

HOMEWorks!

Creating stronger communities through housing solutions

Immigration and Refugee Community Organization of Manitoba IRCOM II

Housing Partner: Immigration and Refugee Community Organization of Manitoba (IRCOM)
Building Type: Redevelopment of two apartment buildings owned by Manitoba Housing
Investment Priority: To promote and support community development through locally-based housing solutions

Description:

- ◆ **Location:** 477 Ross and 470 Pacific, Winnipeg, Manitoba
- ◆ **Number of Households:** 60 households
- ◆ **Total Cost:** \$14.7 Million
- ◆ **Additional Information:**

Through Manitoba Housing, the Province of Manitoba with financial support of the Government of Canada, is investing in providing Immigrant and Refugee families with quality affordable housing, which will enable them to build stronger futures for themselves.

This redevelopment represents a significant transformation and repurposing of the apartment buildings. In addition to the apartments requiring a complete refresh, one of the apartment buildings contained bachelor suites which were originally designed for seniors' housing.

This repurposing and restoration of the building will revitalize the building and the community in addition to meeting an important and emerging need for additional housing for immigrant and refugee families.

IRCOM will manage the buildings under a sponsor-management agreement with Manitoba Housing, and will provide residents with opportunities for capacity building and leadership. The maximum stay for any one family is three years. All rents will be subsidized by Manitoba Housing.

New interiors will be designed to allow for flexible apartment sizes. The new floor plan will have 12 one-bedroom, 24 two-bedroom and 24 three-bedroom units. The innovative flexible designs will allow IRCOM to house a range of family sizes from two to ten member families.

The interior demolition was completed by North End Community Renewal Corporation (NECRC) generating approximately three months of local labour.

Planned renovations will include new windows, roof, doors and landscaping, with a minimum of one barrier-free apartment per floor. A new ventilation and security system will be installed. The work also includes Exterior envelope upgrades, bringing the elevator up to code and asbestos abatement.

The redevelopment will include a renovated space of approximately 2400 square feet for the Freight House Early Learning & Care Inc. The daycare facility will have 22 daycare spaces for 16 infant and 6 preschool children. There will be an interior and exterior playground area.

Work is expected to be completed by December, 2013.