



Background & Update on the Project

Tuesday, March 8, 2016



Background

Restriction on Title (Theatre)

2011 – Existing facility in need of major renovations – uneconomical

2012 – U of M City Planning study

Objectives:

1. Provide a new & improved performing arts facility;
2. Provide an on-going source of revenue toward GSAC's operations – sustainability;
3. Ensure future partners and uses within a new building complex are compatible with GSAC's mission and programming; and
4. Help meet needs of community (the Village).



River Osborne

- One of Canada's Best Neighbourhoods
- Mixed-Use (Commercial, Residential, Cultural, Institutional)
- Density
- Gas Station Arts Centre a part of the Community
- Loss of Affordable Housing

Recent Osborne Village Developments



Consultants and Partners

Consultants

Project Co-ordinator: McKay Finnigan and Associates

Developer: Lakeview Realty of Canada

Architect: Cohlmeier Architecture

Housing: DSI Tandem

Fundraising: Creaddo Group

Community Partners

Performing Arts Lodge (PAL)

Macdonald Youth Services (MYS)

DreamBig

The Plans



Community Meeting/Open House

The Future of the Gas Station Arts Centre
YOU ARE INVITED TO A COMMUNITY MEETING/OPEN HOUSE

Date: Sunday, January 26th, 2014
 Time: 3:00 p.m. - Community Meeting
 5:00 - 7:30 p.m. - Open House
 Location: Gas Station Arts Centre (465 River Avenue)

For over 30 years, the Gas Station Arts Centre (GSAC) has strived to serve Winnipeg's performing arts community as well as the Osborne Village neighbourhood. Faced with challenges posed by rising land costs, the board and staff at the GSAC have been exploring the possible redevelopment of the property at River and Osborne.

The goal is to meet the future needs of the GSAC as well as the broader community. The possibility to redevelop the site could include a building with:

- A new and improved performing arts centre
- Options for affordable housing
- Expanded commercial space to cater to neighbourhood residents.

For more information, contact GSAC at 204-294-9477.

