



Location: Toronto

Value: \$80 million

Status: Substantial completion early 2011

Key Players: YWCA Toronto, Wigwamen Inc., Jean Tweed Centre, Bondfield Construction Co., Hilditch Architect, regionalArchitects, Goldsmith Borgal & Co. Ltd. Architects, Lam & Associates Ltd., Nekison Engineering & Contractors Ltd., Jablonsky, Ast & Partners Consulting Engineers, Cobalt Engineering, Ferris & Associates Inc.

YWCA Elm Centre

Taking up an entire city block in Toronto, the YWCA Elm Centre will be the largest permanent supportive housing development for women and their families in Canada. The complex will consist of three buildings — a main 17-storey tower on Elm Street, named Irma Brydson Place, in addition to 10-storey and five-storey towers. It will provide 150 affordable apartments for low income single women and women-led families, 100 apartments for women living with mental health and addiction issues and 50 apartments for people of Aboriginal ancestry, including 10 designated for Aboriginal women fleeing violence. Fifteen per cent of the 300 units will be designated for women over the age of 50.

Set to become a hub for women in the downtown core, the YWCA Elm Centre will also feature several public venues, including a 200-seat auditorium, meeting space for public use, reception hall, women's resource centre, indoor and outdoor secure play areas for children and their caregivers, a restaurant with outdoor terrace and the YWCA International Boutique, the latter two of which will also provide job training opportunities for residents. YWCA Toronto's

administrative headquarters will relocate to the Elm Centre, which marks a homecoming for the organization whose founding location was Elm Street House in 1892. The complex will also become the new home of YWCA Canada. An acronym for Young Women's Christian Association, the YWCA is the largest provider of shelter to women in Canada. Upon project completion in 2011, the Elm Centre will more than double the YWCA's permanent housing capacity.

Currently the only development of its kind in the country, the YWCA Elm Centre is targeting LEED silver certification. It will incorporate a number of 'green' features including geothermal radiant in-slab heating and cooling, a recovery ventilation system, five green roofs and two rooftop gardens, Energy Star rated appliances throughout as well as a tri-sorter garbage disposal system for tenants. The 1848 heritage façade of an existing building on the site will also be preserved.

Construction of the \$80 million women-focused community got underway in February. The development was made possible by both public and private investment.