

1) What is L'Arche Greater Vancouver?

L'Arche Greater Vancouver is an intentional faith-based community where people with and without disabilities share life together in family-like settings and work environments. Our community was founded in 1974 at 7401 Sussex Avenue, Burnaby and is one of 154 L'Arche communities around the world, including 31 in Canada.

L'Arche's **mission** is to: **(1)** make known the gifts of people with developmental disabilities, revealed through mutually transforming relationships; **(2)** foster an environment in community that responds to the changing needs of our members, whilst being faithful to the core values of our founding story; and **(3)** engage in our diverse cultures, working together toward a more human society.

2) Why is L'Arche Greater Vancouver (L'Arche) redeveloping its 7401 Sussex Avenue property?

For 47 years until April 2021, L'Arche operated out of the same building on Sussex Avenue. With a building that was over 50 years old, L'Arche was faced with the challenges of aging infrastructure, inaccessibility, and limitations on our ability to grow and expand. As the building was never designed for people with mobility challenges, there is an urgency to respond to the changing needs of our aging community members. There is also an increasing need to welcome younger people with developmental disabilities in our community inclusion programs, and a pressing demand for innovative models of support and housing options for young adults with developmental disabilities, some of whom can live semi-independently. The redevelopment project will also address an urgent need for affordable and safe rental housing units in the Greater Vancouver region.

3) What is the L'Arche Redevelopment Project?

The L'Arche redevelopment project involves building a new 52,000 square feet, fully accessible L'Arche facility, which will have **3** new, modern L'Arche homes, expanded space for community inclusion programs, community meeting rooms, and administration offices. There will also be **10** units for individuals who can live more independently with some support, and **29** below-market rental units for individuals, couples and families who wish to live in an intentional community. The new 3-storey concrete building will feature a rooftop garden, chapel, courtyard, amenity spaces, and an underground parking.

4) What is the cost of the redevelopment project?

The projected cost of the project is \$30 million, not including the land equity.

5) How is the project being funded?

The project is being funded by provisional commitments from local and provincial governments, equity from the L'Arche Foundation of Greater Vancouver and L'Arche's We All Belong capital campaign (donations from individuals, organizations, and foundations), as well as long-term mortgage financing.

6) Has the project obtained the necessary permits and approvals from the City and Province?

The Building Committee is working toward securing final approvals and building permits from the City of Burnaby once demolition is completed this Fall, as well as securing final approvals from BC Housing to target construction start by the end of the year.

7) Who is L'Arche working with on this redevelopment project?

TL Housing Solutions – design-build contractor with extensive experience providing creative “single source solutions for those seeking help in developing non-profit housing.”

CitySpaces Consulting - an experienced and respected development consultant organization with a 30-year history of working with not-for-profits like L’Arche. CitySpaces provides project oversight and independent guidance as L’Arche engages in the various facets of project development and funding.

BC Housing – a key partner with provisional commitments towards the cost of the new building as well as ongoing operational subsidy support for the project over a 30-year period.

City of Burnaby – also a partner with provisional commitments to support the project through offsetting development costs.

8) What is the Project Timeline?

The vision for this project has been in the making for over a decade.

Project Timeline

Month/Year	Description	Status
2018	Schematic Design	Complete
2019	Design Development / Approvals / Rezoning	Complete
Jan 2020 - Jun 2021	Working Drawings / Reviews / Tender	Complete
May - September 2021	Hazardous Material Abatement and Demolition	In Progress
Fall 2021	Final Approvals / Formalized Contract and Mortgage	In Progress
Winter 2021 – Fall 2023	Construction	Anticipated
Fall – Winter 2023	Post-Construction Testing Project Completion and Occupancy	Anticipated

9) What is the anticipated overall impact of this project to the community?

The L’Arche Greater Vancouver community members and people from the broader community are eagerly anticipating our new building and enhanced community spaces. We are particularly excited about the fact that we will be able to provide new opportunities to create connections with the wider community and welcome more people to experience the richness of living in a diverse intentional community.

We believe our new building will be a legacy that allows L’Arche to share our collective vision that all people deserve love, compassion, and belonging. In a large city where many people feel isolated and alone, L’Arche will continue to be a valuable resource by being a place of belonging.

FOR MORE INFORMATION AND/OR TO LEARN HOW YOU CAN SUPPORT THIS REDEVELOPMENT PROJECT:

Jacqueline Doering

Director of Development and Communications
 L’Arche Greater Vancouver
 Email: capitalcampaign@larchevancouver.org
 Tel: 236-757-9455