



February 15, 2012

Bonnyville area seniors to benefit from improved housing

Edmonton... Bonnyville area seniors will have more comfortable, safe housing with the redevelopment of the Ouimet apartments and renovations to the Bonny Lodge. This \$10 million investment will create an improved environment for lower-income seniors to enjoy an aging-in-place lifestyle so they can remain in their communities close to family and friends.

The project is the first of several investments this year that will go towards updating and replacing aging government-owned housing across the province. In total, the government is investing \$260 million over five years as part of the Long-term Real Estate Strategy for its social housing portfolio.

“Like any responsible homeowner we need to ensure the place we call home is in good condition, suits our current needs and will provide a great place to live for years to come,” said Doug Griffiths, Minister of Municipal Affairs. “As a landlord that is what we are doing for our tenants, ensuring vulnerable Albertans will continue to have a safe and affordable place to live. We have never wavered on our commitment to support this project and are pleased to see it moving forward.”

The funding for the Bonnyville housing supports phase-one of a two phase project which renews both the seniors self-contained apartments and lodge spaces. The project will create more integrated housing to better utilize the land, add units to welcome more seniors, and enhance their mobility and access to services. The project will be carried out in partnership with the Lakeland Lodge and Housing Foundation which manages the Villa Ouimet seniors apartments and the Bonny Lodge on behalf of the government.

“The Lakeland Lodge and Housing Foundation has been working on this seniors housing expansion program for five years, working closely with the provincial government and our local MLA Genia Leskiw’s office,” said Ray Prevost, Board Chair of Lakeland Lodge and Housing Foundation. “The partnerships we have created with our provincial and local counterparts have brought this project to reality and resulted in a great local solution to address our local senior housing needs.”

“This funding reflects our government’s ongoing commitment to address the changing needs of seniors and persons with disabilities,” said George VanderBurg, Minister of Seniors. “This redevelopment will increase their quality of life by keeping partners together in their residence, promote independence and adapting their accommodations and services to meet their changing needs without needing to relocate.”

More projects will be announced in the weeks to come.

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Backgrounder: Alberta’s Social Housing Long-term Real Estate Strategy, Bonnyville Project Details

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Alberta's Social Housing Long-term Real Estate Strategy

Government social housing portfolio & Long-term Real Estate Strategy

- Alberta's social housing is for lower-income Albertans, including families with children, seniors, and individuals with disabilities.
- The government owns, through the Alberta Social Housing Corporation (ASHC) more than 26,000 social housing units. The ASHC portfolio includes 3,716 seniors lodge units, 14,143 seniors apartment units, and 8,714 community housing units. The replacement value of these assets is valued at \$4.2 billion.
- The Long-term Real Estate Strategy takes a province-wide approach that works in partnership with communities.
- Many of the government's social housing buildings are over 30 years old and require renovations, redevelopment or replacement – including many seniors self-contained units and lodge units. As a regular course of business on all social housing properties, funding is provided in operating budgets to conduct routine maintenance and improvements. The regeneration and renewal projects address more significant needs to update existing housing through redevelopment or replacement.
- Projects focus on community-based solutions achieved through partnership with housing management bodies and municipalities, which may involve leveraging partnership assets, such as land.
- The projects will help to illustrate the kind of housing solutions that can create more efficient buildings, increase housing supply, and provide improved accommodations to meet residents' needs. For example, some designs may offer better utilization of a site, increased mobility in units, and common areas, units adaptable to changing needs.
- Projects will be developed in stages so residents can continue to live on site as new housing is built.

Bonnyville Project:

- The Bonnyville project includes redevelopment of the Villa Ouimet apartment complex and the Bonny Lodge to create a more integrated housing development of self-contained apartment-style units which include kitchens, apartment-style units without kitchens where residents can benefit from housekeeping and meal services and fully-supported lodge spaces which together will create an aging-in-place seniors community.
- Redevelopment will achieve better land utilization, add units, provide more convenient access to services and enhance resident mobility through an improved housing design which links units as one complex.
- Plans for phase-one are to demolish three four-unit complexes and build 30 new units, a 22 unit link to the main lodge, as well as modernizing the kitchen and dining areas. When completed, the two-phased project will provide 128 units, compared to the existing 94 units.
- Decisions on funding details for phases two and three are still to be determined.

