



Building Profile: **The Elm Centre**

Fifty Aboriginal families will soon be living in beautiful new 1- and 2-bedroom apartments in The Elm Centre in downtown Toronto.

The new YWCA Elm Centre fills an entire city block, one street north of Dundas and two streets west of Yonge. There are three buildings and a private central courtyard with a secure outdoor play area in the complex.

Wigwamen will be referring tenants for the 50 apartments in the 5-storey tower. The remaining 250 apartments are located in the 10- and 17-story buildings.

Every apartment has: brand new, Energy-Star-rated appliances; white pine wood floors; windows that open; and walls painted to complement the light from these windows.

The complex has an indoor children’s play area, a yoga room, a 200-seat auditorium, a Women’s Community Meeting Room and a restaurant. In addition, there are offices for all the on-site social support staff that are available to Elm tenants.



The YWCA administrative offices are now also housed in The Elm Centre, in the historic building around which the new towers have been built. This lovely old building was located just down the street from YWCA Toronto’s founding location at “Elm Street House”, so this move is a sort of homecoming for the YWCA.

One hundred and twenty years ago, “Elm Street House” began providing transitional housing for women in Toronto.

For 60 years women in need found safe shelter there. Now, the YWCA will carry on this tradition at The Elm Centre. Wigwamen is proud to be able to help with the return of women’s housing to this street.

The apartments in The Elm Centre will all be affordable. To ensure a mixed-income community, most will be rent-subsidized and the rest will be made available at a reasonable market rate to qualified tenants. ❖

Staff at the Elm Centre

It is the job of the four Community Development Workers at The Elm Centre to be sure that all tenants, in all three buildings, have the opportunity to be involved in The Elm community as much (or as little) as they would like.

One of the Community Development Workers specializes in Aboriginal cultural support and another specializes in the needs of youth.

The five Clinical Team members at The Elm Centre include a nurse and specialists in mental health and addiction, as well as vocational and occupational specialists.

The first Aboriginal woman to qualify as a psychiatrist in Canada, Dr. Cornelia Wieman, will also be a part of the Clinical Team at the Elm Centre.

Tenant support at the Elm is provided in partnership with The Jane Tweed Centre and St. Michael’s Hospital.

For more information about The Elm Centre, visit www.ywcatoronto.org or call YWCA Toronto at 416-961-8100. ❖

THE ELM CENTRE TENANTS: THREE INTAKE CRITERIA; ONE COMMUNITY

❖ 150 single women and women with children

- 100 of whom are living with mental health &/or addiction issues
- 38 of whom are over fifty years of age

❖ 50 Aboriginal families

- 10 of whom are headed by Aboriginal women fleeing violence



Aboriginal Housing Support Centre

Many people living in Toronto already know about the Aboriginal Housing Support Centre and the services it offers, but once the new office at The Elm Centre opens, downtown clients will find it easier to visit.

Aboriginal Torontonians who are homeless, or those who are living in sub-standard market-rent apartments, or are facing eviction, can all get help and support at the AHSC.

Warren Canney is the Housing Counselor and he can be reached by phone (416-281-2057) or e-mail: wcanney@aboriginalhsc.org He has an office at Wigwamen's 20 Sewells Road and, soon, at The Elm Centre.

The AHSC is a project of Wigwamen Incorporated that is made possible by the City of Toronto's Homelessness Initiative Fund. The Aboriginal Housing Support Centre's website can be found at www.aboriginalhsc.org ♦



Heating and Cooling from the Earth

The Elm Centre buildings are heated and cooled in a very environmentally friendly way. Holes drilled deep into the ground under the project bring water up into the buildings. The water is warmer than the temperature at ground level in the winter, and cooler than in the summer.

Pipes run through the concrete floors of the entire Elm Centre and the heat from the water radiates into the floors. This is called Geo-Thermal In-Slab Radiant Heating. The Elm Centre is one of the largest residential buildings in North America to use this geo-thermal technology.

The radiant heating is very pleasant for the tenants because it supplies quiet, even warmth throughout the apartments. It is also much less expensive and will help the project to remain affordable far into the future.

Greenhouse gas emissions are drastically reduced by using geo-thermal technology. It is estimated that the greenhouse gas emissions of this project will be reduced by 45% more than the City's green building standards require.

The YWCA and their partners hope that the bold and innovative approach that they have chosen for The Elm Centre project will inspire the planners of future affordable housing developments.

FEATURES OF THE WIGWAMEN BUILDING:

- ◆ event room with fire place
- ◆ roof garden
- ◆ laundry room
- ◆ state-of-the-art security
- ◆ Aboriginal Economic Centre office on-site



Why a Green Roof?

The Elm Centre has five green roof spaces, in addition to the two rooftop gardens that are for the tenants to use. These green roofs have many benefits for the building and the environment.

The roof itself is protected by the green roof topping and does not have to be replaced as often as a traditional roof. This reduces waste and the costs of replacement.

The upper floors of the buildings are insulated from cold, heat and noise. This reduces heating and cooling costs and improves the quality of life for tenants.

The plants help improve air quality and cool the neighbourhood during the summer.

And last but not least, the green roofs are much more pleasing to the eye than tarmac.

