

# VILLAGE OF SLOCAN

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## AFFORDABLE HOUSING PROJECT

*November 30<sup>th</sup>, 2020 Special Meeting*

# SLOCAN AFFORDABLE HOUSING ADVISORY COMMISSION

2017

## Formation of Affordable Housing Commission of Council

The Commission will consist of a minimum of seven (7) and a maximum of fifteen (15) active members, all of whom shall be appointed by Council:

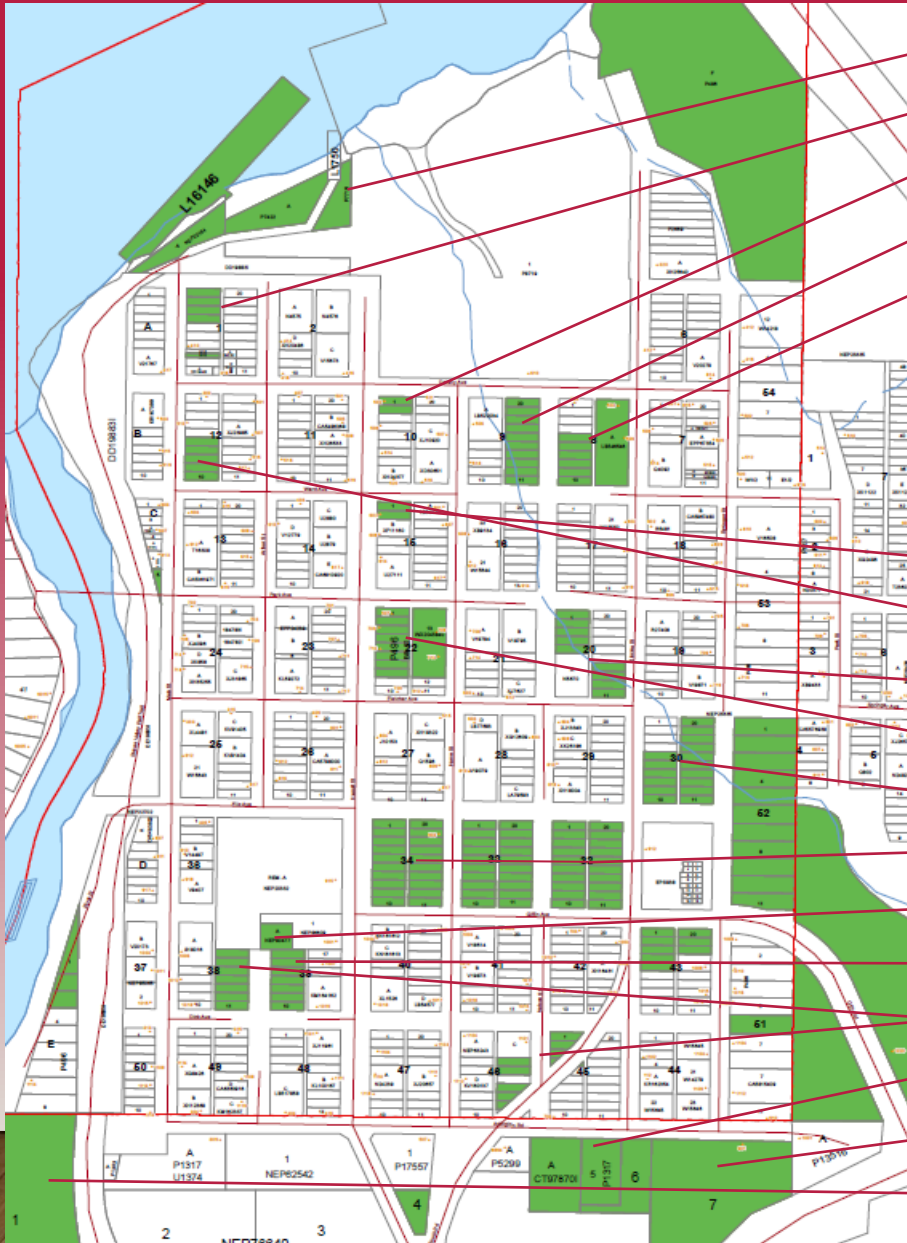
- 1 member of Village of Slocan Council
- 6-14 Members at Large, representing the following disciplines, if possible:
  - Slocan Resident Representative
  - Community Group Representative
  - Business Representative
  - Social Service Representative
  - Seniors Representative
  - Cultural Representative
  - Social Planning Representative
  - Housing Provider Representative
  - Industry Representative (realtor, property manager, etc.)

