

Housing Information Brochure



Apartment and Lodge Units
for Low to Moderate-Income Seniors



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 co-applicants in some of our buildings.

Rent

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

What's Included

Heat, water, and garbage removal.

Additional and Optional Fees

There are additional fees for power, affordable laundry facilities, cable TV (optional), and parking (optional).

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

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

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

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

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 Road
Edmonton, AB T5N 3Z4
Phone: 780.455.9374

Kiwanis Place (101) ≈

10330 - 120 Street
Edmonton, AB T5K 2A6
Phone: 780.488.4205

Mountwood (51)

11512 - 128 Street
Edmonton, AB T5M 3Y5
Phone: 780.454.7168

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 (227)

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

Subsidized Lodges

Description

Single and double-room accommodation with a private bathroom, single bed, night table, and dresser 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 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 and Optional Fees

These 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

Central Edmonton

Kiwanis Place (205) ≈

10330 - 120 Street
Edmonton, AB T5K 2A6
Phone: 780.488.4205

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



Affordable Apartments

Description

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

Rent

Rent is a flat rate. Income criteria is required for Subsidized Affordable Apartment units. However, for Affordable Apartment units in Sakaw Terrace, income criteria is not required.

What's Included

Heat, water, and garbage removal.

Additional and Optional Fees

There are additional fees for power, affordable laundry facilities, cable TV (optional), and parking (optional).

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

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

Tegler Terrace (83)
9918 - 149 Street
Edmonton, AB T5P 1N9
Phone: 780.481.2929

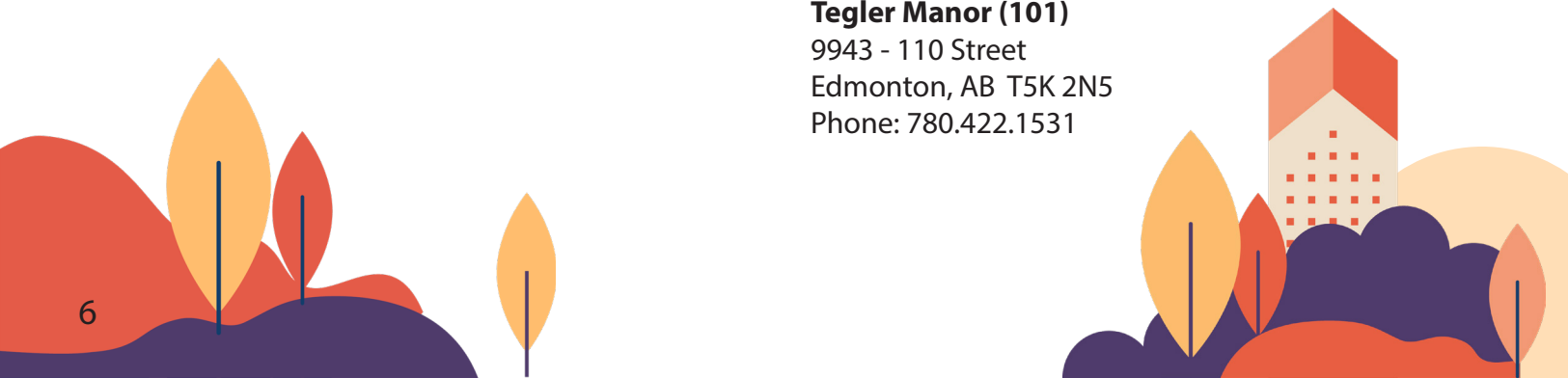
Central Edmonton

Tegler Manor (101)
9943 - 110 Street
Edmonton, AB T5K 2N5
Phone: 780.422.1531

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





Affordable Lodges

Description

Single and double-room accommodation with a private bathroom, single bed, night table, and dresser 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 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 and Optional Fees

These include affordable laundry facilities, cable TV, and parking.

Tenant insurance is strongly recommended and available through your own provider.