GSAC is pleased to announce...
GAS STATION ARTS CENTRE

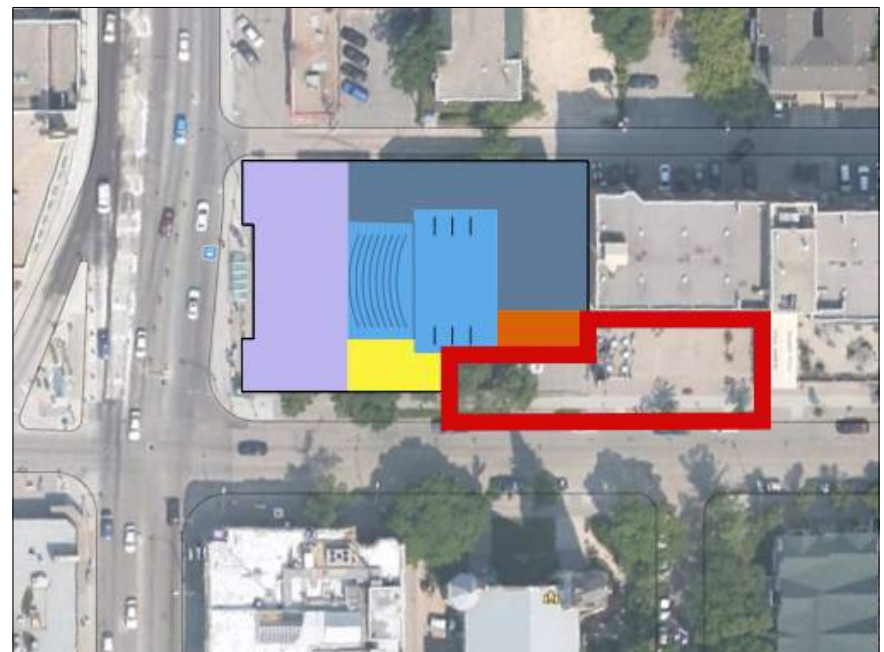
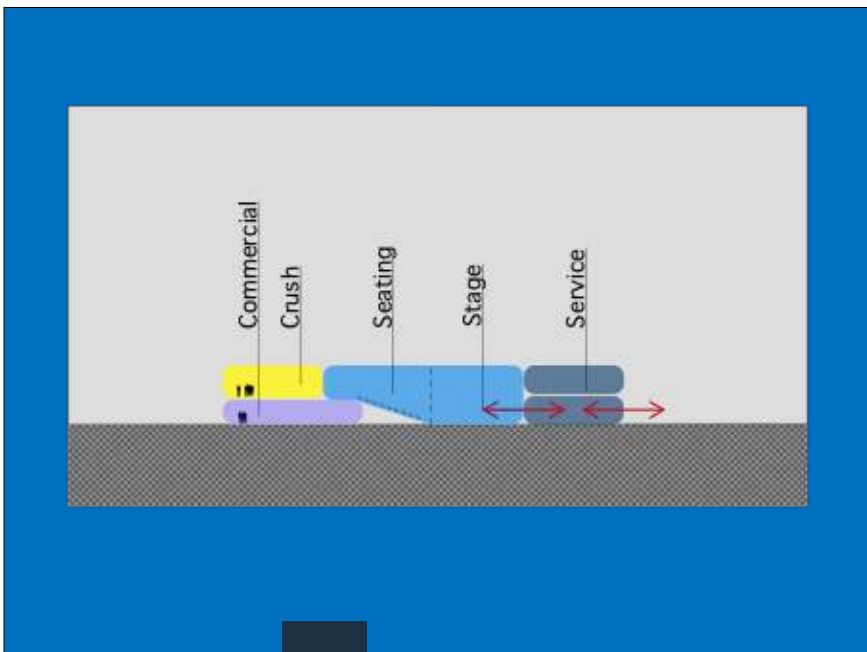
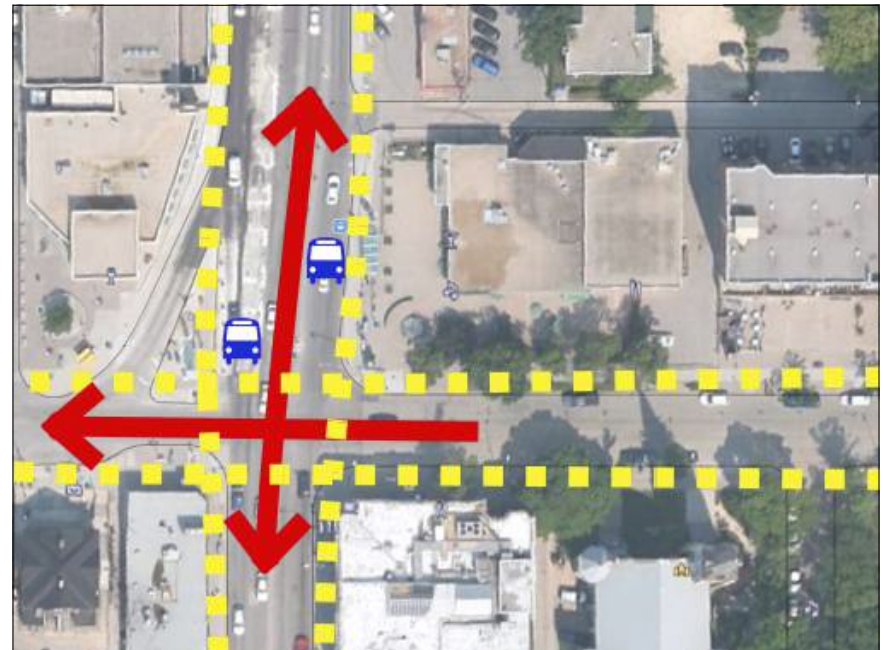
The site is the focus of a Community Meeting/Open House. The Board & staff at the Gas Station Arts Centre (GSAC) are exploring the possible redevelopment of the River & Osborne site to include:

