



Metro Vancouver "Welcome House Centre"

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HENRIQUEZ
PARTNERS
ARCHITECTS



2 ISS of BC Metro Vancouver "Welcome House Centre"

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HISTORY



The Immigrant Services Society of British Columbia (ISS of BC) is the oldest not-for-profit immigrant-serving agency in the province. It was formed in 1968 as a response to the arrival of 800 Ismaili refugees fleeing Uganda's Idi Amin. The ISS of BC was incorporated in 1972 as the first immigrant-serving agency in BC.

The ISS of BC pioneered what are commonly referred to as settlement services, host programs, and refugee reception services for immigrants and refugees in British Columbia.

Mission

Helping immigrants build a future in Canada.

Purpose

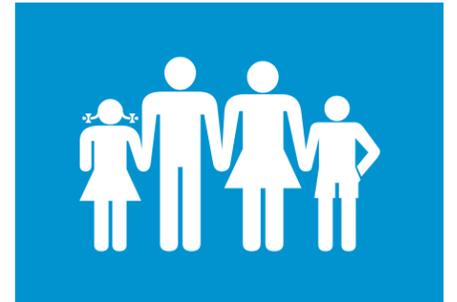
We will achieve our mission by:

- + Delivering educational, settlement, and employment services.
- + Developing partnerships with local communities.
- + Promoting an integrated and equitable community.



The ISS of BC “Welcome House Centre” will be the first facility of its kind in the world: a fully integrated and coordinated regional service hub that addresses the immediate needs of refugees and immigrants.

New arrivals to Canada will have streamlined access to care through on-site services from myriad organizations, public institutions, and programs in combination with housing. Both first-stage and second-stage housing will be provided, which cover the first two-week period in Canada and the first year, respectively.



PROJECT DESCRIPTION

The façade of the “Welcome House Centre” will feature public art that weaves together a mosaic of global styles with First Nations art in an abstracted “global quilt.” This speaks to the rich cultural heritage of British Columbia, while welcoming refugees and immigrants to their new home on behalf of the first peoples of Canada.

The art pays homage to myriad cultural heritages, while serving as a symbolic bridge between immigrant’s home countries and their new host country.

To increase service coordination and other efficiencies, the regional service hub will bring together several not-for-profit organizations, including the Inland Refugee Society (IRS), Settlement Orientation Services (SOS), the Vancouver Association for Survivors of Torture (VAST), and the Mount Pleasant Family Place’s Circle of Care and Connection Early Childhood Development Refugee program.

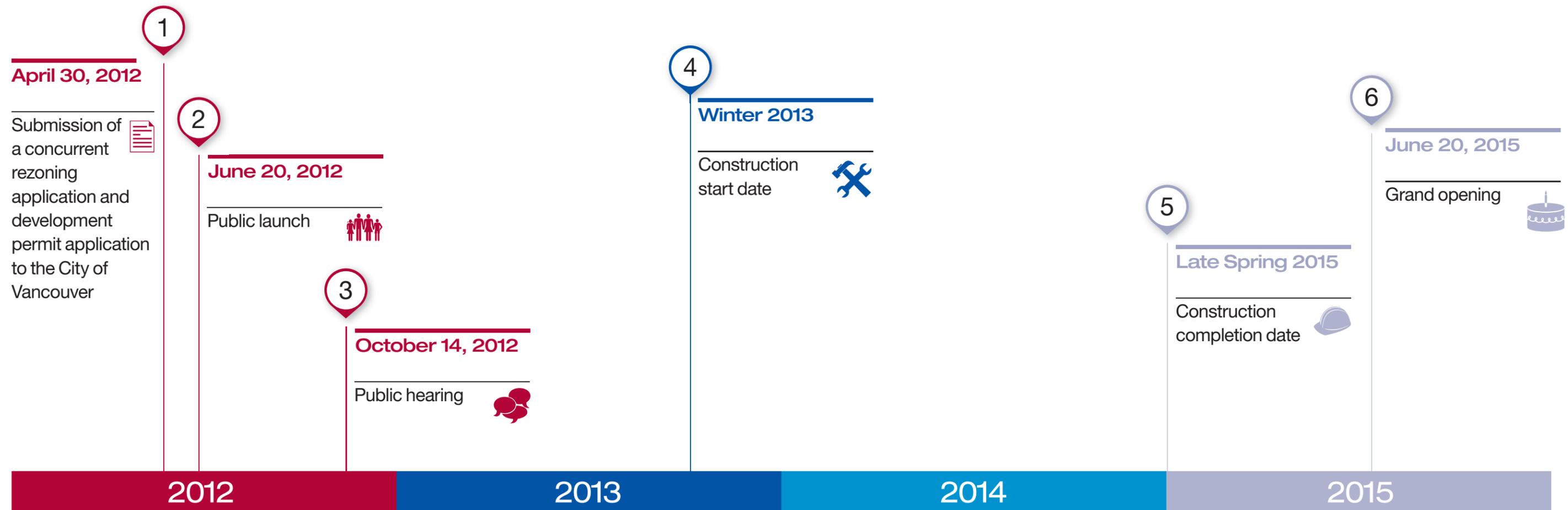
A multipurpose government outreach office will include staff from the Department of Citizenship and Immigration Canada and the Ministry of Social Development and Service Canada.