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Bonny Lodge Redevelopment, Bonnyville AB

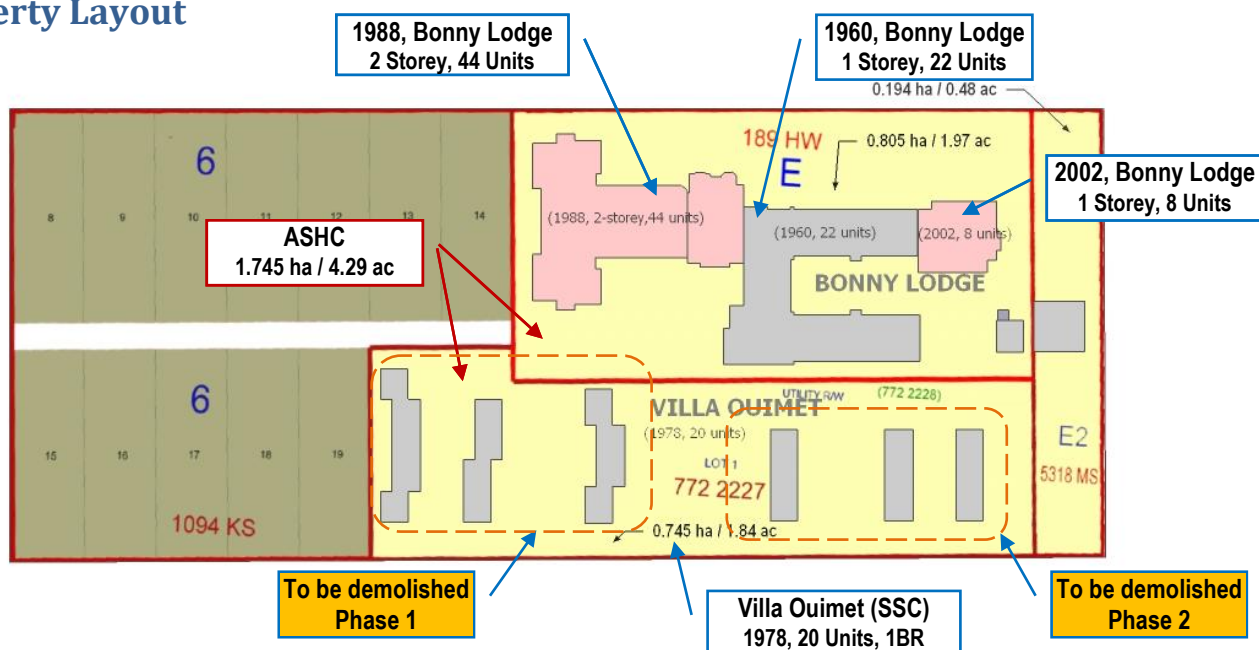
Introduction

Housing Management Body: Lakeland Lodge and Housing Foundation (LLF)
 Location: Bonnyville, AB
 Community: Lakeland
 Owner: ASHC [Plan 7722227; Lot 1]



The proposal is to contemplate redevelopment of the existing Bonny Lodge and Villa Ouimet complex in Bonnyville for increasing the site's density and development of a Master Plan, which would address needs for seniors' lodge and affordable housing in the immediate and long term future for Bonnyville and surrounding area.

