

Ministerial Order No. H:024/20



AR49856

August 17, 2020

Ms. Jacquie Eales
Board Chair
GEF Seniors Housing
14220 – 109 Avenue NW
Edmonton AB T5N 4B3

Dear Ms. Eales:

I am pleased to provide you with the enclosed Ministerial Order No. H:024/20, amending the Appendix and Schedule "A" of GEF Seniors Housing's establishing Ministerial Order No. H:158/95.

The amended Appendix and Schedule "A" reflect the organization's name change to GEF Seniors Housing.

If you have any questions, please contact Ms. Lydia Chin, Housing Advisor, Housing Division, Seniors and Housing, by telephone at 780-422-8258, or by email at lydia.chin@gov.ab.ca.

Sincerely,

Josephine Pon
Minister of Seniors and Housing

Enclosure

cc: Raymond Swonek, Chief Administrative Officer
GEF Seniors Housing

404 Legislature Building, 10800 - 97 Avenue, Edmonton, Alberta T5K 2B6 Canada Telephone 780-415-9550 Fax 780-415-9411
Unit 106, 8220 Centre Street NE, Calgary, Alberta T3K 1J7 Canada Telephone 403-215-7710 Fax 403-216-5410

Printed on recycled paper




MINISTERIAL ORDER NO. H:024/20
DEPARTMENT OF SENIORS AND HOUSING
PROVINCE OF ALBERTA
ALBERTA HOUSING ACT
GEF SENIORS HOUSING

I, Josephine Pon, Minister of Seniors and Housing, pursuant to section 5 of the *Alberta Housing Act*, make the following order:

1. Ministerial Order No. H:158/95, as amended, establishing the **Greater Edmonton Foundation** as a management body, is amended as follows:
 - a) by changing the name of the Greater Edmonton Foundation to GEF Seniors Housing.
 - b) by replacing the Appendix attached to Ministerial Order No. H:158/95 with the attached Appendix, dated August 1, 2020.
 - c) by replacing the Schedule "A" attached to Ministerial Order No. H:158/95 with the attached Schedule "A," dated August 1, 2020.
2. This Ministerial Order comes into effect on the date it is signed by the Minister.

Dated at Edmonton, Alberta the 17 day of August, 2020.



Josephine Pon
Minister of Seniors and Housing

404 Legislature Building, 10800 - 97 Avenue, Edmonton, Alberta T5K 2B6 Canada Telephone 780-415-9550 Fax 780-415-9411
Unit 106, 8220 Centre Street NE, Calgary, Alberta T3K 1J7 Canada Telephone 403-215-7710 Fax 403-216-5410

Printed on recycled paper

APPENDIX

GEF Seniors Housing

1. **GEF Seniors Housing** (hereafter referred to as the "management body") is hereby established as a management body.
2. The **City of Edmonton** is the only member of the management body.
3. (1) The management body shall be governed by a board (hereafter referred to as the "board"), comprised of a maximum of nine (9) members appointed by the Council of the City of Edmonton ("City Council") and in accordance with subsection (2).
 - (2) The board shall be appointed as follows:
 - (a) For the purposes of appointing members of the board, the City Council shall determine the method of appointment.
 - (b) Members of the board will be appointed for terms of up to three years.
 - (c) Members of the board may hold consecutive terms of office as long as their aggregate years of service do not exceed a maximum of six (6) years.
 - (d) If the office of a board member is vacated, the City Council shall appoint, on the vacancy occurring or as soon as possible thereafter, another individual as a member of the board to complete the term of a vacating member.
 - (e) The chairperson, vice-chairperson and any other officers of the board, that the board determines are necessary shall be appointed from among the board members in the manner and at the times the board determines appropriate.
 - (f) The term of office for the chairperson, vice-chairperson or any other officers of the board shall be for a one (1) year term.
 - (g) Subject to Clause (2)(c), the chairperson, vice-chairperson and any other officers of the board may hold consecutive terms of office as long as each officer is a member of the board.
 - (h) Each member of the board is entitled, at meetings of the Board, to participate in all matters arising from the policies, program, operation and administration of the management body, except where otherwise provided under the Act and its Regulations.
 - (3) The board is a continuing body.
 - (4) The board shall provide the Deputy Minister and the City Manager of the City of Edmonton with the name of its chairperson and vice-chairperson as soon as possible on selection, and shall notify the Deputy Minister and the City Manager of any change of chairperson and vice-chairperson.
4. The board shall:
 - (a) designate the offices of the management body, and
 - (b) immediately notify the Deputy Minister and the City Manager of the City of Edmonton of the location of its primary place of business in Alberta and any other offices, the management body's address for service and any change in the location of such offices or address for service.
5. Notwithstanding any prior agreements between the Provincial Crown and the City Council respecting the operations of GEF Seniors Housing:

August 1, 2020

- (1) Within 30 days of GEF Seniors Housing's establishment as a management body and, thereafter, at least 90 days prior to the end of every following 3-fiscal-year period, the board shall provide the City Manager of the City of Edmonton with a copy of GEF Seniors Housing's 3-fiscal-year business plan as required under Sections 16(1) and 16(2) of the Management Body Operation and Administration Regulation of the *Alberta Housing Act* for submission to City Council for its approval.
 - (2) That, at least 90 days before January 1st of the next fiscal year, the board shall adopt an Operating Budget for that fiscal year and submit a copy to the City Manager of the City of Edmonton for submission to City Council for its approval. The Operating Budget shall include an estimate of the following items for the lodge accommodation which GEF Seniors Housing intends to requisition the City of Edmonton for operating deficit funds:
 - (a) the amount needed to cover the lodge accommodation operating expenses, including administration;
 - (b) the amount needed to pay the costs of any borrowing to acquire, construct, or improve capital property;
 - (c) any amounts to be transferred to reserves;
 - (d) the amount of rent and all other payments received from tenants;
 - (e) the amount of Lodge Assistance Program grant funds and any other operating funds or program funds to be provided by the Province;
 - (f) the amount of surplus funds;
 - (g) the amount of operating deficit funds to be requisitioned from the City Council; and
 - (h) any other operating budget information requested by the City Manager of the City of Edmonton or City Council acting reasonably.
 - (3) That at least 90 days before January 1st of the next fiscal year, the board shall adopt a Capital Budget for that fiscal year and submit a copy to the City Manager of the City of Edmonton for submission to City Council for its approval. The Capital Budget shall include an estimate of the following items for the Lodge Accommodation which GEF Seniors Housing intends to requisition the City for capital or capital debt payment funds:
 - (a) the amounts needed to acquire, construct, or improve capital property, and a detailed breakdown of the proposed expenditures;
 - (b) any amounts to be transferred to reserves;
 - (c) the amount of funds to be requisitioned from the City of Edmonton to pay the costs referred to in (a) above and the amount of funds to be provided from other sources; and
 - (d) any other capital budget information requested by the Office of the City Manager of the City of Edmonton or City Council, acting reasonably.
6. (1) Within 60 days of the receipt of the Operating and Capital Budgets submitted under Sections 5(2) and 5(3), City Council shall approve the Operating and Capital Budgets as submitted or shall advise the board of those items for which revisions are necessary.

August 1, 2020

- (2) The board shall prepare and submit to the City Council for approval a revised budget within the time specified by City Council.
- 7. The board may amend an approved operating or capital budget, such amendments to be effective only upon approval of City Council.
- 8. The board or its designate may only initiate or pay an expenditure that is included within an Operating or Capital Budget approved by City Council, unless the same is an emergency expenditure otherwise approved by City Council or its designate either before or after the same is paid.
- 9. The management body, for the purposes of providing lodge accommodation, may requisition the City as directed under Section 7(1) of the Act and subject to Sections 5, 6 and 7 of the Appendix to this Ministerial Order.
- 10. The management body is responsible for the operation and administration of the housing accommodation listed in Schedule "A".
- 11. In addition to the housing accommodation operated under Section 10, the management body:
 - (a) may operate Rent Supplement housing accommodation as designations are allocated to the management body by the Minister under the Rent Supplement Regulation.
- 12. For the purposes of the Act, the management body has and is subject to the powers, functions, or duties as provided in the following Regulations and amendments thereto:
 - (a) Management Body Operation and Administration Regulation;
 - (b) Social Housing Accommodation Regulation;
 - (c) Housing Accommodation Tenancies Regulation;
 - (d) Lodge Assistance Program Regulation; and
 - (e) Rent Supplement Regulation.
- 13. For the purposes of the Act, the management body's reporting date is 90 days from the effective date of this Order.