### MANDATE:

- ✓ *To identify housing needs and priorities.*
- ✓ *To provide recommendations to Council on policies, plans, programs, budgets and issues related to social, affordable, and sustainable housing in Slocan.*
- ✓ *Assist in finding collaborative, cost effective housing approaches that will expand Slocan's housing opportunities.*
- ✓ *Provide a forum and networking opportunity for housing providers and community partners to share knowledge and expertise, and identify opportunities.*



# VILLAGE LAND INVENTORY



- Slocan Waterfront – beach, boat launch
- Slocan Waterfront – boat parking
- Legion Hall
- Springer Creek / Riparian Zone
- Village Office & Public Works

There is limited availability for a housing project on Village-owned land without changing currently-existing uses.

- WI Hall
- Kiddie Park
- Springer Creek / Riparian Zone
- Wellness Center & Seniors Housing
- Springer Creek / Riparian Zone
- Expo Park, Curling Club, Tennis Courts
- Skate Park
- WEGCSS Community Garden
- Residential Land
- Cemetery
- Slocan Valley Outriders Association
- Owl Walk

# VILLAGE LAND FOR CONSIDERATION

In 2019, the commission identified potential housing sites for council consideration.  
The top two choices are listed below:

## OPTION #1 – SLOCAN STREET / GIFFIN AVENUE



During investigation and site visit, this site was considered to be the most appropriate site for housing. Services (both power and water) currently exist at site and the terrain is even-sloped and partially-cleared. The site also neighbours another multi-family development.



## OPTION #2 – SLOCAN STREET



During investigation and site visit, this site was ruled out due to proximity to the creek.

Though it appears there is ample distance on the map, the map reflects incorrect location of creek. Provincial legislation regulates setback distances from waterways – this includes buildings, structures, and sanitary systems.



**M'AKOLA  
DEVELOPMENT  
SERVICES**

**2019**      **Village procured M'akola Development Services to complete a Feasibility Analysis and provide consulting services to the Village.**

**Feasibility Analysis & Consulting – Inclusions:**

Partnership Development	Site Analysis	Zoning Analysis
Permits & Approvals	Site Servicing Analysis	Amenities Analysis
Neighbourhood Context Assessment	Finance Model Analysis	Proforma Services
Budget Analysis - hard/soft costs - rents analysis	Project & Operations Management Analysis	Design Consulting
Concept Design Tender	CMHC / BCH consulting	Funding Application

# PRE-DEVELOPMENT - SEED FUNDING

March 2020



Council approved submission of a **CMHC Seed-Funding Application** for project pre-development costs, in consultation with **M'akola Development Services**. Specifically:

## *“PHASE I: SITE ANALYSIS & SCHEMATIC DESIGN”*



- Initial preparation and assessment of site layout;
- Identification of most cost-efficient approach to site planning related to infrastructure requirements;
- Schematic level design including site plan, general building layout and unit mix, and elevations;
- Topographical & Legal Surveying;
- Construction cost estimates;
- Related Consulting Services

The Village was awarded a \$13,000 non-repayable seed-funding grant from **CMHC**, and a \$16,000 repayable seed-funding loan from **CMHC**, totaling \$29,000.

## APRIL – MAY 2020

A request for proposals (RFP) was issued, to hire an architectural firm to complete Phase One: Schematic Design. Five proposals were received.



