



## ALMAGUIN MANOR RESIDENCE

### FREQUENTLY ASKED QUESTIONS

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The Almaguin Manor Residence is a project undertaken and initiated by the Village of Burk's Falls in partnership with CGV Builders and the District of Parry Sound Social Services Board. Although construction began early 2019, the Village and CGV have been working on the project since the closure of M.A Wittick Public School was announced in 2017.

The Village along with its partners are pleased to offer Burk's Falls and area residents a newly renovated 32 Unit Seniors accommodation independent living building that will provide housing for a growing senior population. Apart from a coin operated laundry facility and one Social Room the building has been converted entirely to apartments, ensuring financial feasibility. Of the 32 Units, 26 will be "market rent" and 6 Units will be under the management of the District of Parry Sound Social Service Administration Board.

The Manor will be managed on a day to day bases by the Almaguin Manor Residence Management Group, this group will oversee the maintenance and management along with tenant relations after initial occupancy.

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This FAQ's has been prepared to assist interested parties in making decisions on how to best plan for the future with respect to the Almaguin Manor Residence.

1) What does "independent living" mean:

Independent living residential apartments, like the Almaguin Manor Residence are best suited for seniors who do not require specialized medical care (although personal home care services are usually available through third-party providers at the cost of the tenant). The building is equipped with an elevator to service the upper floor and both floors include wheelchair accessible Units.

2) How much is market rent?

One-bedroom units - \$960.00 base rent plus \$120.00 for utilities. Monthly rent will equal \$1,080.00  
Two-bedroom units - \$1,150.00 base rent plus \$120.00 for utilities. Monthly rent will equal \$1,270.00

3) What is included in my total monthly rent?

Base rent includes: The Unit, one parking space, access to the Social Room, access to an in-house coin operated laundry facility, individual climate control Units  
Utilities include: Heat, hydro, municipal water and waste water services.

4) How does the application process work?

Applications for the 26 market rent Units are available during the April 30<sup>th</sup>, 2019 public meeting in hard copy. Soft copies can be downloaded from the Village of Burk's Falls municipal website at [www.burksfalls.net](http://www.burksfalls.net) under the News section or under Community Improvement.



Applications will be accepted beginning May 1<sup>st</sup>, 2019 at 8:00 am at the municipal office for the Village of Burk's Falls, by mail or by fax, all of which are listed on the top portion of the application. Applications will be time and date stamped as to when they are received at the municipal office, this time and date stamp will be used to create a chronological wait list.

Applications will be reviewed by the Almaguin Manor Residence Management Group and the Almaguin Manor Residence Board to confirm all Applicant Eligibility has been met. Applicants will be contacted by a member of either of these groups by the contact information supplied on the application, contact will be made by the end of July. Applicants on a wait list have the right to refuse housing twice, however after the second refusal the applicant will be placed at the bottom of the waitlist.

To apply for one of the six affordable Units managed by the District of Parry Sound Social Services Administration Board, please contact: 1-800-661-3230. The application and the application process of these affordable Units is separate from the Almaguin Manor Residence and is not managed in any way by the Management Group.

5) What is Applicant Eligibility?

The Almaguin Manor Residence is a senior's apartment building; therefore, applicants/tenants must be 60 years of age or older at the time of application OR turning 60 in the year of application. Only applicants that meet these criteria will be deemed eligible for tenancy.

6) What does the Unit come equipped with?

Each Unit comes standard with a fridge and stove. Tenants who chose to purchase apartment size dishwashers or apartment size freezers will be required to pay an additional monthly fee of \$5.00 per appliance. Tenants are responsible for telephone landlines, internet, cable service and/or satellite service as these are not included in the base rent.

7) What is the square foot age of the Units and can a tenant pick which one they would like?

As the Almaguin Manor Residence is a remodel project, not a new build, there are a total of 7 different layout options for one and two-bedroom Units. Since the application process will be a first come first serve basis, provided the applicant meets all Applicant Eligibility, tenants will not have the opportunity to pick which Unit they would like to occupy.

8) When can I move in?

The projected move in date is fall of 2019. The move in date is subject to construction and will be provided to tenants as the project nears completion. Successful applicants will be contacted after the application process to confirm lease agreements and provide a post-dated cheque for the first months rent.

9) How many people can live in the Unit?

The maximum occupancy for a one bed-room Unit is two people, while a two-bedroom Unit is four. All persons living in the Almaguin Manor Residence are required to be 60 years of age or older. If a person is found to be residing within a Unit of the Almaguin Manor Residence that is under the minimum age requirement, that tenant(s) will be subject to Notice to Terminate tenancy.