



# Fire Hall No.5 Housing Project

# NEW COMMITMENT APPROVAL FRAMEWORK



- Housing is a core commitment of the YWCA
- One of 4 projects
- All land and building development projects, regardless of amount, should be in line with YWCA Metro Vancouver's Strategic Plan
- All projects over \$350,000 will require a development package to the board

# NEW COMMITMENT APPROVAL FRAMEWORK



- Organizational capacity including budgetary pressures & staff capacity
- Client mandate
- Rent revenues to cover operating costs (includes capital contribution)
- Ability to raise all capital funds prior to opening
- Design meets needs of users

# BACKGROUND

- Responded to an RFP June 2013
- Partnership between COV and YWCA Metro Vancouver
- Fire Hall No. 5, located at 3090 East 54th Avenue
- Sixty-year lease for 27 units
- BC Housing to hold the lease for 4 units with the YWCA being the operator
- COV to lead development process with YWCA representation



# BUDGET

- Capital budget is currently estimated at \$10.5M
- COV is the lead funder plus providing the land component. BC Housing and Streetohome Foundation are the other major funders for the project



# FUNDING BREAKDOWN



Capital Campaign	\$10,830,000
Federal Government	\$ 259,285
Provincial Government	\$ 1,300,000
City of Vancouver	\$ 6,126,000
Streethome Foundation	\$ 892,000
YWCA donors	\$ 2,252,175

# FUNDING BREAKDOWN



- The YWCA's commitment is fixed at \$2.83M
- With an additional \$1.0M for an operating endowment fund
- The \$1.0M for the operating endowment fund will be raised over time, largely through undesignated bequests

# SCHEDULE

Mar 15, 2016	Contract documents completion
Apr-Jun 2016	Tender
Spring 2016	Deconstruction of existing Fire Hall No. 5
Jun 2016	Bid Committee
Jul 13, 2016	Council approved contract
Jul 26, 2016	Council to approve DP/Rezoning
Aug 19, 2016	Construction start
Nov 2016	Ground-Breaking Ceremony
Aug 2018	Construction completion







