



CITY OF ST. ALBERT ADMINISTRATIVE BACKGROUNDER

TITLE: HOMELAND FOUNDATION'S PROPOSED ST. ALBERT PROJECT

On July 4, 2017 Councillor Brodhead provided notice in accordance with Section 23 of Procedure Bylaw 22/2016 that he intended to bring forward the proposed motion below.

In order for Council to debate the motion, the motion must be formally moved.

PROPOSED MOTION:

That the Mayor, on behalf of Council, write the Minister of Seniors and Housing, stating our community's support for the Homeland Foundation's proposed St. Albert project for a seniors lodge, seniors continuing care and seniors affordable housing.

BACKGROUND:

The Homeland Foundation has submitted a funding request to Alberta Seniors and Housing for a 196-unit community housing project including supportive living lodge units. The proposed cost is estimated at \$61.9 million including land.

The project would consist of the following components:

- 80 lodge units providing 3 meals/day.
 - 20 units designated for supportive living levels of care (SL3, SL4).
 - 20 units designated for dementia care (SL4D).
 - 40 units for independent seniors.
- 116 community affordable housing units for a mix of tenants including seniors, persons with special needs, and families. Proposed units include a combination of one, two, and three-bedroom apartments.
- Dining, kitchen, and recreation facility areas.

The proposal includes several pro-forma options for the community housing mix, including a portion of market rentals, affordable units at 80% of market rent, and rent-geared-to-income units, limiting housing costs to 30% of the tenant's income.

Homeland Housing has included the cost of serviced land in the proposal at an estimated price of \$6.5 million. The conceptual design includes 2.42 ha (6 acres) of land, and would result in a density of 81 units/ha. This development could be

accommodated within the R3A district, which permits densities between 35 to 94 du/ha. Additional density could be achieved on an R4 site.

The supportive living component of the project would be operated through a partnership with Alberta Health Services (AHS). AHS controls access to supportive living spaces through a centralized entry system. To gain admission, individuals are required to be assessed by AHS to determine the appropriate level of care needed. Placement is based available spaces within the health region for the care level.

Supportive living units would include assistance for scheduled and unscheduled health care needs and assistance with daily living. Health care aids and professional nursing care would be available on site 24 hours a day for supportive living clients.

In comparison, on July 6, 2017, the Province announced a \$32.4 million funding commitment to the Heartland Foundation for 144 lodge units. Strathcona County contributed 2.2 ha of land for the development.

Report Date: August 21, 2017

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Committee/Department: Infrastructure and Development Services

General Manager: Glenn Tompolski

City Manager: Kevin Scoble