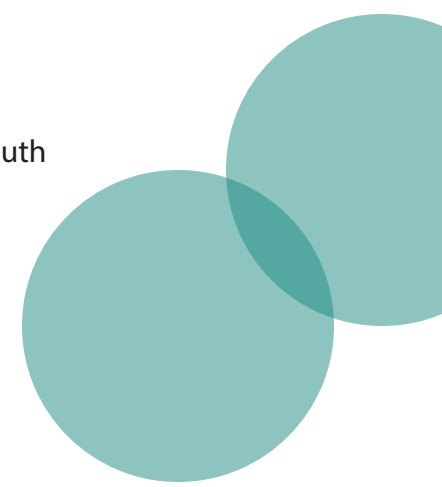
Locations

- ≈ Indicates lodge and apartment units in the same building
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The number of units in the apartment is in brackets after the name.

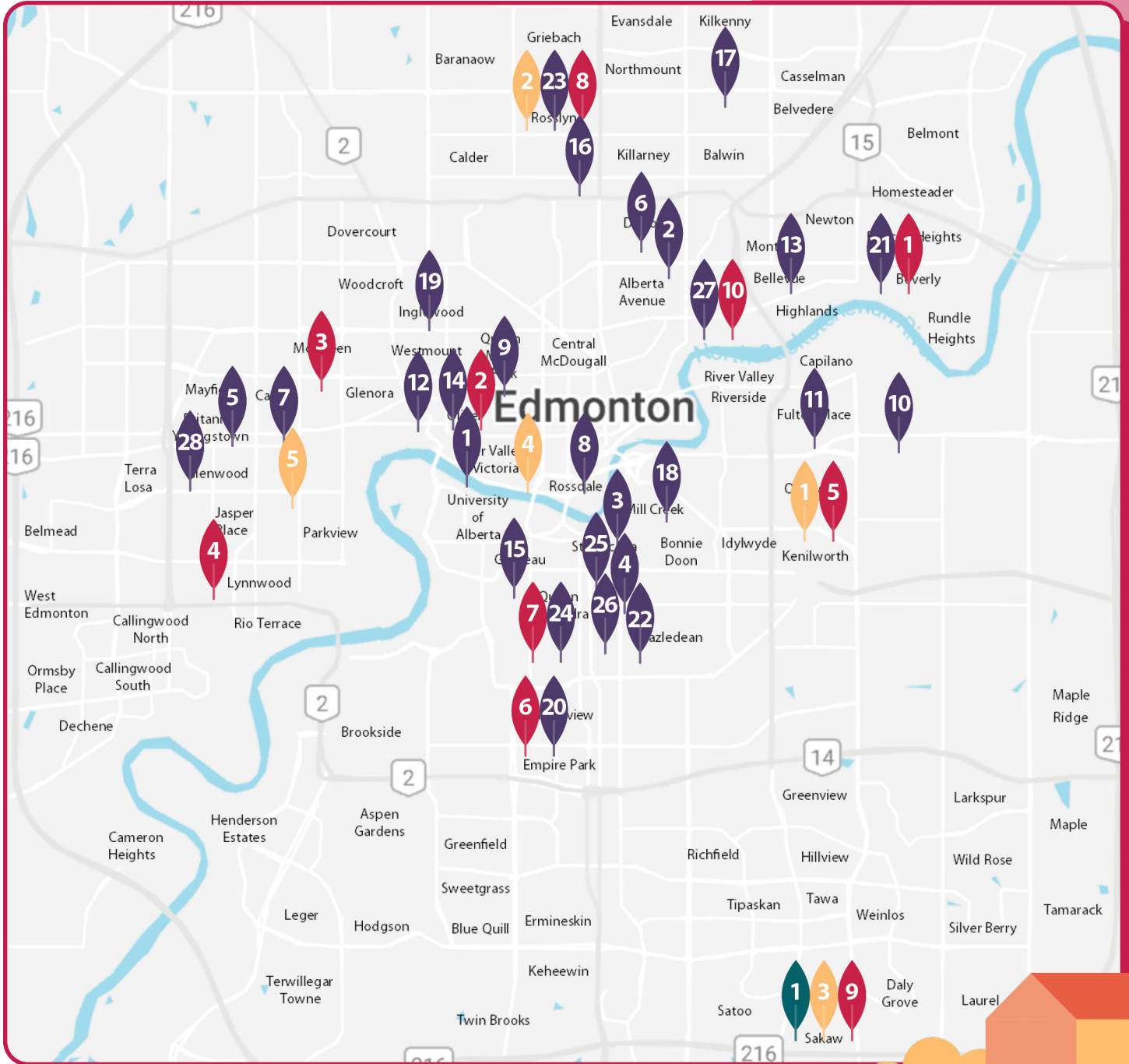
Southeast Edmonton

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



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

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. Highland 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
4. Tegler Manor
5. Tegler 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 (NOA) 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 years of age before you can apply for housing with GEF.

For co-applicants, 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 may be asked to provide consent for a housing reference from their 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 individual who has 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 clean and tidy condition (Lodge services provide support with weekly housekeeping).
- 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.
- Safely navigate the building, including 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. You would be welcome to arrange for this service on your own.

Are pets allowed?

GEF welcomes applications for some small pets at all of our sites. Please note that not all units in 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.

What information will I need to provide?

You will need to ensure that GEF has a copy of your most up to date Notice of Assessment (NOA).

You will want to ensure that you have applied for, or are receiving, all of your eligible seniors benefits, such as Canadian Pension Plan (CPP), Old Age Security (OAS), Guaranteed Income Supplement (GIS), and/or Alberta's Seniors Benefit (ASB).

If you are applying for the Lodge program, you will also need to provide your Alberta Health Care Number.

How big are the units?

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

- Bachelor: 325 - 440 sq. ft.
- One-Bedroom Apartment: 375 - 765 sq. ft.
- Two-Bedroom Apartment: 500 - 915 sq. ft.
