



Project
Leaders

Childcare & Affordable Housing Project

District of Sechelt



District of
SECHELT



Agenda

1. Background
2. Where we are today
3. Project Overview
4. Partnerships
5. Land Transfer

Background

2020	Sunshine Coast Child Care Action Plan
Oct 6, 2021	Council directed staff to apply for a grant for a 77-space Childcare facility
April 2022	Ministry of Education and Child Care (MECC) approves \$2.8M grant
Fall 2022	BC Housing (BCH) was approached to provide affordable housing

Background

2023

DOS applies to MECC for a grant increase of \$2.69M. A total of \$5.46M is approved

July 26, 2023

A concept design was presented to Council (100 space childcare facility/16 housing units). Council endorsed a partnership with BC Housing.

2023-2024

Sunshine Coast Affordable Housing Society (SCAHS) approached to become housing operator

Draft working agreement negotiated between SCAHS, MECC, DOS, BCH

Where We Are Today

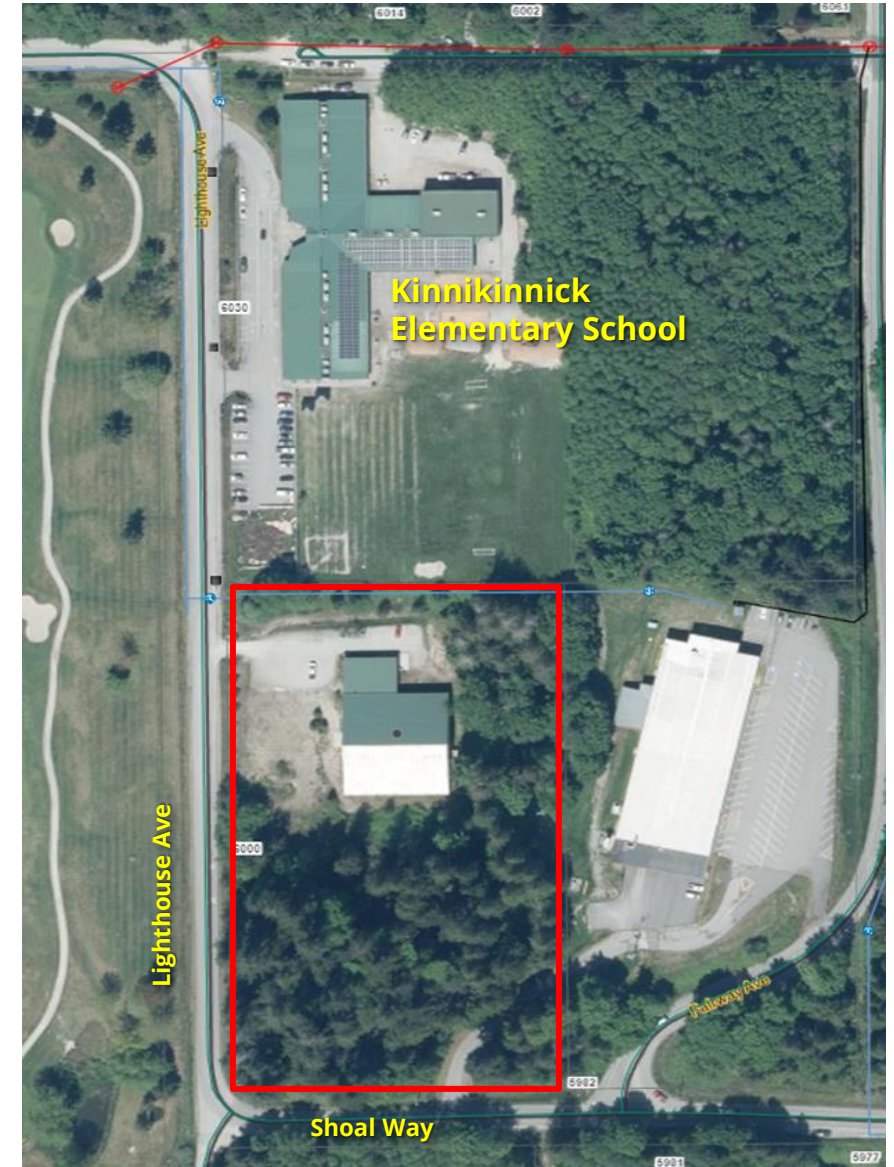
November 2024

Colliers was engaged to provide additional resources to the District to support the Childcare + Housing project:

1. Confirm project scope + guiding principles
2. Confirming roles and responsibilities for each partner and terms and conditions to proceed
3. Mapping the working path forward

Project Overview

- To construct a mixed-use project located at 6000 Lighthouse Avenue, including:
- A Childcare facility to service the community
- Affordable Housing to support facility operations and community housing needs



Project Scope

- **77 total childcare spaces**
 - 37 spaces (Ages 0-5): Group Childcare
 - 40 spaces (School Age): Before/After Care
- **Affordable housing**
 - # of units TBC
- **Funding**
 - \$5.4M MECC
 - Remainder to be financed by BC Housing

Guiding Principles

- Provide childcare to community
- Provide affordable housing to enable childcare, and support the community
- Financially viable (residential rent is net neutral)
- Financially accountable (funds spent as planned)

Roles + Responsibilities

BC Housing

- BCH PDF will finance due diligence & concept plan through to vision confirmation
- BCH will fund residential development and corresponding site work
- Manage Development Management & Design Consultants
- Confirm financial feasibility through proforma modeling
- Retain non-profit operator for housing (SCAHS)

District of Sechelt

- Facilitate Land Title transfer & Subdivision process in support of equity funds
- Transfer MECC funds to BCH
- Work with School District 46 to meet grant scope
- Initiate Official Community Plan and Zoning Bylaw amendments, and support permitting to allow for project
- Procure non-profit childcare operator
- Support creation of Strata Corporation

Roles + Responsibilities

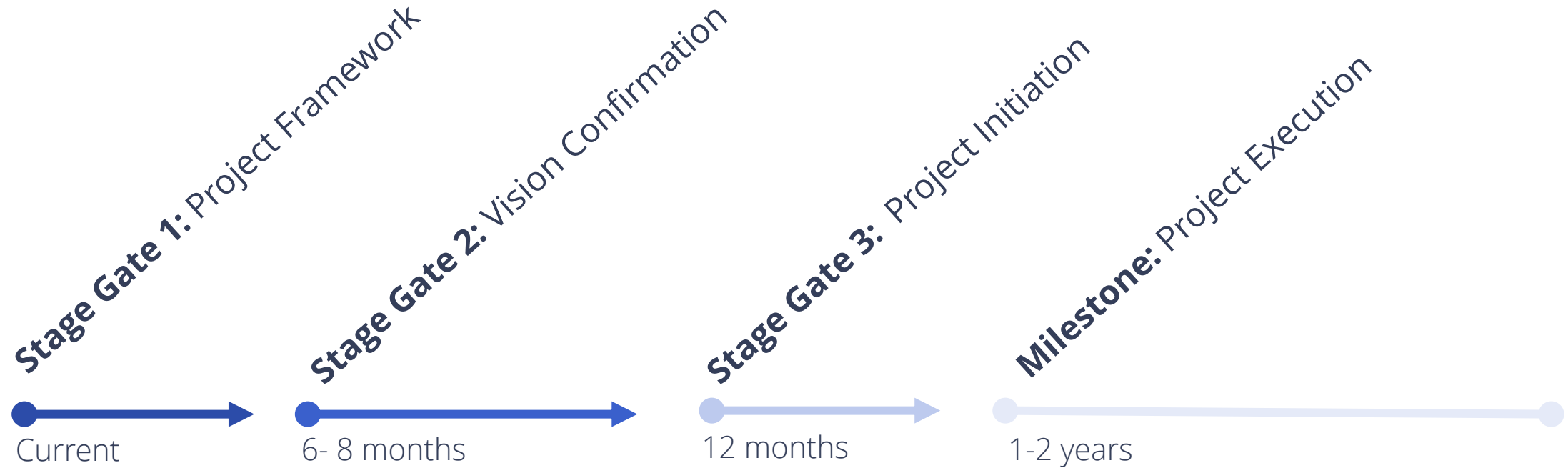
MECC

- Disburse grant funding

SCAHS

- Residential operator

Project Work Plan



Project Work Plan

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Stage Gate

Project Framework

Vision Confirmation

Project Initiation

Project Execution

Deliverables

- Updated Project understanding
- Identify Partner Roles + Responsibilities
- PDF Budget
- Council presentation

