



CANADA MORTGAGE AND HOUSING CORPORATION

PROJECT PROFILE

Trailview Terrace

Lakefield, Ontario



Seniors in the small rural community of Lakefield, Ontario, have more affordable housing options to help them age in place, with graduated care. Trailview Terrace is owned and managed by Peterborough Housing Corporation (PHC) and was built adjacent to one of the organization's other seniors' housing projects. The new development, which opened in 2009, includes three quadruplex bungalows for independent seniors and a 42-unit apartment building with optional assisted living services.

"Our vision was to provide enhanced services for seniors to age in place and more options for independent living," said Darlene Cook, General Manager

Highlights

Trailview Terrace offers seniors in the small community of Lakefield more affordable housing choices with 12 bungalow units and a 42-unit apartment building with assisted living services. The housing opened in October 2009.

Client group: Seniors

Developer: Peterborough Housing Corporation

Number of units: 54 total – 3 quadruplex bungalows (each with 2 one-bedroom and 2 two-bedroom units) and a 42-unit apartment building

Tenure: Rental

Who was involved? Government of Canada (CMHC), Government of Ontario (Ministry of Municipal Affairs and Housing), Township of Smith-Ennismore-Lakefield, City of Peterborough

and CEO of PHC. "It's a challenge to find affordable rental housing in smaller communities like Lakefield, and the transition to apartment living can be very difficult for people who have been property owners. These new bungalows let active seniors live the dream of having an independent lifestyle."

By clustering the new buildings with two existing seniors' apartment projects, it is cost-effective to provide a full range of support services in this rural village of 16,000 residents.

The Affordable Housing Solution

Trailview Terrace is ideally located two blocks from downtown Lakefield and about 20 minutes away from Peterborough. Emergency services and a fire station are close by. Adjacent to Trailview Terrace are two other seniors' buildings—one with 15 units and one with 28 units—also owned by PHC.

The three new quadruplex bungalows are built slab on grade and have wider doorways for accessibility. The bungalows

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are designed for active seniors who are able to clear their sidewalks and maintain their small yards. Each building has two one-bedroom units and two two-bedroom units, back to back, with their own entrance and front porch. A sidewalk meanders through the property, connecting two parking lots.

The new three-storey apartment building has 42 units and is angled to take advantage of passive solar heat. The majority of the apartments are one-bedroom, with two two-bedroom and three one-bedroom wheelchair-accessible apartments. The building has a large common room and office space for Community Care, Golden Years Club, and a Victoria Order of Nurses (VON) adult day program. Food storage space and a freezer are provided for Meals on Wheels.

All units have low-flow plumbing fixtures, good windows, superior insulation and high efficiency heating systems to help enhance the long-term affordability of the project and resident comfort.

Since March 2012, the VON has been providing assisted living support, with enhanced housekeeping and meal services for up to 30 units. There has been very good take-up on this new program, according to Darlene Cook.

Site conditions posed challenges and construction delays for the project, since the land was considered environmentally sensitive. On account of restrictions on the amount of land that can be paved, the housing covers only 0.6 hectares (1.5 acres) of the 1.6-hectare (4-acre) property.

CMHC Contact

Contact a representative of CMHC's Affordable Housing Centre
www.cmhc.ca/contactahc



A small creek enclosed in a culvert needed to be restored, which required the construction of a wider bridge and enhanced roadwork. City water and sewage were extended to the rural property, and a new service road was created. The Township waived development fees to compensate for the added roadwork costs.

Because of the flood plain, an in-ground cistern was required to collect 770 litres (170 gallons) of runoff. When it was determined that a second cistern was required, Peterborough Housing found a cost-effective solution: to purchase 10 rain barrels instead. The Otonabee Region Conservation Authority donated nearly \$4,000 for native plants.

Trailview Terrace was supported by all levels of government. The project received \$3.5 million in combined federal and provincial funding under the original Canada-Ontario Affordable Housing Program Agreement and \$480,000 through the extended Affordable Housing Program, which received funding through Canada's Economic Action Plan and from the Government of Ontario. The 1.6-hectare parcel of vacant land was donated by the Township of Smith-Ennismore-Lakefield, and the City of Peterborough offered nearly \$400,000 in municipal financial incentives.