- Single Lodge: 185 - 409 sq. ft.
- Double Lodge: 254 - 490 sq. ft.

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?

You can contact:

- SAGE Seniors Association at 780-423-5510 or visit www.mysage.ca for the Directory of Senior Services.
- ASCHA (Alberta Seniors & Community Housing Association) for their seniors housing directory at www.ascha.com.
- Edmonton's 211 Seniors Information Line at 211 with question about resources and supports for seniors.

Answers to other Frequently Asked Questions can be found on our website at housing.gef.org/faq/



 **Seniors
Housing**

Central Services
14220-109 Avenue
Edmonton, AB T5N 4B3
Phone: 780.482.6561
Email: housing@gef.org
gef.org

Subsidized Housing Rate Sheet



	Subsidized Apartment	Subsidized Lodge
Maximum Annual Income Threshold	Bachelor: \$46,000.00 1 Bedroom: \$54,000.00 2 Bedroom: \$66,000.00	No income cap
Rent	30% of your gross monthly income	30% of your gross monthly income
*Support Services	N/A	Single: \$1,000.00/mo. Co-Applicants: \$1,750.00/mo.
**Electricity	\$50.00/mo.	Included
Damage Deposit	\$350.00	\$350.00
Tenant Insurance	Tenant insurance is strongly recommended and available through your own provider.	
**Optional Fees	Laundry: \$1.75/load Parking: Above ground: \$47.75/mo. Under ground: \$95.50/mo. Scooter: \$10.00/mo. Cable TV: \$40.00/mo. Pet: Initial pet fee: \$250.00 Monthly pet fee (cat/dog): \$20.00/mo.	Laundry: \$1.75/load Parking: Above ground: \$47.75/mo. Under ground: Starting at \$95.50/mo. Scooter: \$10.00/mo. Cable TV: \$40.00/mo. Pet: Initial pet fee: \$250.00 Monthly pet fee (cat/dog): \$20.00/mo.

*** Lodges have Support Services, which includes three meals per day plus snacks, weekly housekeeping and linen service, organized activity and wellness programming, and on-site, non-medical staff 24 hours a day.**

**** The service fee rates listed above are GEF's general rates. Be aware, some buildings may have different rates for some services, such as electricity or parking.**

All fees are subject to annual review.

Clients are responsible for managing phone and internet plans through their own service providers.