- Consulting team
- Due Diligence
- Subdivision & Rezoning
- Concept Plan
- Financial Analysis + Budget Confirmation

- Governance Structure
- Project Management Plan
- Required Permits
- Design Development
- Construction Drawings

- Tender
- Construction
- Occupancy + Handover



Current



6-8 months



12 months



1-2 years

Land Transfer

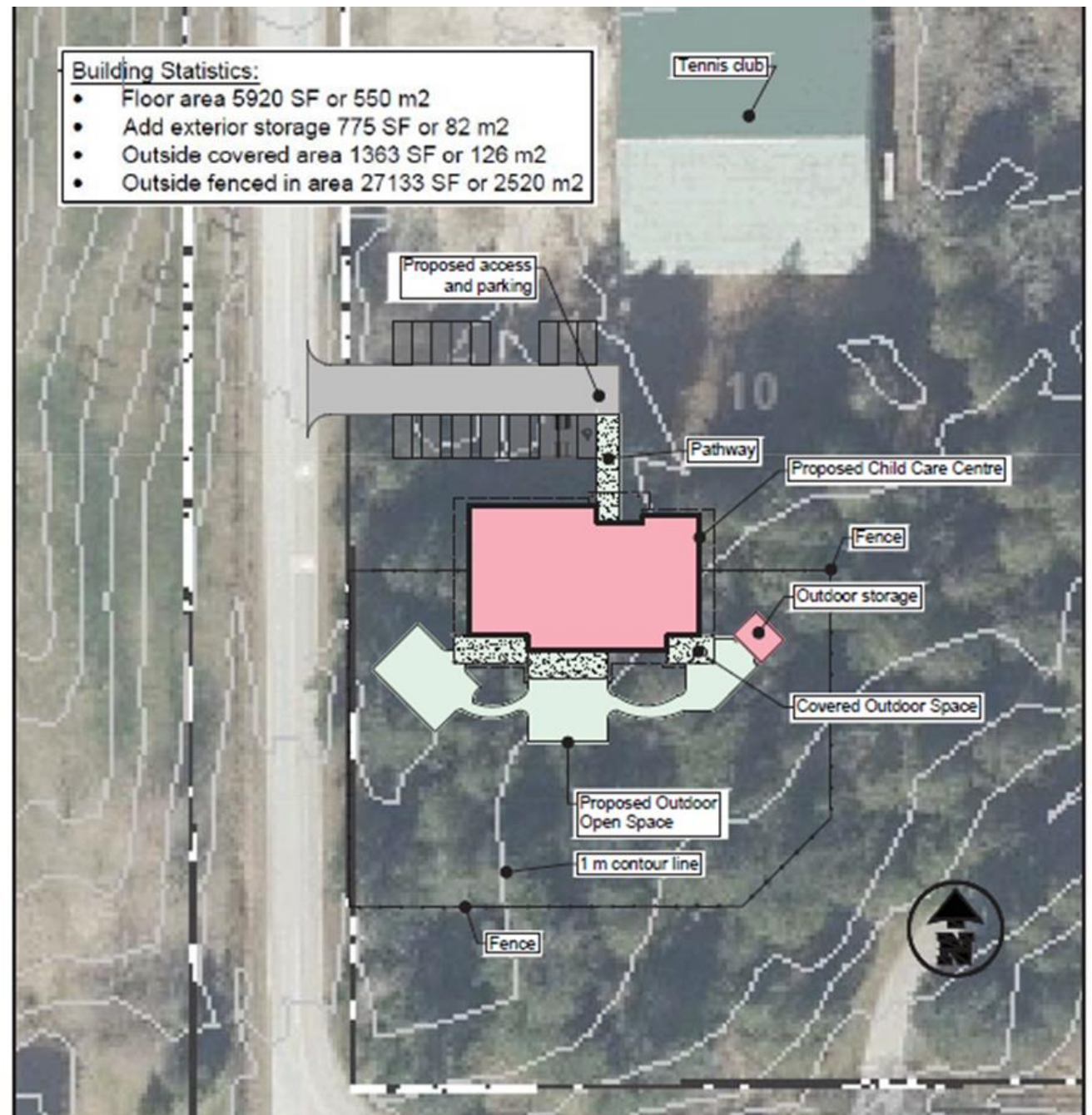
- BCH's capital funds are equity based and can only be injected once title has been transferred to BC Housing.
- Land Title transfer at project confirmation, instead of at project completion, avoids borrowing costs to develop residential portion of the work.
- At construction, interim interest rate is 4%; at completion, financing interest rate applies (~4.38%)
- Rent to cover maintenance, operations, and long term asset renewal
- Ownership: strata between BCH/DOS
- Subdivision prior to land transfer
- Rezoning

