

FREQUENTLY ASKED QUESTIONS: 55 Plus Housing Project

How does this project fit into the Resort Village of Candle Lake Strategic Plan?

The 55 Plus Housing Project aligns with several of the foundational pillars of the RVCL Strategic Plan.

Economy & Development: The Project will improve quality of life in our community by providing options that meet the housing needs of aging residents.

Recreation & Culture: The Project will contribute to the cultural of our community, creating diversity in housing that celebrates our seniors by providing them with housing options that meet their unique needs.

The Project also supports Council's objective of a healthy community – providing a place where residents can age in place will contribute to that objective.

What was the cost of completing the Housing Needs and Demand Assessment include?

The cost for community engagement, surveys, and preparing the report was \$12,920. The Assessment is part of our community sustainability planning and valuable information beyond only that needed for the 55 Plus Housing Project was attained through the assessment could lead to other housing development in the future.

The Assessment identified more than one potential location for the project. Why was Sunset Way chosen?

Property along Sunset Way was owned by the Village and already subdivided and serviced. It only required rezoning for multiple unit residential development to be ready for a project. The alternative site along the East side of Hwy 265 between Community Grounds and Bayview Drive is also owned by the Village but would require subdivision and servicing. It may be suitable housing development in the future.

Is the Steering Committee still active in this project?

The Steering Committee played a pivotal role in recognizing the need for the 55 Plus Housing Project. They provided valuable ideas and feedback on the potential design and functionality of a seniors' housing development. The committee was instrumental in drafting the Expression of Interest and Request for Proposal documents, which ultimately attracted three interested builders. Among these, a proposal from Zaks/Claystone was submitted, reviewed by the committee, and forwarded to Council along with their comments, fulfilling the task assigned by Council.

While the Zaks/Claystone proposal addresses some housing needs, there are still some unmet needs that have been identified. If the Zaks/Claystone project successfully delivers new housing options for seniors, the Steering Committee could be reconvened to explore additional housing styles to address these remaining needs. Going forward all decisions of Council will be made at a meeting open to the public as required by legislation.

Will the community be involved in decision-making regarding the details of the development?

The Resort Village recognizes that planning for a new housing project in Candle Lake should be informed by the community, and to date, that has happened through the work of the Steering Committee and through the Housing Needs Assessment.

The public will be provided with opportunities to view the project design in more detail as the project renderings are shared with us.

Are the residential units only for rent, or can I purchase a unit?

Zaks/Claystone plans to develop the property exclusively as rental units. This approach ensures the units will remain accessible in the future to meet the housing needs of seniors aged 55 and older.

Do I need to be a resident of the Resort Village to rent a unit?

While the developer will initially market the units locally, the only requirement for tenancy is that renters must be 55 years of age or older.

What will the cost of the units be to rent/purchase?

The development includes one bedroom and two bedroom purpose built long term rental units with single or double garages. One single monthly payment will cover building maintenance, yard care, utilities, and internet. While the final rental rates have yet to be determined, they are expected to range between \$2,500 and \$3,600 per month, depending on the unit.

Will I need to sign a lease to rent a unit?

Yes, the units are designed for long-term rentals, and leases will be required. For preleases, they will allow individuals or couples to join a waiting list without a deposit. Leases will include options for early termination or transfer to other properties operated by the same developer in different locations.

For other questions related to the 55 Plus Housing Project, please contact the Resort Village at (306) 929-2236 or by email at info@candlelake.ca