



## *General Information Package*

Thank you for your interest in **McClure Place**. This complex offers enriched housing suites for seniors 55 years of age or more. It is designed for residents who are reasonably independent and self-sufficient. McClure Place is a non-profit organization. It offers community, health, dining, and recreation services. Within the tower building there are 108 suites; 74 are Life Interest Lease suites and 34 are Subsidized Rentals.

Attached to McClure Place is **Amy McClure House (AMH)**, which is our Personal Care Home. This home of 21 suites is designed for those who are finding it more difficult to live independently. Staff are available around the clock to provide the extra assistance needed by residents, as well as nursing care three partial days a week. Further information regarding Amy McClure House can be found on the Amy McClure House application.

McClure Place Association Inc. maintains wait lists for admission to McClure Place, both Life Interest Lease and rental suites, and to AMH. To enquire about the wait list, please email your questions to [info@mcclureplace.ca](mailto:info@mcclureplace.ca).

McClure Place does not permit smoking nor pets. Residency will be denied to any applicant who is a smoker. If a deposit has been made, no refund will be provided, and the applicant's name will be moved to the bottom of the wait list. When offered a suite for the second time and the applicant is still a smoker, he or she will be removed from the wait list.

### **Services available within McClure Place include:**

- ❖ Free shuttle bus for planned off-site group activities including grocery shopping trips
- ❖ Exercise equipment
- ❖ Pool and shuffleboard tables
- ❖ Regularly scheduled activities
- ❖ Church services at the attached McClure United Church
- ❖ Maintenance on site
- ❖ Nursing support on site three partial days per week

### **Also available on site for a fee:**

- ❖ Housekeeping
- ❖ Meals – lunch and supper
- ❖ Hairdressing
- ❖ Parking

### **Location:**

We are located close to many services and amenities, including Lakewood Civic Centre, restaurants, gas station, Circle Centre Mall and many other amenities. We are located on or near three bus routes.

McClure Place's **Mission Statement** is: 'Serving seniors in a community of belonging'.

### **Our Core Strategies are:**

- ❖ The availability of safe, dignified and cost-effective living.
- ❖ Access to services that promote healthy living, thereby maintaining physical, mental, social and spiritual well-being.
- ❖ Fostering of family and community relationships
- ❖ Ongoing assessment of the ability of McClure Place and Amy McClure House to respond to the changing needs of the residents and the community.



## Affordable Rent Information

Of the 108 suites in McClure Place tower, 34 of them are affordable rental suites. The criteria for eligibility for one of these suites is as follows:

- ❖ Gross annual income should not exceed \$43,100 for singles or \$52,500 for couples
- ❖ Less than \$300,000 in assets
- ❖ 55 years or older
- ❖ Non-smoker/No PETS
- ❖ Reasonably independent and self-sufficient

There is no deposit required to reserve a spot on the waitlist. Financial information must be provided along with the application to confirm income upon admission. All applications are kept in strict confidence.

**Applicants are chosen based on an assessment of need, NOT on a first-come, first-served basis.** 'Need' is determined through the point system. Those individuals with the highest need will move to the top of the list. It is possible for an applicant to never score high enough to move into McClure Place. References from past residences may be required prior to acceptance.

### 2025 Rent Calculation

**Single – Monthly rent calculation is composed of:**

- 30% of your monthly income
- Resident Services, Operating and Capital Fees totaling \$333
- **Minimum Monthly Rent is \$900**

**Couples – Monthly rent calculation is composed of:**

- 30% of your combined monthly income
- Resident Services, Operating and Capital Fees totaling \$450
- **Minimum Monthly Rent is \$1,262**

### Parking is an extra monthly fee of \$30.

A six-month notice period will be in effect in the event of a rental increase.

Rent includes the following utilities and services:

- in suite refrigerator, stove, washer, dryer
- garbage removal
- heat, water and sewer.

Renters do not have to pay property taxes. They are required to pay for their own electrical, cable, internet and phone bills.