August 1, 2020

Schedule "A"
GEF Seniors Housing
Housing Accommodation

Accommodation Type	Site Name	AHISProject Id	Land Owner	Legal Description			LINC	Building Owner	Municipal Address	No. Of Units	
				Meridian	Plan	Block	Lot				
Cottage Units											
	Kiwanis Place	112527562015	ASHC	3374RS		20	44A	0016586415	ASHC	10330 - 120 Street NW Edmonton	121
Seniors Lodge											
	Beverly Lodge	112527512044	ASHC	558KS		3	C	0016563654	ASHC	4410 - 117 Avenue NW Edmonton	73
	Kiwanis Place Lodge	112527510209	ASHC	3374RS		20	44A	0016586415	ASHC	10330 - 120 Street NW Edmonton	206
	McQueen Place Lodge	112527510139	Housing Provider	1362 MC		14	13	0015748354	Housing Provider	10910 - 142 Street NW Edmonton	120
	Meadowlark Lodge	112527510143	Housing Provider	7620133		1	D	0014902522	Housing Provider	8609 - 161 Street NW Edmonton	58
	Ottewill Manor	112527512225	Housing Provider	4305 MC		46	35	951000006	Housing Provider	6675 92 Avenue NW Edmonton	38
	Ottewill Place Lodge	112527510141	Housing Provider	4305MC		46	35	0016848319	Housing Provider	6207 - 92 Avenue NW Edmonton	124
	Pleasantview Place Lodge	112527510259									59

August 1, 2020
Classification: Protected A

Schedule "A"
GEF Seniors Housing
Housing Accommodation

Accommodation Type	Site Name	AHISProject Id	Land Owner	Legal Description			LINC	Building Owner	Municipal Address	No. Of Units	
				Meridian	Plan	Block	Lot				
			ASHC	4722NY		35	17	0016564586	ASHC	5210 - 110 Street NW Edmonton	
	Queen Alexandra Lodge	112527512048	ASHC	6918 ET		1	7	0015946841	ASHC	10825 - 77 Avenue NW Edmonton	58
	Rosslyn Place Lodge	112527512017	Housing Provider	9924364		29	3	0027996891	Housing Provider	10915 - 134 Avenue NW Edmonton	120
	Virginia Park Lodge	112527512068	ASHC	8223123		3	16 A	0011377389	ASHC	11033 - 76 Street NW Edmonton	65
Seniors Self Contained											
	Ansgar Villa	112527552144	ASHC	8022602		20	20A	0012078458	ASHC	10170 - 120 Street NW Edmonton	176
	Averwood Corner	112527552127	ASHC	RN76		10	5	0015283758			65
			ASHC	RN76		10	4, 5	0015283765			
			ASHC	RN76		10	4	0015283773			
			ASHC	RN76		10	3	0015283781			
			ASHC	RN76		10	2	0015287782			
			ASHC	RN76		10	1	0020510187	ASHC	11909 - 88 Street NW Edmonton	
	Bateman Manor	112527552086	ASHC	RN27		122	9	0015451735	ASHC	9923 - 90 Avenue NW Edmonton	51
			ASHC	RN27		122	10	0015451743			

