

## **Golden Homes Holyrood Regeneration - Development Details**

### **Background**

GEF Seniors Housing (GEF) is a leader in friendly, affordable and secure housing and services for seniors in Edmonton. GEF manages over 3,800 units of affordable housing for seniors.

GEF's mission is supported by their core values of respect, integrity, wellbeing and accountability. GEF also has a foundation of dedication and commitment to positively contribute to the quality of life for each of the more than 3,600 seniors they serve. Two-thirds of the seniors they support live in self-contained apartments, and one-third live in lodge accommodation. GEF has well-established activities programming for the lodge residents and is committed to positively contributing to the tenants' quality of life in their apartment units.

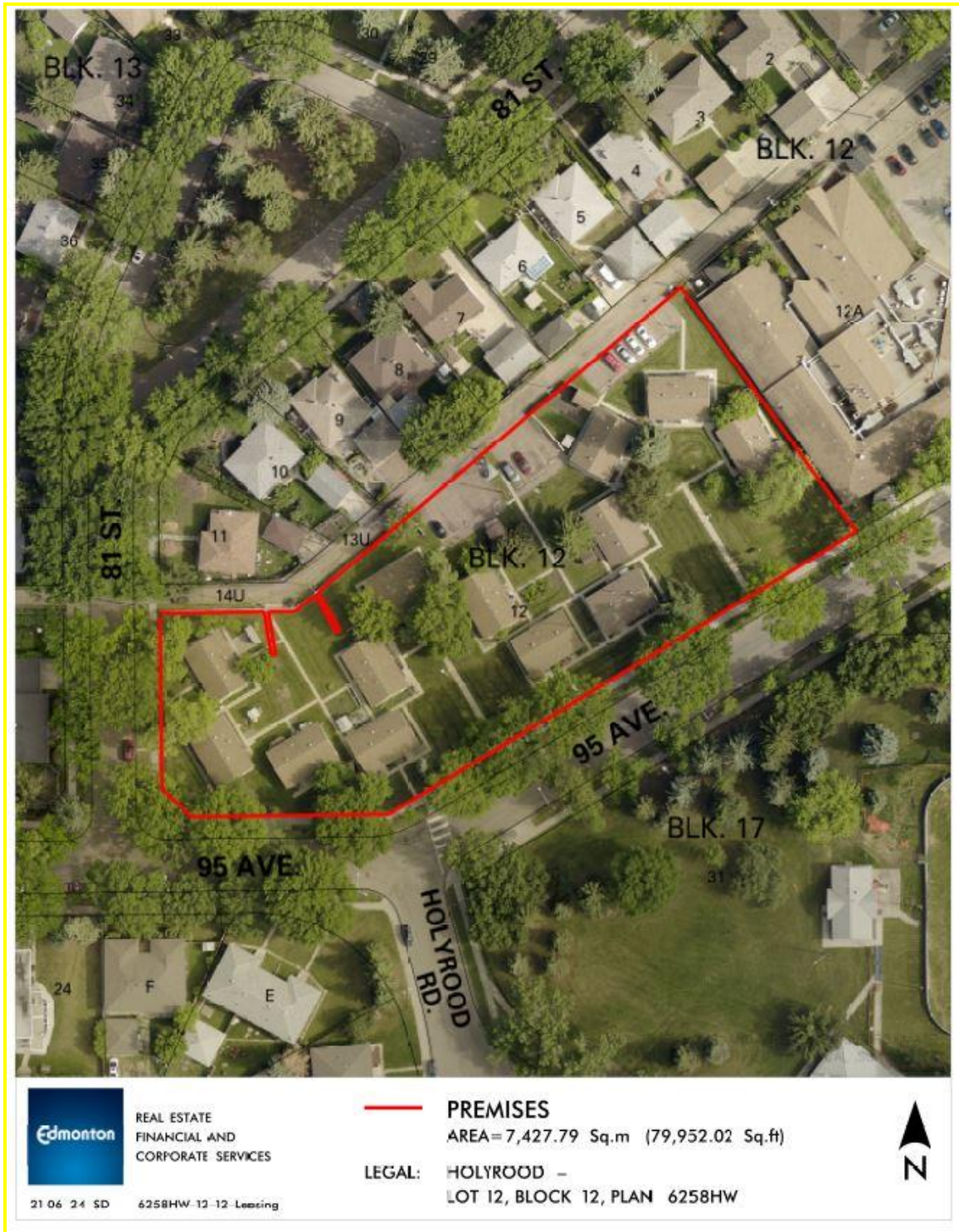
### **Location**

The existing Golden Homes consist of 13 semi-detached houses located at 8016 to 8058- 95 Ave and 9503 to 9509 -81 ST. The subject property is currently zoned Semi-detached Residential (RF4) Zone.

### **Project**

The regenerated development is currently in a preliminary design stage and is engaging the community. The building design will be informed by community feedback, while the number of units created will depend on available funding received through the Rapid Housing Initiative, the CMHC Co-Investment Fund, the FCM Green Municipal Fund or a combination thereof. It is estimated the development will have between 40 to 60 units. The target market for the development will be individuals aged 65 and over, and will incorporate indoor and outdoor amenity areas for activities and socialization. This redevelopment initiative will also increase the number of affordable senior housing units at this location.

To accommodate the proposed development, a rezoning application is required to change the zone from Semi-detached Residential (RF4) Zone to Low Rise Apartment (RA7) Zone. The rezoning application has been initiated.



### Relocation Plan

GEF will provide all existing Golden Homes residents with one year's notice and relocate residents to another GEF community for the build duration. These

residents will also have the first choice for the units when the new homes are ready.

### **Community Engagement**

GEF is planning the first community consultation on July 21, 2021. They will look forward to gaining more insights from the neighbours and learning what is important to them about the redevelopment. Design work will begin soon after when GEF combines what they heard at the community consultation with their requirements to create safe and accessible seniors housing. They will also be using some of the insights they learned from the Lauderdale Terrace project and including amenities that will positively impact their tenants' quality of life. This includes comfortable seating for coffee, a kitchenette, exercise equipment and a TV in the common area, balconies, patio areas, flower boxes, BBQs and electrical outlets outside for things like Christmas decorations. GEF will also investigate covered parking, in-unit laundry, apartment-sized dishwashers and plenty of storage spaces, as these were identified in the Lauderdale project. GEF will develop a Good Neighbour Plan to be shared with the Holyrood Community League.

### **Estimated Completion Date**

GEF has applied for a rezoning application to accommodate the proposed use. A public hearing date has not been set for the file. GEF hopes to break ground on the development in Spring of 2022 and open the new Golden Homes in 2023.