Green roofs are made up of many layers: a waterproof membrane, several layers of insulation and drainage materials, topped with irrigation and growing medium layers under the plants themselves.

The plants used are hardy native species and, ideally, once the plants are established the green roof will almost take care of itself. ❖

This architects' drawing shows how The Elm Centre's green roofs and rooftop gardens will look in the summertime. Drawing by regionalArchitects with Hilditch Architect.



These are just some of the plants that will grow on The Elm's green roofs.



PROGRAMS for Wigwamen Tenants

Zero-Balance Raffle

The names of all Wigwamen tenants who pay their rent on or before the 1st of the month are automatically entered into the monthly Zero-Balance Raffle. The prize is a \$50 grocery store gift certificate.

For more information, or to sign up for any of these programs, please contact Wigwamen's Special Projects Officer: Carla Cruickshank; 416-481-4451; ccruckshank@wigwamen.com



Recent winner, Lloyd, in the Wigwamen Terrace courtyard with his beloved electric bike.

Gift Baskets for New Mothers

Tenants who notify Wigwamen about their new family members before their infants turn 3 months old are sent a gift basket full of baby supplies.

Book-of-the-Month

Children from 3 to 16 years whose names are listed on Wigwamen leases can sign up to receive a new, age-appropriate book in the mail each month – completely free of charge.

Back-to-School

Backpacks full of school supplies are given to families with elementary-school students on their lease in September of each year.

Wigwamen Post-Secondary Scholarship

Up to \$2,000 is awarded annually to selected tenants studying at Canadian colleges or universities. For application details, contact Head Office.

WIGWAMEN TENANTS' INFO: MAINTENANCE

- ◆ If you have a maintenance issue, please contact your building management. If you don't have a building manager on site, please call Head Office –416-481-4451.
- ◆ In event of an after-hours maintenance emergency – a flood, power-outage, or heating failure – call 416-481-4451 and Wigwamen's Emergency Service will send help.

WIGWAMEN HOUSING

- ◆ The Terrace (104 units for Aboriginal seniors) 14 Spadina Road, Toronto, Ontario, M5R 3M4
- ◆ 20 Sewells Road (92 units for Aboriginal and non-Aboriginal individuals & families) Toronto, Ontario, M1B 3G5
- ◆ 228 Galloway Road (60 units for individuals & families) Scarborough, Ontario, M1E 5G6
- ◆ Scattered Housing (for Aboriginal families) 230 homes located throughout the GTA



Angus announcing the Door Prize winner at the Terrace Tenants' Christmas Party.



Santa's Village created for the Sewell's Road Tenants' Christmas Party by Donna, Terry and Victor.

 **WIGWAMEN** provides safe and affordable housing to thousands of Aboriginal and non-Aboriginal families, singles and seniors throughout Ontario.

TO APPLY FOR WIGWAMEN HOUSING

Families & individuals of Aboriginal descent should fill out Wigwamen applications that are available:



In person: at Head Office, at Wigwamen Terrace (14 Spadina), or 20 Sewells Road;
By mail: call 416-481-4451 to request; or
Online: at www.wigwamen.com

You must submit proof of proof of legal status in Canada and a copy of either your Status Card or an Affidavit of Aboriginal Descent for Housing Purposes with your application. Affidavits can be obtained from Aboriginal Legal Services.

Non-Aboriginal Families & Individuals should fill out a Toronto Social Housing Connections application that is available:



In person: at Housing Connections, 176 Elm St., near Dundas & University;
By mail: call 416-981-6111 to request; or
Online: at www.housingconnections.ca

You must submit proof of proof of legal status in Canada and your income with your application.

For information about applying to live at The Elm Centre,

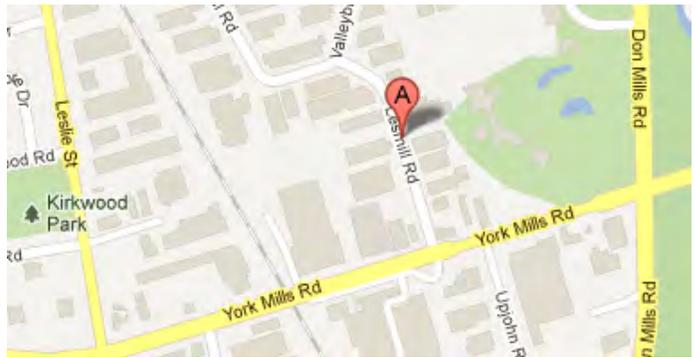


visit www.ywcatoronto.org; or speak with the Intake Coordinator at YWCA Toronto - 416-961-8100, ext. 508.



Wigwamen Head Office

23 Lesmill Road, Suite 106
Toronto, Ontario, M3B 3P6
Tel: 416-481-4551
Fax: 416-481-5002
E-mail: info@wigwamen.com



23 Lesmill Road is located north of York Mills Road, between Leslie Street and Don Mills Road.

To get to Wigwamen's Head Office by TTC:

Catch the 95 or 95a bus at York Mills Station and get off at Lesmill Road. Walk north on Lesmill Road for about 200 metres – or transfer to the 122 bus and ride one stop.

MEEGWETCH

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