Request for Decisions by Council

1. Approval of initiating subdivision, rezoning, and land transfer processes.

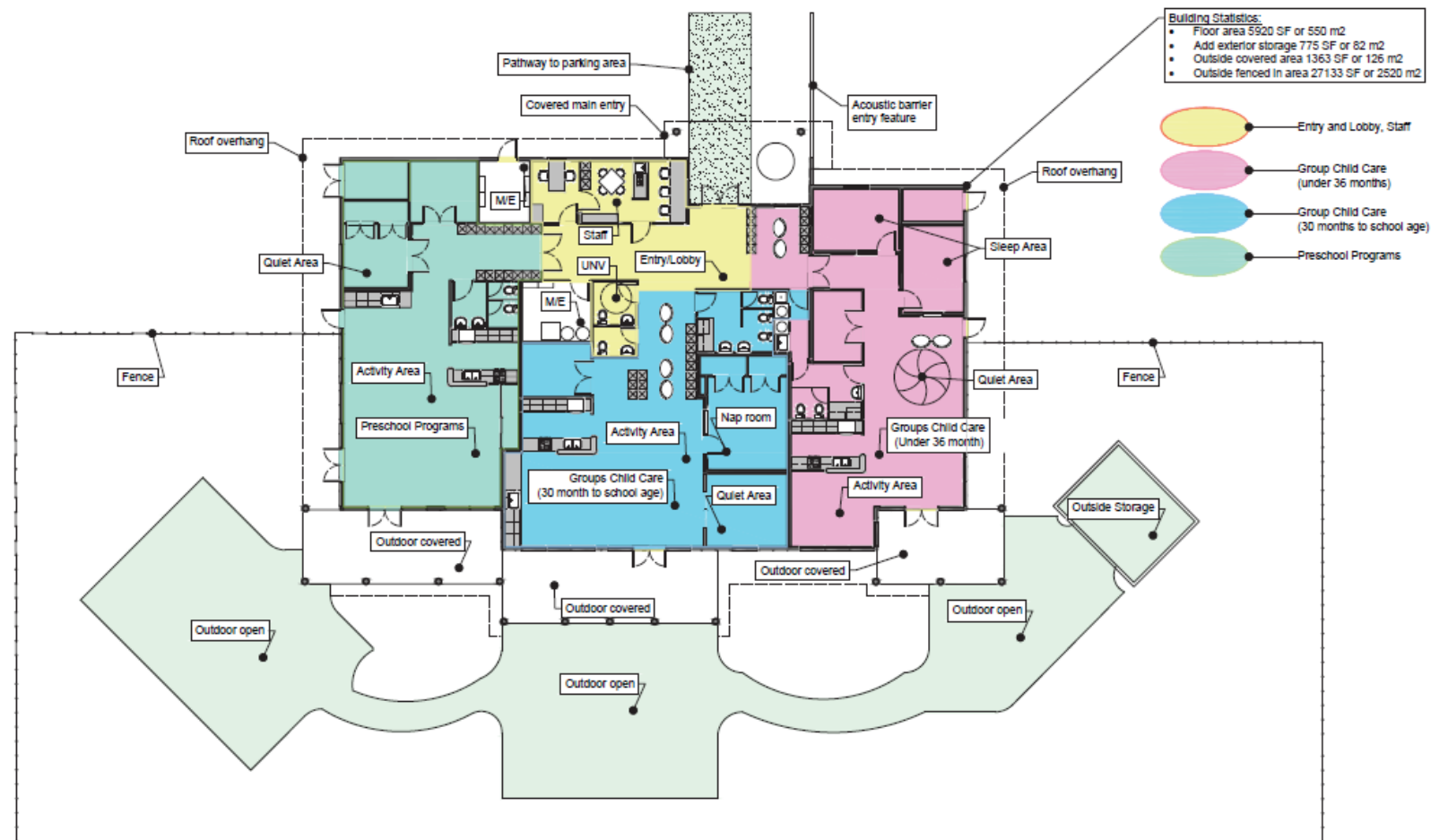
Questions

Concept Design Childcare



2021 Concept Site Plan

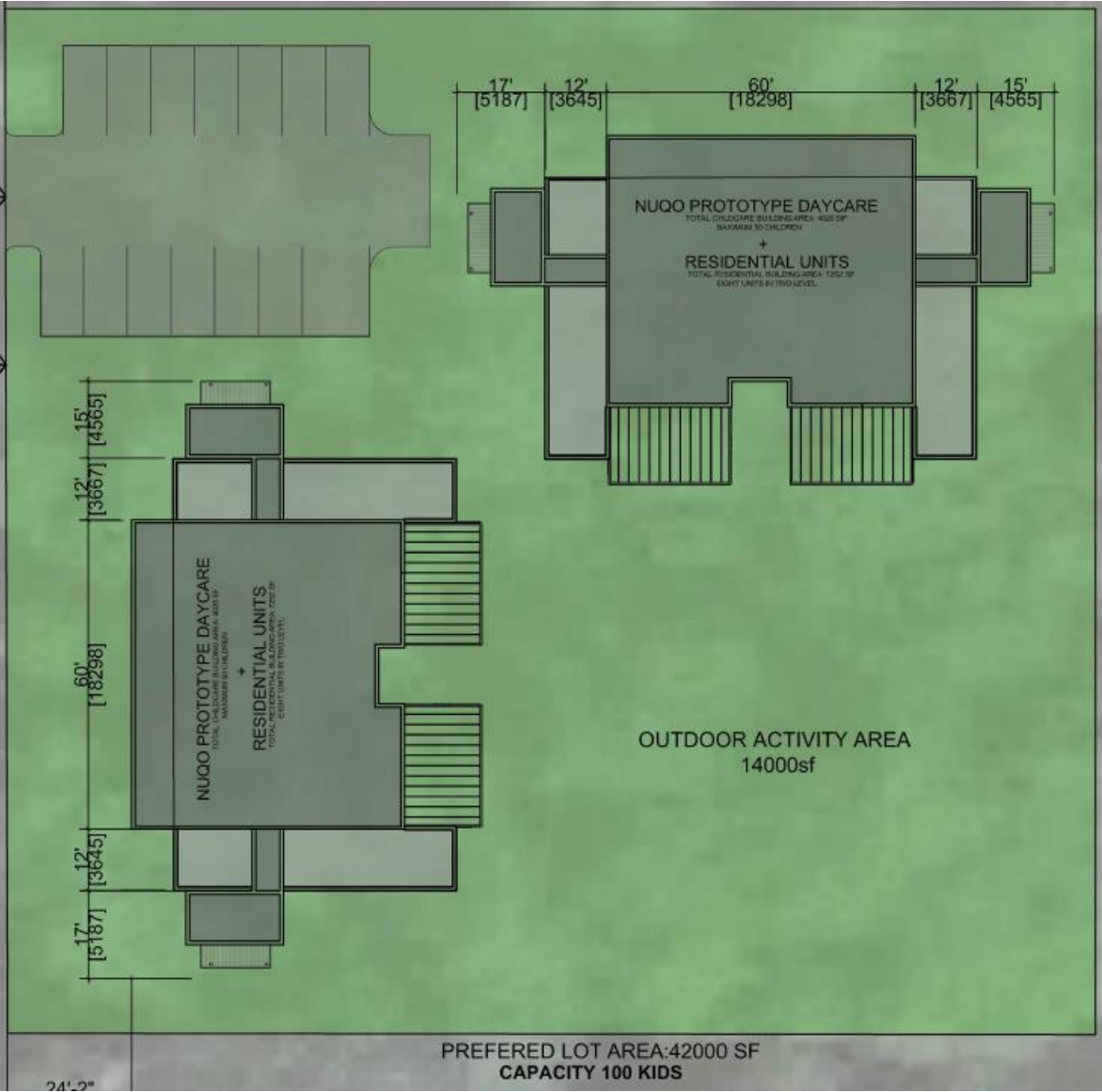
Concept Design Childcare



2021 Concept Plan &
Programming

Concept Design Childcare and Housing

2023 Concept Site Plan



Concept Design Child Care and Housing



2023 Concept design
Modular construction

Project Work Plan

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Stage Gate

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BCH + Development Manager

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