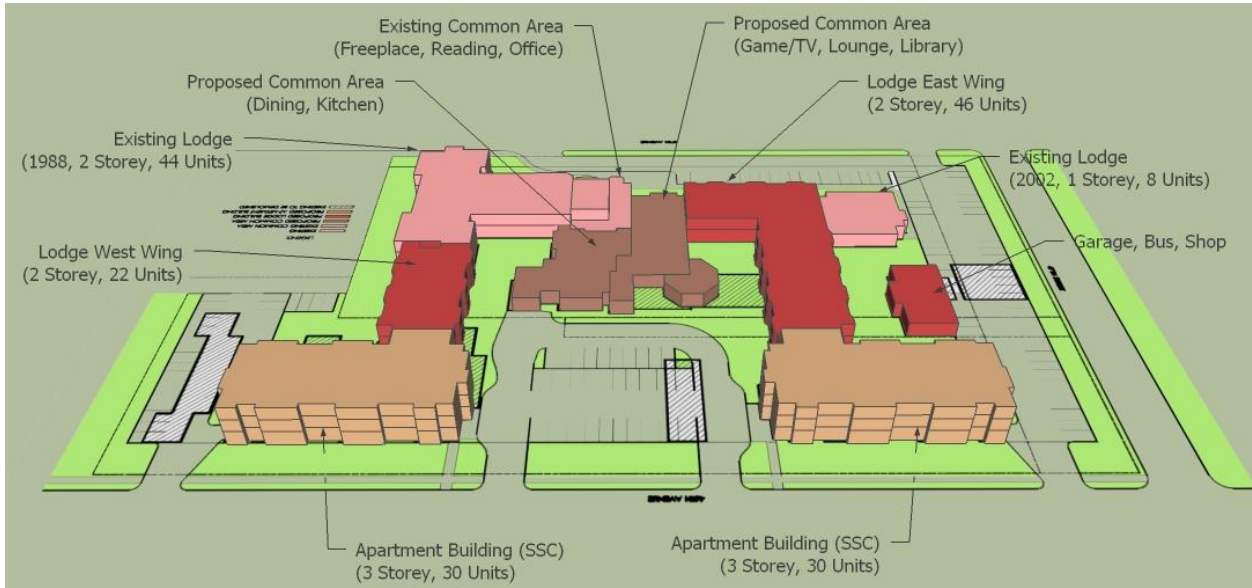
Property Layout



Property Overview

Description	Bonny Lodge 74 Units	Villa Ouimet cottages (SSC) 20 Units, 1BR
Land:		
Plan:	Plan 189WH; Block E / Plan 5318MC; Lot E2	Plan 7722227; Lot 1
Area:	1 ha / 2.45 ac	0.745 ha / 1.84 ac / Total: 1.745 ha / 4.29 ac
Address:	4712 - 47 Av, Bonnyville, AB T9N 2E7	4701 - 46 Avenue
Building:	<i>(Single Storey Building 1)</i>	<i>(Single Storey Buildings 1-6)</i>
Built:	1990 (1960, 1988, 2002)	1978
Type of Building:	Lodge	SSC
Building Size:	4,310.00 m ²	1,194.75 m ²
Living Area		1,130 m ² / 12,160 ft ²
Units:	74 (Lodge)	20 (one-bedroom Suite) / Total: 94 Units
Replacement Value	\$15,300,000.00	\$2,817,000

Project Introduction



Project Sizing

Project (10 to 15 Year Plan)							
Description	Phase 1 52 Units		Phase 2 (5 year plan) 76 Units		Total 128 Units		
	Units	Area	Units	Area	Units	Area	
Total Land Area:						200,521 sq ft	
Total Floor Area:		45,510 sq ft		66,488 sq ft		111,998 sq ft	
Lodge	22	8,140 sq ft	46	17,020 sq ft	68	25,160 sq ft	
One-Bedroom (SSC)	25	14,025 sq ft	25	14,025 sq ft	50	28,050 sq ft	
Two-Bedroom (SSC)	5	4,090 sq ft	5	4,090 sq ft	10	8,180 sq ft	
Total Living Area:	52	26,255 sq ft	76	35,135 sq ft	128	61,390 sq ft	
Common Area:		10,507 sq ft		18,977 sq ft		29,484 sq ft	
Parking Stalls Required	56		90		147		
Tenants	45		78		123		
Visitors	8		10		18		

Notes:

Total lodge room number would increase to 120 (from existing 74 rooms) providing a net **gain of 46 lodge rooms**.

Phase 1 – Includes New Constructions on a **Lodge West Wing** building, a West Wing **Apartment building** and a **Core Amenity building**; Renovations on building connections, **56 parking stalls** and the landscaping;

Phase 2 – Includes New Construction on a **Lodge East Wing** building, an East Wing **Apartment building**, the rest of the **Core Amenity building**, and a **Garage & Shop** building; **90 parking stalls** and the landscaping.