The purpose-built, 74,000-square-foot, LEED Gold facility will feature:

- + 28 units (160-200 beds) of first-stage and second-stage housing in various configurations that accommodate singles and families of up to 16 members.
- + A regional primary health care clinic.
- + A refugee trauma support and treatment centre for both adults and children.
- + Child minding space, including an outdoor playground and family area.
- + An immigrant refugee youth drop-in space.
- + A food bank.
- + A community kitchen and multiple meeting spaces.
- + A law clinic space.
- + First language settlement support staff offices.
- + A teaching facility linked to several post-secondary institutions.
- + ISS of BC corporate service offices.

Timeline 2012–2015



PROJECT TEAM



Immigrant Services Society of BC

The Immigrant Services Society of British Columbia (ISS of BC) has been operating 12 housing units (up to 90 beds) in Vancouver since 1985, providing the only first-stage temporary housing facility for all the government-assisted refugees destined for BC every year (800-900 individuals). It is one of the largest multicultural immigrant-serving agencies in Canada, with 350 staff, 14 sites throughout Metro Vancouver and Squamish, 800 active volunteers, and a \$22M annual operating budget.

The ISS of BC offers a wide range of programs and services for newcomers to BC, including the largest provider of adult ESL classes; employment and career assistance programs; specialized services for children, youth, and women; community development; social enterprise; and first language settlement support services in over 40 languages. It has been consistently recognized by the Workplace Institute as one of the top 100 Best Workplaces in Canada (2007, 2009, 2010, 2011, and 2012). It's the only not-for-profit society in Canada to make the list. It also ranked as the fourth Best Workplace for Women in Canada in 2011.



www.issbc.org

For more information on this project, please contact:

Patricia Woroch
Chief Executive Officer

604.684.2561
patricia.woroch@issbc.org

Chris Friesen
Director

604.684.7498
chris.friesen@issbc.org

Architect



Henriquez Partners Architects

We believe that socially responsible community development and environmental stewardship are the foundation of good design.

Henriquez Partners Architects is committed to working closely with clients to create buildings that are both culturally and environmentally sustainable. We have consistently demonstrated the ability to manage projects from design through to construction, and the technical expertise to create structures that stand the test of time. Our buildings have received several awards for design excellence, including the Governor General’s Medal in Architecture.

We are leading and have completed a number of large-scale projects, including the \$500M TELUS Garden, the \$330M Woodward’s Redevelopment, 60 W. Cordova, and the LEED Gold BC Cancer Research Centre. Our portfolio also features an array of unique civic structures—it is our philosophy that no building is too small if it contributes to our community in a meaningful way.

Development Consultant



Terra Housing Consultants

Terra Housing Consultants helps its clients identify objectives and implement them by elaborating a scope of work achievable at an acceptable cost, in a limited time, while managing risk and stakeholders interests.

Terra has been helping nonprofit groups and government agencies to realize their housing objectives since 1982. We have over 250 housing projects completed or in development, and have completed numerous affordable housing plans and housing portfolio reviews. Our extensive experience encompasses producing studies and papers and leading workshops and planning sessions. We have worked with more than 130 housing providers to co-ordinate the activities of dozens of builders, lenders, architects, engineers, code consultants, lawyers, realtors, and other professionals.

Terra works with clients to reach a clear understanding of their goals and the resources available to them. Then we develop a realistic plan to achieve the goals and implement the plan together.