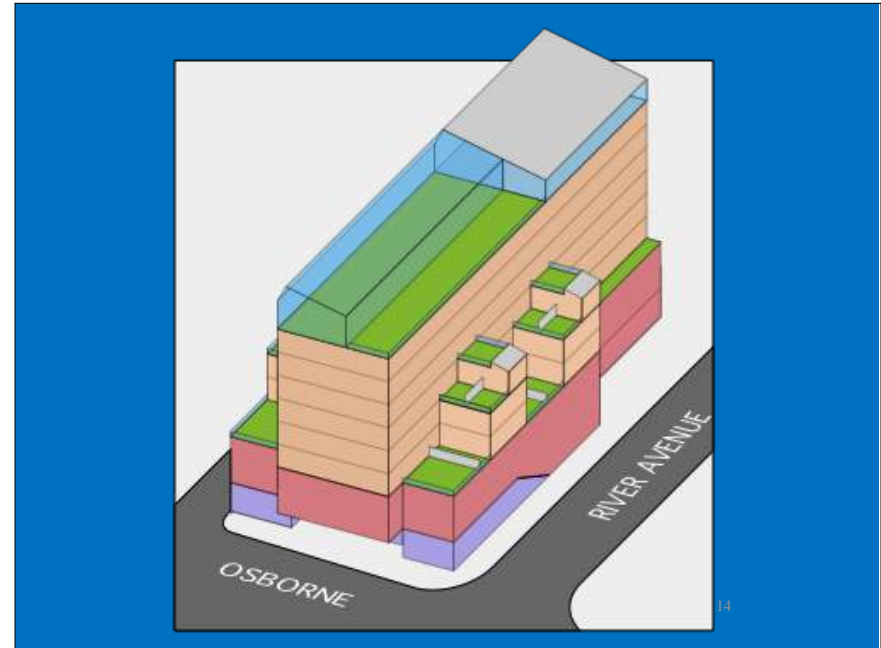
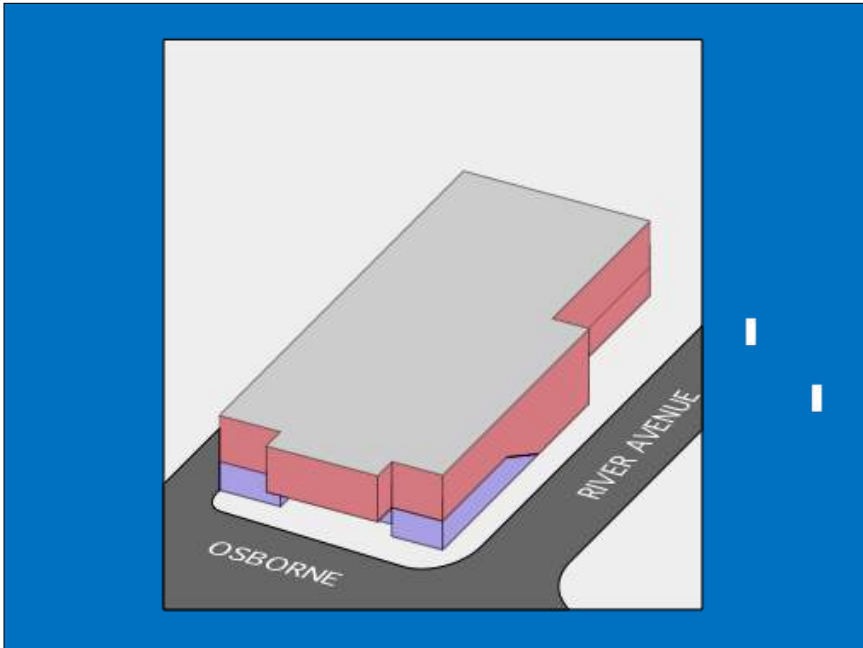
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January 26, 2014







Osborne Commercial & Marquee



Community Meeting: Feedback

Report on the Community Meeting/Public Open House



HELD AT GAS STATION ARTS CENTRE
ON JANUARY 26TH, 2014



March 2014

- Scale & Approach to Building Design
- GSAC strong marquee presence
- Linking Plaza to Villa Cabrini
- Mixed-use with Affordable Housing
- Economic & Sustainable Model – GSAC long term viability

Rezoning

- **Public Hearing June, 2014**
 - 40 people appeared in support
 - No one appeared in opposition
- **July, 2014 City Council Approval**

Thank You!

