

PROJECT PROFILE:

ELK VALLEY FAMILY SOCIETY

LOCATION: DISTRICT OF SPARWOOD, BC | POPULATION: 3,784



PROPOSED PROJECT STATS

NUMBER OF UNITS: 30 homes

BENEFICIARY POPULATIONS:

- 2- and 3-bedroom units intended for young families and single women with children
- Smaller 1-bedroom units intended for low-income individuals and couples, persons with disabilities and seniors who are able to live independently

ASSOCIATED SUPPORTS OR PROGRAMS:

Associated Supports and Programs: No direct support provision, however onsite space (common room and office/meeting space) is available for flexible use, such that local service providers (e.g. outreach workers, newcomer services, etc) can offer onsite supports to residents.

YEAR PROJECT INITIATED: 2020

TECHNICAL SUPPORTS ACCESSED:

New Commons Development; Zeidler Architecture; additional contractors for site assessment, concept development and feasibility.

FINANCIAL SUPPORTS ACCESSED:

- District of Sparwood: land contribution
- CMHC Seed Funding contribution
- Columbia Basin Trust (regional entity)
- New Commons Development working capital
- Employment and Social Development Canada's Investment Readiness Program
- Building BC: Community Housing Fund

ORGANIZATION STATS

ORGANIZATION NAME:

Elk Valley Family Society

YEAR ESTABLISHED: 1998

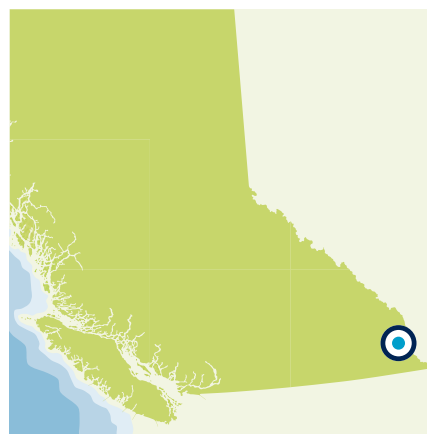
CURRENT OPERATIONS:

Society manages an 18 unit building for seniors and people with disabilities in the Sparwood area (Sasko Manor)

OF PAID STAFF: 3

OF ACTIVE VOLUNTEERS:

4 board of directors



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ANTICIPATED YEAR OF PROJECT OCCUPANCY: August 2023

KEYS TO SUCCESS:

This project was able to move forward quickly, in part because Elk Valley Family Society is an organization with a successful track record of managing housing. Because of their existing operating experience, the Society is considered more “investment ready” by potential partners and funders.

The Society also benefited from strong partnerships. The District of Sparwood stepped up to offer land, with a 99 year lease to the Society, at a nominal cost. The Columbia Basin Trust (a regional entity), as well as CMHC provided financial supports and letters of support to bolster EVFS’s funding application. The Society’s partnership with New Commons Development further facilitated the project, with the contribution of funds, staff time, and expertise. When partners have an interest and desire to see a project succeed, it can be remarkable how quickly and easily a project may be able to progress.

NOTABLE PROJECT ELEMENTS:

- » Wood frame construction with “chalet look”, and design inspired by Sparwood’s historical coal and timber sectors.
- » Bicycle and electric scooter parking are being incorporated into the facility design to promote low GHG transportation alternatives for residents.
- » *Project will meet or exceed BC Energy Step Code 3, and reduce GHG emissions by at least 30% relative to the 2015 National Building Code.*