Read Jones Christoffersen Structural

Suite 300—1285 W Broadway St
Vancouver, BC V6H 3X8
Tel 604.738.0048

Cobalt Engineering Mechanical & Electrical

Suite 180—200 Granville St
Vancouver, BC V6C 1S4
Tel 604.687.1800

LMDG Code

4th Floor—780 Beatty St
Vancouver, BC V6B 2M1
Tel 604.682.7146

Durante Kreuk Landscape

#102—1637 W 5th Ave
Vancouver, BC V6J 1N5
Tel 604.684.4611

Brown Strachan Associates Acoustic

#2—1290 Homer St
Vancouver, BC V6B 2Y5
Tel 604.689.0514

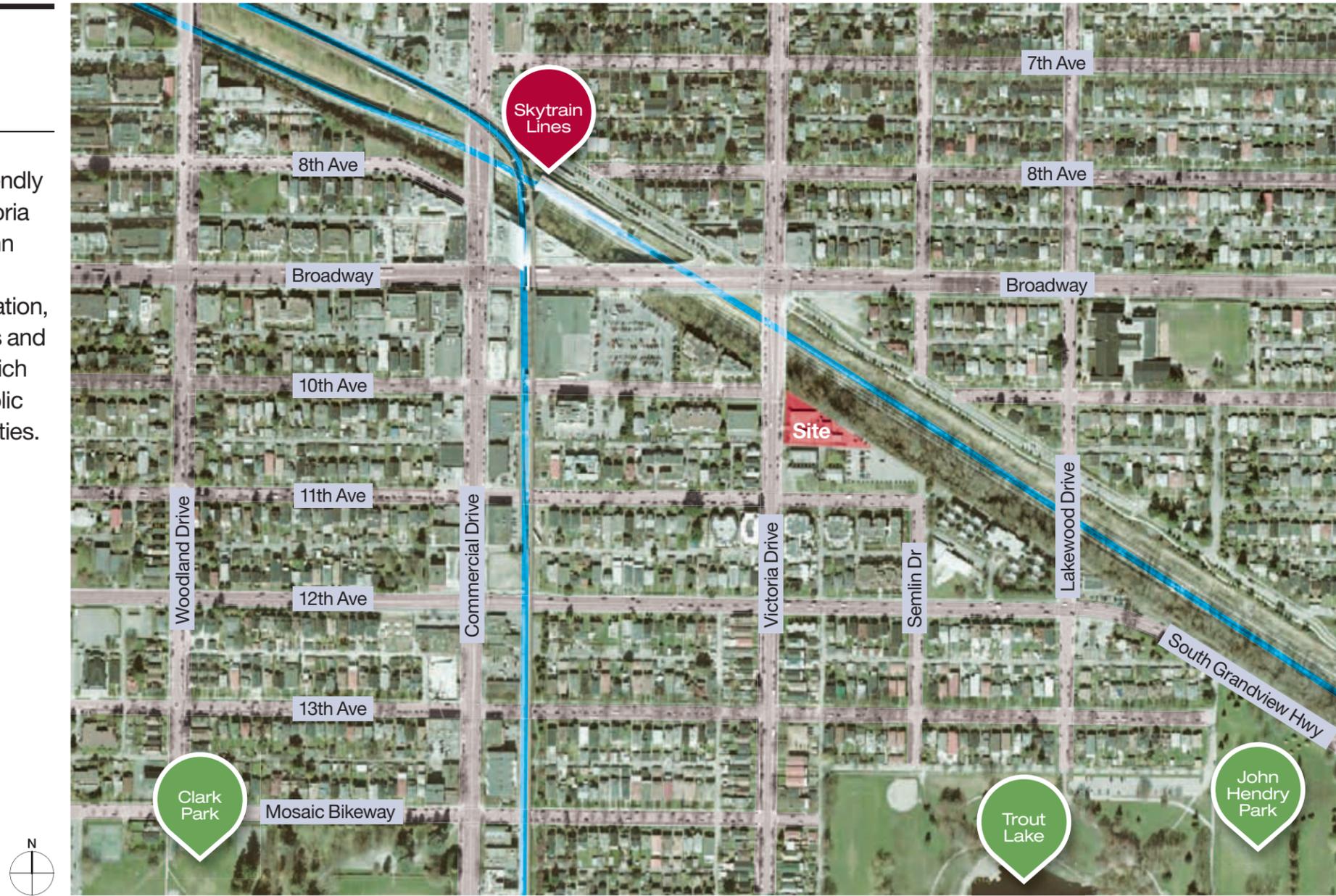
Bunt and Associates Transportation

Suite 1812—1177 W Hastings St
Vancouver, BC V6E 2K3
Tel 604.685.6427

SITE PLAN

2610 Victoria Drive

The project is ideally located to offer refugees and immigrants convenient access to lively, pedestrian-friendly neighbourhoods, a host of amenities, and transit. Victoria Drive at Tenth Avenue is within walking distance of John Hendry Park and the Trout Lake Community Centre, Commercial Drive, and the Commercial-Broadway Station, which services the Millennium and Expo SkyTrain lines and several bus routes. Transit-Oriented Development, which positions responsible density in close proximity to public transit, is a key factor in creating sustainable communities.



Aerial site view



RENDERINGS





RENDERINGS





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