

**For Public Release**

Date: 2024-11-11  
Dept: Infrastructure Services

# Sheriff King Home Redevelopment Project

Source: [ywcalgary.ca/sheriffking/](https://ywcalgary.ca/sheriffking/)

**Proposed Lease (Inglewood) – Ward 09  
(2003 16 ST SE and 1650 20 AV SE)  
C2022-0756**

2022 June 7

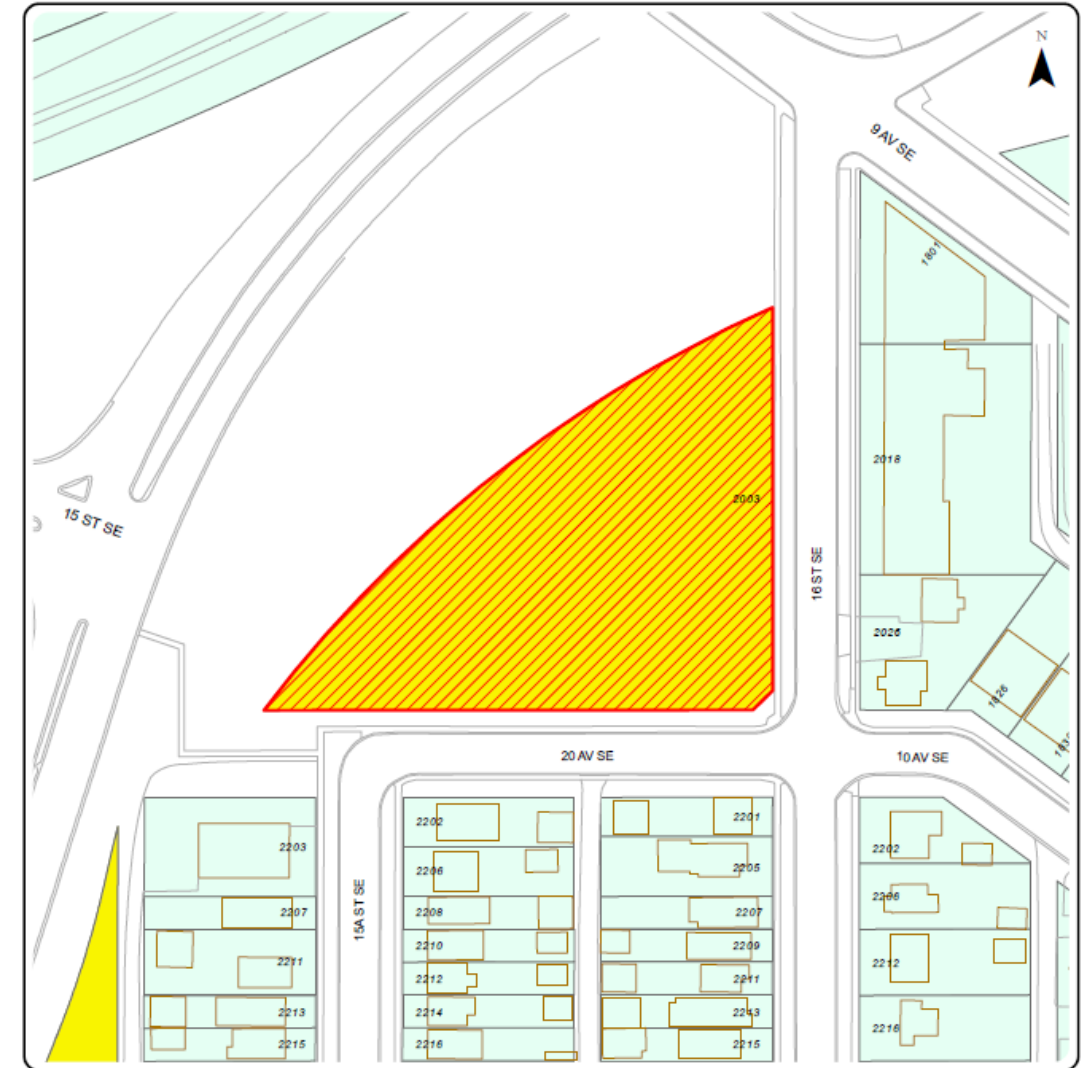
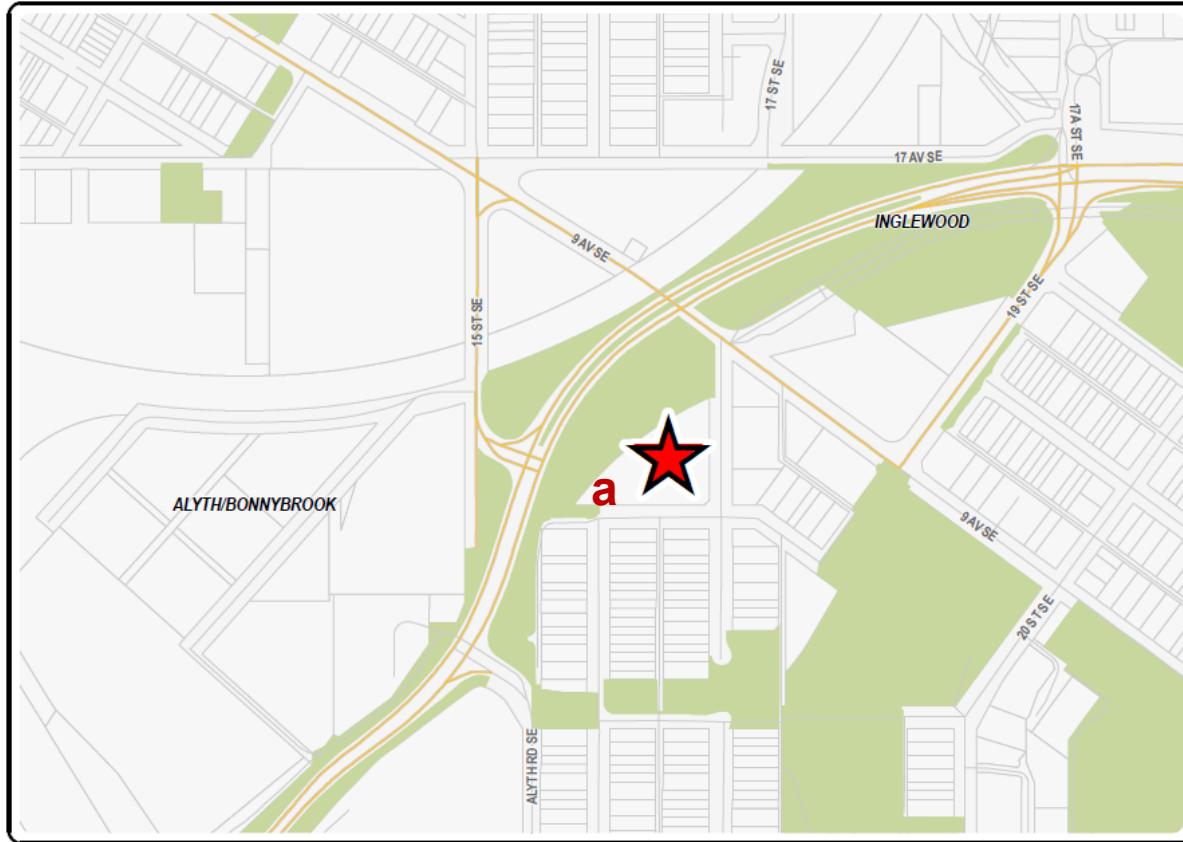
# Recommendations

