

Parkview Manor
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Midway BC
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Parkview Manor is a Supportive Housing Complex for Seniors which is owned and operated by the West Boundary Senior Housing Society. We have been providing housing for seniors since April 1, 2001.

THE BUILDING: Parkview Manor is a non-smoking building that consists of 20 individual apartments, (15 Independent and 5 Assisted Living). It is a three story building with the following features:

- Laundry rooms (washer, dryer, counter and sink) are located on each floor and are included with the rent
- A fully staffed kitchen supervised by a Red Seal chef, and dining room
- Fireplace and sitting area on the main floor to accommodate guests and residents
- Fireplace, Television, piano, games, books and sitting area are located on the Lower Level for residents and guests
- Intercom system linked to each suite which enables residents to allow entry to their guests after the entrance doors have been locked
- A large storage locker is provided for each resident
- An elevator which services all floors
- There is secured storage for scooters
- The outside parking area provides space for residents and guests
- A Handibath (walk-in tub) is located on the main floor and available at no additional charge to residents

APARTMENTS: The building has a total of 20 apartments, there are 2-two bedroom suites and 18-one bedroom suites. Three of the apartments are classified as handicapped suites, providing some accessible features. Each unit has the following features:

- Individual controlled air conditioning
- Individual controlled heat
- Fully equipped kitchen
- Generous storage spaces
- Large doorways (wheelchair accessible)
- 606 square feet in one bedroom suites, 867 square feet in the two bedroom suites
- Fully equipped bathroom with assist bars
- Small balcony

THE GROUNDS: While the grounds are maintained by Parkview Manor, residents are encouraged to help maintain the raised garden bed.

COMMONLY ASKED QUESTIONS:

1. **WHAT WILL MY MONTHLY RENT BE?** Rent consists of two portions - the shelter portion is subsidized by BC Housing and is based on the resident's monthly income and assets. The hospitality portion pays for security, meals, maintenance and administration. Both amounts are reviewed annually and adjusted accordingly.

As Parkview Manor is under the umbrella of BC Housing, all residents qualify for rent subsidy. As each potential resident applies to rent an apartment, our administrator will require copies of their financial information and will explain how the rent is calculated. The shelter portion of rent calculation is a formula pre-determined by BC Housing.

2. **HOW DO I PAY MY RENT?** Rent is payable in advance on the 1st of each month by preauthorized payment through your financial institution.

3. **WHAT ABOUT MEALS?** The Hospitality portion of your rent provides you with two home cooked meals every day, dinner and supper. Our larger meal is served at 12:00 noon and a lighter meal at 5:00pm. Your meals are planned and prepared in our kitchen by our Red Seal Chef and her staff.

The kitchen staff serve the meals in the dining room and will take into account any special dietary needs of individuals.

Guests of residents are welcome to join in a meal at any time, for an additional fee. At least 2 hours notice to the kitchen is appreciated if you are expecting guests. The Administrator can advise you on the cost of guest meals.

4. **WHAT ALL IS INCLUDED IN THE HOSPITALITY PORTION?** The Hospitality Portion of your rent provides two meals per day, 24 hour emergency response, a security intercom system, kitchen staff, maintenance and administrative costs.

5. **HOW IS THE BUILDING SECURED?** Each resident is provided with a separate door key to their apartment and a key to the building's exterior doors. This provides security but also allows residents to come and go as they please.

The main entrance doors are open to the public during the day and early evening. At 6:30pm, all exterior doors will be locked by staff, access to the building will then be restricted to residents using their keys or guests allowed in by way of the intercom system.

6. **WHAT ARE SOME OF THE BUILDING SAFETY FEATURES?** The building is equipped with a fire sprinkler system and state of the art fire detection and suppression system which is checked annually. As well, the Fire Department, Ambulance and RCMP are within a block of Parkview Manor.

7. WHAT IS THE PET POLICY? Pets are welcome to visit Parkview Manor, but must be on a leash until they are in the apartment they are visiting. Pets cannot visit in common areas where food is served. The 3rd floor of Parkview Manor has been designated as our Pet Friendly floor which means that upon approval, residents living on the 3rd floor can have a small (under 20 lb) dog reside with them.

8. HOW DO RESIDENTS BRING SUGGESTIONS OR CONCERNS FORWARD?

While the Society has the ultimate responsibility to manage Parkview Manor, we encourage the residents to form a Tenant Committee as one means to discuss items of general interest. As well, we have an Administrator who is on duty 5 days per week to answer specific questions or concerns.

9. CAN I HAVE OVERNIGHT GUESTS? By all means, your apartments are your homes and guests are welcome to spend the night or a few days. Long term stays must be pre-approved, and meals can be prearranged at a cost per meal.

10. HOW MANY PEOPLE CAN STAY IN ONE SUITE? Both the single bedroom and two bedroom apartments can accommodate a maximum of two people.

11. WHAT HAPPENS IF I GET SICK OR HAVE TO BE AWAY FROM MY APARTMENT FOR AWHILE? BC Housing has policies in place that allow for residents to leave for up to three months in the event of illness to ensure that the resident will have a home to return to. During this time, all rent and services must continue to be paid for by the resident.

12. WHAT EXTRAS DO I HAVE TO PAY FOR? Each apartment is equipped with it's own power meter, which will be read on a regular basis by Fortis BC. The residents are responsible to pay for ELECTRICITY, TELEPHONE, CABLE OR SATELLITE TV, INTERNET.

13. WHAT OTHER COSTS ARE INCLUDED? The hospitality and rent portions also include heat, hot water, a refrigerator, stove, parking, elevator, grounds maintenance, air conditioning and emergency response buttons.

14. WHAT ABOUT MY MAIL? All Midway residents use a PO Box for mail. If you are moving from outside the area, you will be able to obtain a mail box at the Midway Post office, which is only a short walk from Parkview Manor.

15. WHEN IS THE ADMINISTRATORS OFFICE OPEN? Our Administrator's office is open Monday to Friday, 8:00am to 1:00pm.