FIREHALL No. 3  
Vt. & Rte.  
CHAMPLAIN



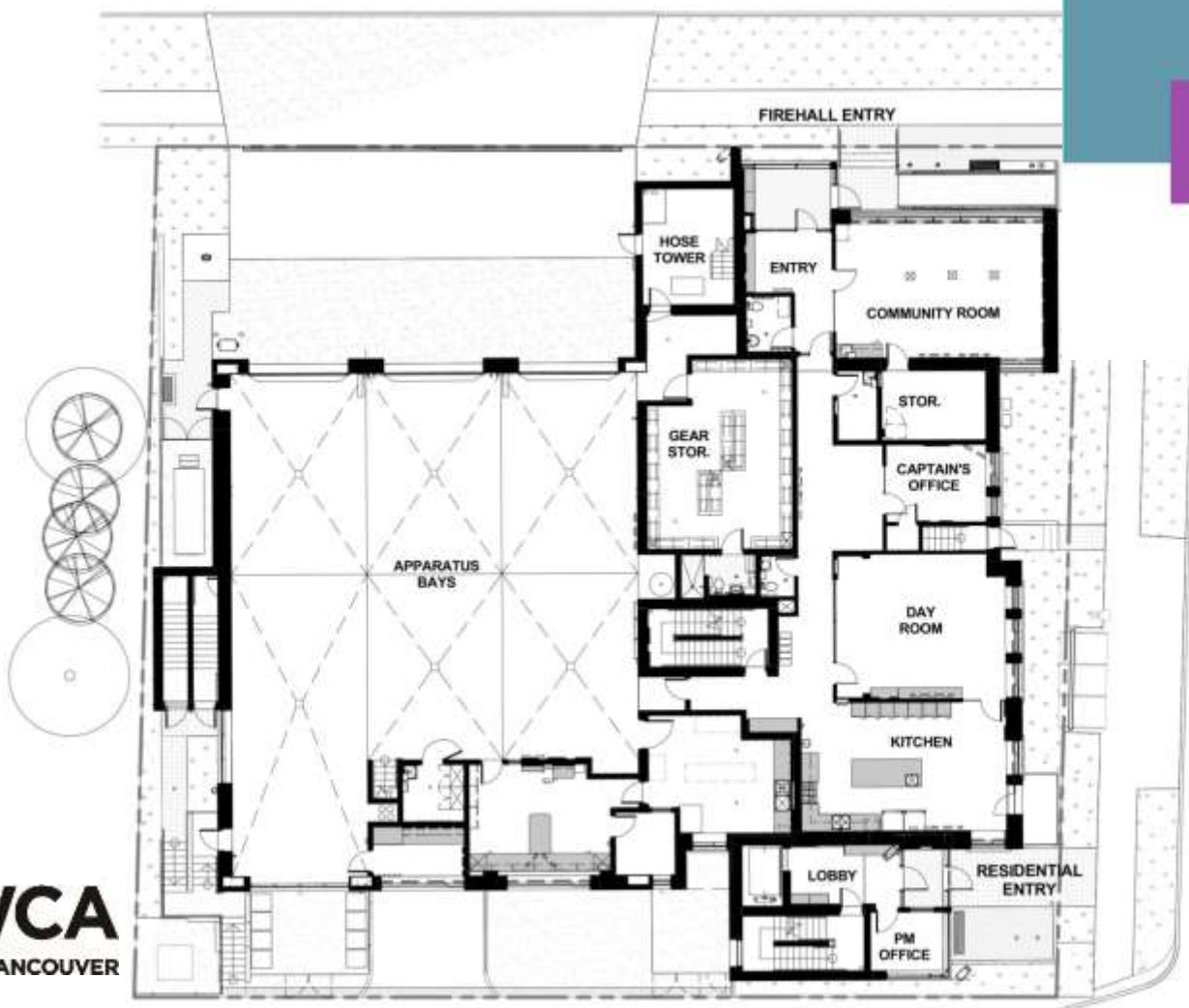


CHAMPLAIN

FIRE HALL NO. 5



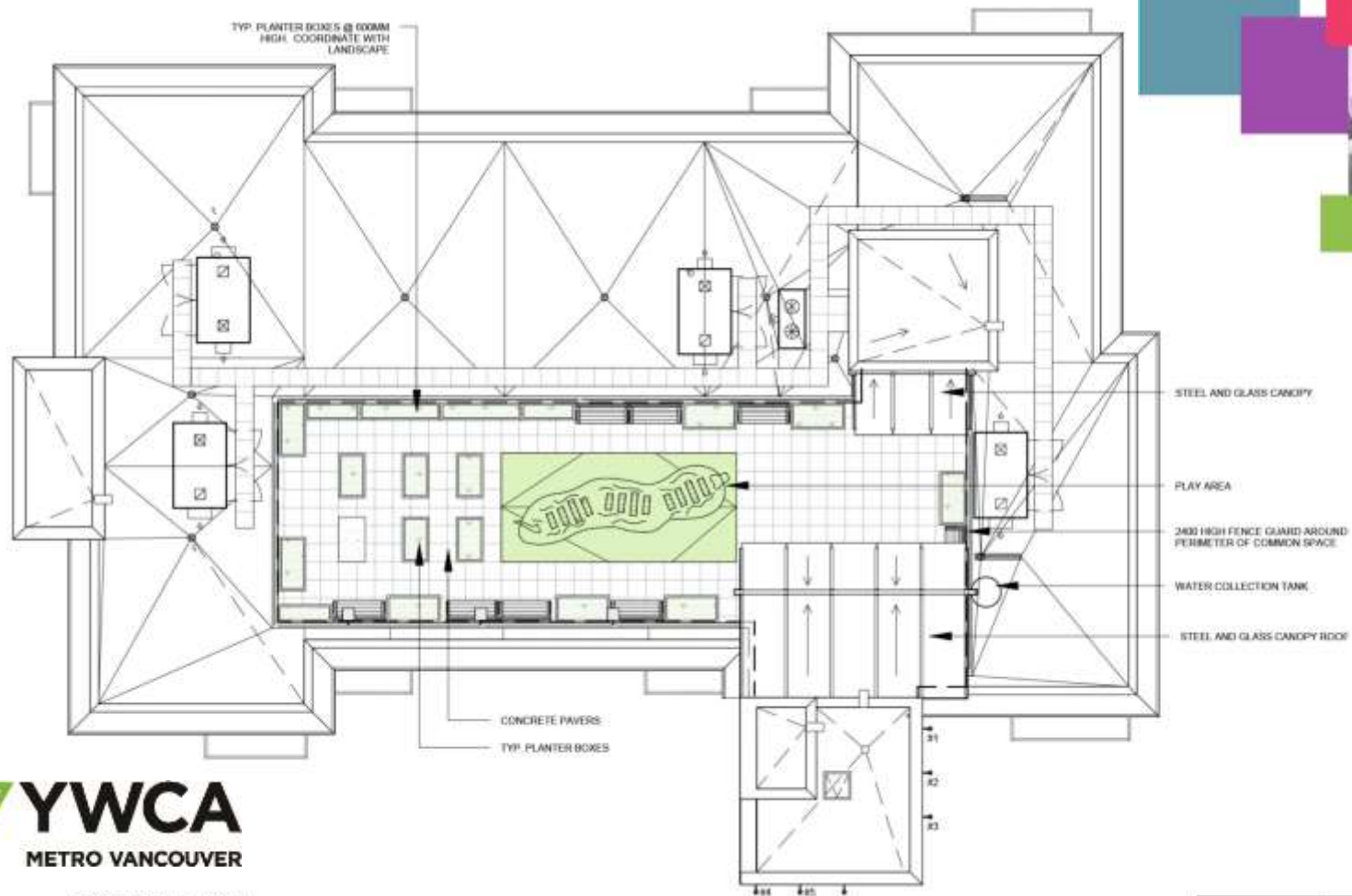




main floor | n.t.s.







# PROJECT DESCRIPTION

- 28 – two-bedroom suites
- 3 – three-bedroom suites
- Amenity room
- Roof top garden area and play area





# WOW

- First of its type in Vancouver
- Two completely different uses for the site
- Great way to maximize density
- Able to reduce overall project costs
- Innovative solution to creating new affordable homes – some deep core need, some below market



# WOW

- Helping women and their families toward economic independence
- Added safety/security “feeling”
- Close to services, schools, buses
- Family oriented residential area
- Post disaster building



# WOW

- Trust fund for operating
- Great example of partnership
- Street to Home, BC Housing, Feds, COV, YWCA Donors
- Much thought put into sound attenuation
- Fire Hall learning about social housing



# SINGLE MOTHERS' HOUSING

- YWCA Metro Vancouver's Vision is: Achieving Women's Equality
- Families led by single-parent mothers are more likely to be living below the poverty line than any other family type
- Having stable, adequate and affordable housing supports single-parent mothers' to work towards economic independence, and to achieve their goals



# OPERATIONS

- 15 units of rent-geared to income housing
- 16 units of low end of market housing
- With no mortgage costs, able to use housing charges to finance operating costs



# STAFFING

- 1 Property Manager, 1 day/week
- 1 Maintenance Person, 1 day/week
- 1 Community Development Worker, 5 days/ week



# HOLISTIC SERVICES

- YWCA tenants:
  - Have regular tenant meetings and funds set aside for tenant events, workshops, speakers
  - Can access:
    - Emergency food gift certificates
    - YWCA Presents of Peace Program (depending on income)
    - YWCA Health and Fitness Centre (without cost)
    - YWCA Thrift Shop (without cost)
    - Volunteer services (piano lessons, tutoring, yoga)



To find out more about YWCA single mother's housing, go to our website at: <https://ywcavan.org/programs/affordable-housing/how-apply-and-eligibility>

**Application for Pacific Spirit Terraces will be open closer to the completion of the project.**





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since 1897.