

Creating Successful Seniors Housing through Partnership

Increases in housing costs across Metro Vancouver is one of the factors that contributes to homelessness for seniors. Increasing the supply of affordable housing is critical to ensuring that seniors can access and maintain housing. As part of its work with the Homeless Seniors Community of Practice, the Greater Vancouver Shelter Strategy has been exploring cases of successful partnerships to create affordable housing for seniors.

Central Presbyterian Church

1155 Thurlow Street, Vancouver

The Background

There were a number of organizational and community factors that contributed to the need for the project.

- The church building was reaching the end of its functional life and no longer met the needs of church
- Seniors were losing housing in the West End through development and renovations
- A new facility could help support the community with other priorities for seniors such as social isolation and food security.

Interesting Facts

- The ability to negotiate re-zoning and density substantially increased property value
- The project will be completed with no mortgage for the church
- The new facility will allow CPC to expand its community ministries
- With art contributions from Michael Lin the building will be part of the art tour
- CPC classifies seniors as 55+

The Plan

Church facilities

350 seat sanctuary
80 seat chapel
Meeting rooms & offices

Community facilities

Community hall with food service
Commercial kitchen
Multi-purpose room
Day care & preschool

Affordable rental housing

45 studios primarily for seniors
12 one-bed apartments
17 two-bed apartments
3 three-bed apartments
Including two fully accessible units

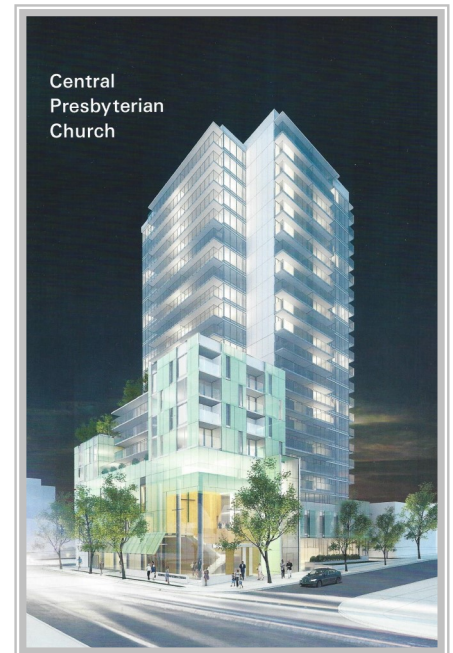
Market rental housing

168 apartments
60 year covenant for market rental

Commercial retail units

Parking stalls

133 parking spaces



Concept drawing

The Partners

- BOSA Properties
- Henriquez Partners Architects
- Miller Thomson Lawyers
- West End Community
- City of Vancouver



The Greater Vancouver Shelter Strategy Society gratefully acknowledges the financial contributions of the Real Estate Foundation of BC to the Homeless Seniors Community of Practice. Additional resources can be found at our website.

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Partner Contributions

Central Presbyterian Church

Owned the original land parcel
Acted as their own developer
Consulted with community partners

BOSA Properties

Understood the vision from the start
Provided development financing
Adapted from original condo concept to market rental, sacrificing some profit

Miller Thomson - Mike Walker

Expertise in affordable and community housing
Knowledge on effective land use

West End Community

Consist support of the project

City of Vancouver

Conceptual support for the project
Reduction in development costs

The excavation of the site for the Central Presbyterian Church project was recently completed. The project is expected to be completed in 2018.

More information about the ongoing development of the CPC project can be found at:

www.centralchurchvancouver.ca/cpcbog/

Project Learnings

- Understanding the 'why' of the project, beyond a new building, is key to ensure success
- Be willing to make the best Investment and don't allow price to cause a sacrifice on expertise and excellence while making sound financial decisions for the future and during development
- Complete proper vetting of potential partners to ensure that they will support your vision and not take advantage of your situation
- Plan for the future by estimating building use in decades' time
- Expect the scope of the project to grow beyond that which was initially anticipated
- Value your stakeholders by communicating with them regularly

Key Success Factors

- CPC's strong reputation in the area facilitated the development process
- CPC has considered community needs in its development and ongoing operation
- CPC owned the original property
- All involved parties have benefited from the development of the property
- Partners have been willing to give and take with each other



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