

MODULAR HOUSING (838 EWEN AVENUE) UPDATE - MAZARINE LODGE



Modular Housing Development

In July 2018, the City of New Westminster approved a modular housing development at 838 Ewen Avenue, a City-owned site in Queensborough, for women aged 19+ that have experienced homelessness or are at risk of homelessness.

The development will be a three-storey modular housing building with 44 units (38 standard and six accessible), each with its own kitchen and bathroom. Common areas will include indoor amenity and program spaces, as well as a shared no-cost laundry.

Operating Model

The operating model will include individualized case planning and programming and support services. More specifically, residents will be able to access education and employment courses, health and wellness programs, and life skills services.

Non-Profit Housing Operator

The development will be managed by the Elizabeth Fry Society of Greater Vancouver, an experienced non-profit operator with a long history in New Westminster. The development will have 24/7 staffing, comprising a minimum of two staff, with the support of a supervisor on weekdays and an on-call supervisor at all times.

The operator will ensure that staff have appropriate training and skills to support residents, including crisis intervention and trauma informed counselling. The operator will also conduct property checks at shift changes, which will be a minimum of twice daily.

Building Design

The building will employ a contemporary design and detailing will be used to strengthen its individual identity. The façade will incorporate a series of angled bays and the pedestrian scale of the street will be reinforced through the use of a differentiated red coloured base area on

the west half of the building. Additional landscaping will occur on the edge of the property to achieve a soft transition where the development meets the adjacent green spaces. An attractive privacy fence will also be incorporated to delineate the development from the park.

Associated Benefits

In addition to supporting a number of City policies and addressing community needs related to housing affordability and diversity, the development will create a more usable site for future civic and park purposes through the provision of fill and servicing at no cost to the City and will enhance vehicular and pedestrian access to the Queensborough Community Centre through a cost sharing arrangement with the Province to construct Carter Street.

Construction Timeline

Although BC Housing's contractor, Atco, is progressing well on the actual construction of the modular housing units in Alberta, the contractor has had to redesign the building foundation due to new groundwater data. This redesign will have a direct impact on the project timeline. As such, the start of on-site construction is now scheduled to commence in late-February or early-March 2019, with project completion now scheduled for August 2019.

Work will also commence on constructing Carter Road, which, when complete, will result in the decommissioning of the existing access road to the Queensborough Community Centre. In order to facilitate this work, construction staging will occur adjacent to 838 Ewen Avenue and the soon to be constructed Carter Road.

Community Advisory Committee

A Community Advisory Committee (CAC) has been established and includes a range of groups and organizations, including community members. The purpose of the CAC is to build and maintain positive relationships amongst the community, the building operator and the program partners; facilitate information sharing, two-way communication, transparency and collaboration; and, identify opportunities to welcome modular housing residents and involve them in community activities and events. The first CAC meeting is scheduled for February or March 2019 and it will meet on a monthly basis thereafter.

Development Funding

This development is being funded by the Province as part of the Rapid Response to Homelessness Program. BC Housing will supply the modular housing units and be responsible for all site development costs, including ongoing maintenance and decommissioning after use, as well as operating costs. The City will retain ownership of the land and enter into a lease agreement with BC Housing that will set out terms for BC Housing's use of the site, and the obligations of both the City and BC Housing.

Staying Informed

Updated information on the development can be found on the City's website at:
www.newwestcity.ca/838ewen

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