## That Council:

1. Authorize the Recommendations as outlined in Attachment 4;
2. Direct the Recommendations, Report and Attachments remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act until the lease has been executed.

## Background / Highlights

- The Property is located in Inglewood, on 1.58 acres, southeast of Blackfoot TR SE and southwest of 9 AV SE.
- YW Sheriff King site has operated as a short-stay crisis shelter for women and their children leaving domestic abuse and violence for 40 years.
- The proposed nominal Lease Agreement is required for Calgary Young Women's Christian Association ("YW") to:
  - Continue to operate their Sheriff King Home crisis shelter (under reconstruction) comprised of 80 beds from 44 beds; and
  - A new affordable housing project to be comprised of 21 units.
- The proposed Tripartite Agreement is required for the YW to begin to draw on the funding from CMHC for the Rapid Housing Initiative (which funds must be spent by end of 2022).
- Agreement on Key Lease Terms and Conditions was reached on 2022 June 1.







Source: ywcalgary.ca/sheriffking/

# Lease: Key Terms and Conditions

## Rent (one-time):

- Nominal at \$25.00 + G.S.T.

## Term and Commencement Date:

- 62 years, commencing on January 1, 2021

## Extension:

- One option to extend for 25 years  
(expiry: December 31, 2107)

## Area:

- ~1.58 acres
- Proposed Crisis Shelter: 30,980 sq. ft.
- Proposed Affordable Housing: 29,483 sq. ft.

## Permitted Uses:

- Use the Property to advance charitable objectives in support of women and their families (focused on family violence prevention, mental wellness, and women's economic prosperity)
- Construct, operate, and maintain a crisis shelter facility and affordable housing for women and children fleeing domestic violence and affordable housing for those who require support beyond their stay in the shelter
- Provide related services

## Condition Precedent:

- Lessee to surrender the Lease dated 1982 December 16, as amended



## Tripartite Agreement: Key Terms and Conditions

- The Tripartite Agreement shall remain in effect until the expiry of the Term of the Contribution Agreement for the CMHC Rapid Housing Initiative
- The City agrees not to amend or otherwise affect the Lease without first consulting with CMHC and receiving their written consent
- The City agrees that any amendment or other changes (of any kind) to the Lease shall be in accordance with CMHC's leasehold requirements
- Subject to amendment on execution of the new Lease

# Reasons for Recommendations

- YW has been providing safety and support for women and children fleeing domestic violence in Calgary for 40 years.
- Short-stay shelters are limited to 21 days; the affordable housing units will enable YW to better meet community needs.
- The City has committed \$2.4M to support the affordable housing component.
- CMHC has committed \$7.1M to the Affordable Housing project (which the YW cannot begin to draw on without the Tripartite Agreement in place) and a further maximum contribution to the Crisis Shelter of almost \$10.5M.
- YW cannot begin to draw on RHI for Affordable Housing without the Tripartite Agreement in place.



Source: [ywcalgary.ca/sheriffking/](https://ywcalgary.ca/sheriffking/)

# Recommendations

## That Council:

1. Authorize the Recommendations as outlined in Attachment 4;
2. Direct the Recommendations, Report and Attachments remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the Freedom of Information and Protection of Privacy Act until the lease has been executed.