Fundraising



The Gas Station Arts Centre
Fundraising Feasibility Study Report

Submitted
November 21, 2014

- **Feasibility Study**
- **\$4 million (private)**
- **3 governments**
- **Campaign Cabinet Co-Chairs**
 - Lloyd Axworthy
 - Colin Lount
- **Goal: \$8-9 M (for theatre)**

Affordable Housing in Canada

Complete Communities Concept

The Challenge:

- **Cost of New Construction**
- **Value of Land (e.g. condos in the Village)**
- **Integrating market & affordable housing (separate addresses/lobbies.....)**

Approaches Taken

- **Inclusionary Housing Programs - use development regulations & approval processes to require a portion to be affordable housing**
- **Government incentives (capital grants and operational subsidies)**

Affordable Housing in Manitoba

New housing is “Affordable” when monthly charges are @ or less than median market rent levels

GSAC & PAL Housing Co-operative

Incorporated in 2015

Integrated Complex (**ages & income**)

51 Market rates (**62%**)

31* Affordable units (**38%**)

82 total units

- 34 one-BR
- 42 two-BR
- 6 three-BR

(* includes 6 RGI units)

Community Partners

- Performing Arts Lodge
- Macdonald Youth Services
- DreamBig

Manitoba Housing

2015 Income Limits (Annual)

Affordable Housing Program

\$48,693 Non-family Household (no kids)

\$64,924 Family Household (with
kids/dependents)

Rent Supplement Program (RGI units)

\$32,000 1 BR

\$41,000 2 BR

\$47,500 3 BR

Modesty Space Guidelines and Rents

Affordable Housing in Winnipeg

City of Winnipeg

- Affordable Housing Policy (2013)
 - Encourage "Complete Communities" with diverse forms of housing
- Implementation Plan (2014)
 - Encourage affordable housing downtown & in areas with good access to transit
 - 750 new housing units in mixed-use developments (10% affordable) by 2019
- Live Downtown (Rental Development Program)
 - Tax increment grant over 12 – 20 years if 10% affordable units

Funding Requests

Federal Government

- On-going discussions

Manitoba Housing

- **Approved \$2+ million** toward affordable housing units (\$65,000/unit)

City of Winnipeg/Government of MB

- Similar approach to support of UWinnipeg Commons (e.g. tax increment grant value \$2.3 – 3 million)

GSAC & PAL Housing Co-operative Range of Share/Monthly Costs (Est.)

Market Units

Base Share/loan: \$73,882 – \$189,730

Monthly Charges: \$1,170 – \$1,615

Affordable Units

Base Share/loan: \$13,650 – \$29,516

Monthly Charges: \$933 – \$1,292

NOTE - Above estimates include (where appl.): Terraces, 2nd Bath and Ensuite Laundry

GSAC & PAL Housing Co-operative



GAS STATION ARTS CENTRE
& Performing Arts Lodge Housing Co-operative

"At home with the arts!"

204.989.5921

www.gsac.ca

for membership details



Membership of Housing Co-op

PERFORMING ARTS LODGE WINNIPEG **GAS STATION ARTS CENTRE**

Gas Station Arts Centre & Performing Arts Lodge (PAL) Housing Co-operative Ltd.
Pre-Application Form for Membership

Name: _____

First Name _____ Last Name _____

Address: _____

Number & Street _____ City Province Postal Code _____

Phone Number: _____

Home _____ Cell _____

E-mail Address: _____

1. How did you learn about the Gas Station Arts Centre (GSAC) & Performing Arts Lodge (PAL) Housing Co-op?

2. Why are you interested in membership in the GSAC & PAL Housing Co-op?

3. What kinds of qualities, skills, knowledge, or past experience do you feel you will bring which will enable you to contribute to GSAC & PAL Housing Co-op?

4. What membership are you interested in?

5. Resident Group Membership (\$16.00)
Membership share for applicants interested in becoming a resident of the co-op

6. Commonality Supporting Group Membership (\$10.00)
Membership share for applicants interested in supporting the co-op

- 18 years or more
- Agree to values of co-op and co-op principles
- Active Board of Directors

Private Sector Fundraising

- Creaddo Group
- Commitments to date = \$1.25 million
- Challenge = where is government support?



Questions and Answers