Applicants who refuse a suite when offered will be allowed one refusal; the penalty will be a twenty (20) point deduction on their assessment eligibility score. A second refusal will lead to removal from the waitlist. If, however, the refusal is made due to a valid reason as determined by the Executive Director, such as a current illness, no penalty will ensue. If a couple refuses a one bedroom without valid health reasons, they will have 20 points deducted from their score.

## Life Interest Lease Information

Life Interest Leases allow people to purchase a financial interest in McClure Place. In return for a loan made to McClure Place, the resident is granted a long-term lease for a suite. When the lease is terminated, McClure Place will buy-back the original Life Interest Lease loan amount.

There are one and two-bedroom suites available. The one-bedroom suites are 626 square feet, and the two-bedroom suites range from 885 to 922 square feet. The cost of the Life Interest Lease is higher for larger suites. Please see the attached floor plan and price chart. Leases may be held individually or by a couple. If a couple holds the lease, the surviving member is secure in keeping the accommodation.

### The financial commitments are as follows:

- ❖ A non-refundable deposit of \$200 to reserve a spot on the waitlist. The wait time is typically 5-7 years, or shorter for those open to any suite.
- ❖ A non-refundable deposit of \$5,000 (less the initial deposit) when an offer is made.
- ❖ Applicants for LIL suites may request the type and location of suite they wish. However, applicants who have specific requests will be bypassed on the wait list when vacancies that do not meet their specifications become available.
- ❖ Applicants with specific requests who are offered a suite that meets their preferences but refuse the suite will be moved to the bottom of the wait list.
- ❖ The Life Interest Lease loan plus an Administration fee, Debt Retirement Fee and Capital Fee is paid just prior to move-in. Financing is not provided by McClure Place.

### Monthly fees are set by the Board and include:

- ❖ Occupancy Fees: associated with operating the facility (operating/maintenance, reserve fund contribution, sewer, and garbage removal)
- ❖ Water and heat
- ❖ Resident Services Fees: enriched living services (such as health and recreation services)
- ❖ Parking, electrical, internet, cable, phone bills, and City property taxes are extra. Residents are also responsible for providing/maintaining their own appliances (fridge, stove, washer, dryer).

### When the time comes for the Life Interest Lease to be returned to McClure Place:

- ❖ The original life lease loan value is returned to the resident (or estate) within 60 days of the termination date.
- ❖ Any prepaid fees and a prorated portion of the Debt Retirement Fee and Capital Fee (if occupancy has been less than 50 months) are returned.
- ❖ Any outstanding bills, suite repairs and cleaning, and maintenance fees are deducted.



LIL PURCHASE COST (As of January 1, 2026)

		LIL Purchase Total	Loan Lease Reimbursement
<b>1 Bedroom</b>	<b>626 sq ft (02,06)</b>	<b>\$128,200</b>	<b>\$85,700</b>
<b>2 Bedroom</b>	<b>885 sq ft (03)</b>	<b>\$141,800</b>	<b>\$99,300</b>
	<b>908 sq ft (01,05,07)</b>	<b>\$142,800</b>	<b>\$100,300</b>
	<b>912 sq ft (08)</b>	<b>\$142,800</b>	<b>\$100,300</b>
	<b>922 sq ft (04)</b>	<b>\$142,800</b>	<b>\$100,300</b>

MONTHLY COSTS (As of January 1, 2026)

<b>1 Bedroom (1 person)</b>	
Monthly Fees	\$1,193
Parking (Optional)	<u>\$ 30</u>
<b>TOTAL</b>	<b><u>\$1,223 + Property Tax</u></b>
<b>2 Bedroom (1 person)</b>	
Monthly Fees	\$1,244
Parking (Optional)	<u>\$ 30</u>
<b>TOTAL</b>	<b><u>\$1,274 + Property Tax</u></b>
<b>2 Bedroom (2 people)</b>	
Monthly Fees	\$1,361
Parking (Optional)	<u>\$ 30</u>
<b>TOTAL</b>	<b><u>1391 + Property Tax</u></b>
*Please note, prices are subject to change.	
*Residents pay their own electrical, internet, cable and phone bills.	