August 1, 2020
Classification: Protected A

Schedule "A"
GEF Seniors Housing
Housing Accommodation

Accommodation Type		Legal Description							Building Owner	Municipal Address	No. Of Units
Site Name	AHISProject Id	Land Owner	Meridian	Plan	Block	Lot	LINC				
		ASHC	RN27		122	12-13	0015451768				
		ASHC	RN27		122	14	0015478373				
		ASHC	RN27		122	11-12	0015496797				
Britannia Gardens	112527552180	ASHC	1924AM		2	9	0016588932			65	
		ASHC	1924AM		2	7	0016588965				
		ASHC	1924AM		2	5	0016589591	ASHC	10142 - 157 Street NW	Edmonton	
		ASHC	1924AM		2	6	0016589617				
		ASHC	1924AM		2	8	0020159232				
Buchanan Manor	112527550054	ASHC	RN76		22	19-20	0015282981	ASHC	8804 - 121 Avenue NW	Edmonton	23
Canora Gardens	112527550279	Municipality	2111S		42		0014106090	ASHC	10160 - 151 Street NW	Edmonton	98
Cathedral Close	112527550018	ASHC	B		2	71-74	0013845145	ASHC	10039 - 103 Street NW	Edmonton	153
Gateway Manor	112527552136	ASHC	8021313		80	94	0012297164	ASHC	4215 - 102 Avenue NW	Edmonton	36
Grace Garden Court	112527552050	ASHC	7723068		20	17A	0014013296	ASHC	6303 - 104 Avenue NW	Edmonton	35
Groat House	112527552092									51	

August 1, 2020
Classification: Protected A

Page 3 of 5

Schedule "A"
GEF Seniors Housing
Housing Accommodation

Accommodation Type		Legal Description							Building Owner	Municipal Address	No. Of Units
Site Name	AHISProject Id	Land Owner	Meridian	Plan	Block	Lot	LINC				
		ASHC	7920282		51	18	0012991386	ASHC	12627 Stony Plain Road NW	Edmonton	
Highland Place	112527552211	ASHC	4065AE		5	8-12	0024980112	ASHC	6209 - 118 Avenue NW	Edmonton	67
Knox Met Manor	112527552089	ASHC	6345U		143	19-20	0016238454	ASHC	10941 - 83 Avenue NW	Edmonton	79
		ASHC	6345U		143	21-22	0020529706				
		ASHC	6345U		143	22-23	0020529724				
Londondery Village	112527552098	ASHC	8022739		13	66	0012056850	ASHC	13805 - 75 Street NW	Edmonton	118
Montgomery Legion Place	112527552178	ASHC	8120550		10	13	0036341056	ASHC	9420 - 92 Street NW	Edmonton	302
Mountwood	112527552039	ASHC	8622473		C	1-A	0010810034	ASHC	11512 - 128 Street NW	Edmonton	51
Pleasantview Place	112527550259	ASHC	4722NY		35	17	0016564598	ASHC	5210 - 110 Street NW	Edmonton	151
Porta Place	112527552096	ASHC	558KS		3	B	0016588916	ASHC	4436 - 117 Avenue NW	Edmonton	75
Rossllyn Place	112527552077	Housing Provider	9924364		29	4	0027996909	ASHC	10819 - 134 Avenue NW	Edmonton	50

August 1, 2020
Classification: Protected A

Page 4 of 5

Schedule "A"
GEF Seniors Housing
Housing Accommodation

Accommodation Type		Legal Description							Building Owner	Municipal Address	No. Of Units
Site Name	AHISProject Id	Land Owner	Meridian	Plan	Block	Lot	LINC				
Strathcona Place	112527550227	Municipality	7521719	2	9		0014309934	ASHC	7720 - 108 Street NW	Edmonton	231
Trinity Hall	112527552007	ASHC	7102 AK	87	19		0015916471	ASHC	8419 - 102 Street NW	Edmonton	47
Trinity Lutheran House	112527552085	ASHC	117	52	16-17		0015504831				36
		ASHC	117	52	19		0015577514				
		ASHC	117	52	18		0015577522	ASHC	10006 - 80 Avenue NW	Edmonton	
		ASHC	117	52	17		0015577530				
		ASHC	117	52	18&18		0015577548				
		ASHC	117	52	18&19		0024119364				
Virginia Park	112327552179	ASHC	8223123	3	16 A		0011377389	ASHC	11033 - 76 Street NW	Edmonton	140
Westlawn Courts 1	112527552091	ASHC	7920828	G			0012371952	ASHC	9908 - 165 Street NW	Edmonton	100
Westlawn Courts 2	112527552182	ASHC	7920828	G			0012371952	ASHC	9911 - 167 Street NW	Edmonton	99

August 1, 2020
 Classification: Protected A

Page 5 of 5