra Place
- 8 Rosslyn Place
- 9 Sakaw Terrace
- 10 Virginia Park



## Affordable Apartments

- 1 Ottewell Terrace
- 2 Rosslyn Terrace
- 3 Sakaw Terrace



## Affordable Lodges

- 1 Sakaw Terrace



# Eligibility

## Income

Each year, GEF reviews rental rates and calculates subsidized rent based on the Alberta government's annual threshold limits.

To be eligible for subsidized housing in our self-contained apartments, your total gross annual income from line 15000 of your most-recent Notice of Assessment cannot be over the income threshold. Eligibility is always based on your previous tax year's reported income, and not your current year's income.

## Age

If you are single, you must be 65 before you can apply for housing with GEF.

For couples, one person must be 65 and the other person needs to be at least 60 years of age before they can apply for housing.

## Reference Requirement

To be eligible for GEF housing, the applicant must provide consent for a housing reference from his or her previous landlord, where applicable.

## Citizenship

To be eligible for GEF housing, applicants must be a Canadian Citizen, landed immigrant (also known as a permanent resident), refugee sponsored by the Government of Canada, or individuals who have applied for refugee or immigration status and for whom private sponsorship has broken down.

Individuals with a permanent resident card who are privately sponsored are still required to satisfy the terms of the sponsorship agreement before applying for social housing.

## Functional Independence

Functional independence is the physical, mental and emotional ability to look after your own daily personal needs and be able to interact socially and appropriately with other residents. Each senior in a GEF building lives in their own self-contained unit, but it is expected that you are able to:

- Maintain your own unit in a tidy condition, unless you live in the lodge and have housekeeping do the weekly cleaning
- Live amicably with fellow residents and staff
- Abide by the terms of the lease agreement you sign with GEF
- Manage your own personal medications, either on your own or with home care support
- Maintain appropriate personal hygiene
- Get around the building and to and from the dining room for meals, with or without the assistance of an aid to daily living such as a cane, walker or wheelchair.



# Frequently Asked Questions

## How long is the wait?

If you have a high need for housing and services and you are flexible about where you live, your wait time may be lower. If you are only interested in a specific location where there are only a few vacancies per year, you may be waiting longer.

Please note that GEF does not provide emergency or interim housing.

## Do I need to have a medical assessment or a doctor's note?

No, GEF does not require a medical assessment. Our self-contained apartment units are classified as independent living, and our lodges are classified as supportive living.

## Do you have health care?

No, GEF does not employ any medical or care staff.

Many seniors living at GEF receive home care either from Alberta Health Services (AHS) or an AHS-contracted home care service provider, and you would be welcome to arrange for this service on your own.

## Are pets allowed?

GEF welcomes applications for small pets at all of our sites. Please note that not all units in all of our buildings are able to accommodate pets, so you may have to wait longer to move into a pet-friendly unit.

Our Pet Policy Questions and Answers handout has more information and frequently-asked questions.

## Do you do income and asset testing?

We verify your income for all of our housing programs, taking line 15000 of your most-recent Notice of Assessment, to calculate your rent. We also verify assets to calculate your priority level for housing need in our Subsidized Apartments program.

## How big are the units?

Depending on the building, most of the units range from the following sizes:

One Bedroom Apartments: 300 - 650 sq. ft.  
Two Bedroom Apartments: 725 - 800 sq. ft.  
Lodges: 180 - 400 sq. ft.

Please contact the location of your choice directly for square footage information.

## Is smoking permitted?

GEF has a Clean Air Initiative that makes the majority of GEF apartments smoke-free. Smoking is only permitted in designated outdoor smoking areas for most apartments.

## What other seniors' housing is available?

If you are not eligible for housing at GEF, contact SAGE (Seniors Association of Greater Edmonton) at 780-423-5510 or visit [www.mysage.ca](http://www.mysage.ca) for the Directory of Senior Services. ASCHA (Alberta Seniors & Community Housing Association) also has a seniors housing directory at [www.ascha.com](http://www.ascha.com).

**Answers to other Frequently Asked Questions can be found on our website at [housing.gef.org/faq/](http://housing.gef.org/faq/)**



**Central Services**  
14220-109 Avenue  
Edmonton, AB T5N 4B3  
Phone: 780.482.6561  
Email: [housing@gef.org](mailto:housing@gef.org)

[gef.org](http://gef.org)

# Subsidized Housing Rate Sheet



	Subsidized Apartments	Subsidized Lodges
<b>Maximum Annual Income Threshold</b>	Bachelor: \$37,000 1 Bedroom: \$44,000 2 Bedroom: \$54,000	No income cap
<b>Rent</b>	30% of your gross monthly income	30% of your gross monthly income
<b>Support Services</b>	N/A	Single: \$925/mo Couple: \$1,625/mo
<b>Electricity</b>	\$50/mo	Included
<b>Tenant Insurance</b>	<b>Tenant insurance is strongly recommended and available through your own provider.</b>	
<b>Optional Fees</b>	Laundry: \$1.75/load Parking: Above ground: \$40/mo Limited underground: \$80/mo Limited scooter: \$10/mo Cable TV: \$34/mo Pet: \$20/mo	Laundry: \$1.75/load Parking: Above ground: \$40/mo Limited underground: \$80/mo & \$120/mo Limited scooter: \$10/mo Cable TV: \$34/mo Pet: \$20/mo



**All fees are subject to annual review. Rates as of July 1, 2023**

06.14.23