**COVER ARCHITECTURE**, based out of Nelson, BC was procured.



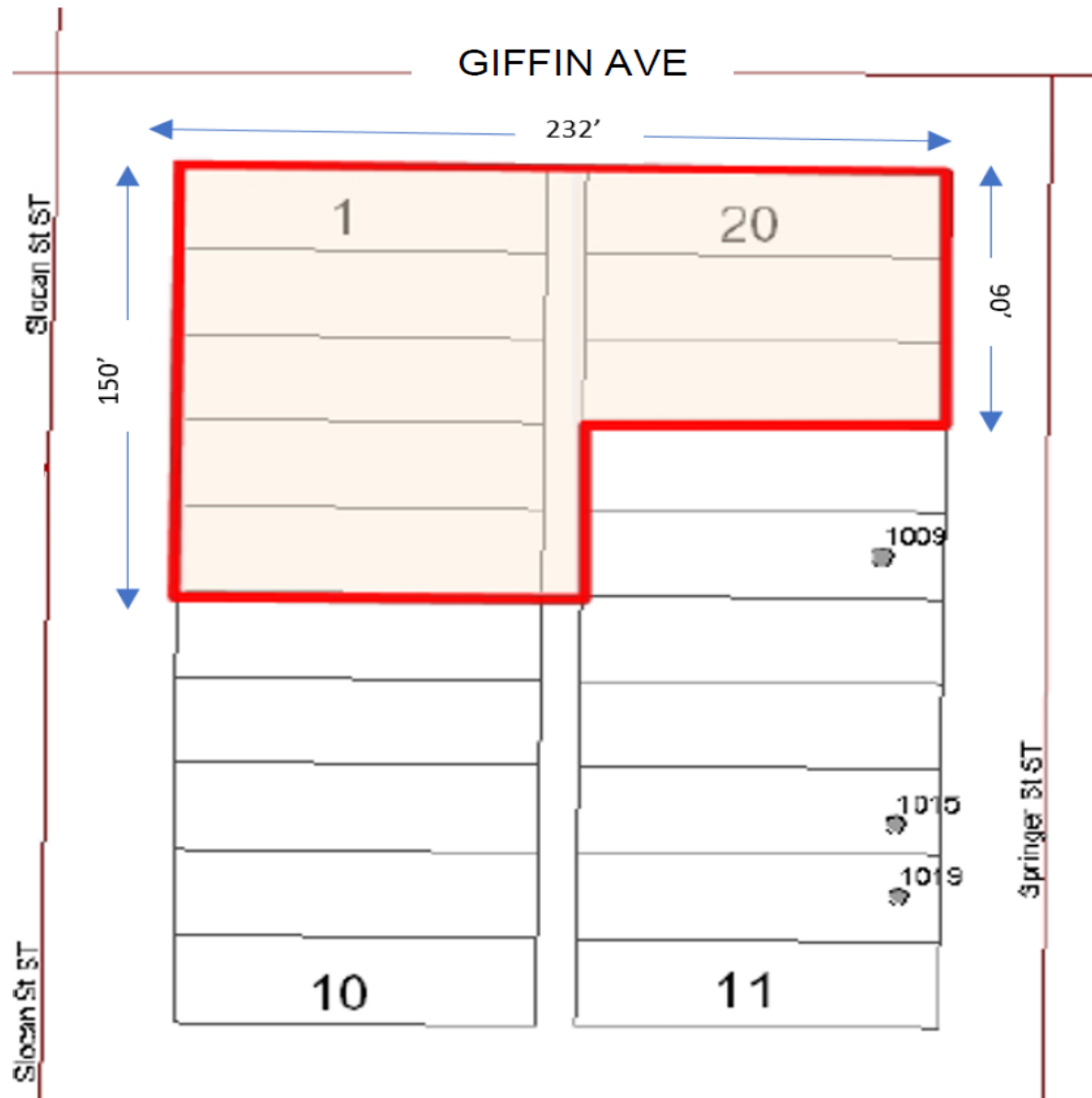


# REZONING OF LOTS 1-5 AND 18-20, BLOCK 43

- At the **March 2020** regular meeting, Council directed staff to begin preparations for the rezone, to re-designate the Village-owned land to Multi-Family Residential, for the purpose of:

*“Constructing 6-10 affordable housing units targeting low-income families, in a mix of one- two- and three bedroom units. The exact number of units, plus number of bedrooms per unit, will be determined during the design phase of the project, and will be based on varying factors such as BC Housing funding requirements, layout, use of land, services, setbacks, and cost.”*

- At the **July 2020** regular meeting, Council passed official resolution to support the rezone and passed first two readings of the Zoning Amendment Bylaw, OCP Amendment Bylaw, and Lane Closure Bylaw.
- A Public Hearing on the proposed bylaws was scheduled for **August 10<sup>th</sup>, 2020**.
- 12 members of the public were marked in attendance on the sign-in sheet.



**PROJECT AREA**

Based on comments and feedback received at the August 10<sup>th</sup> Public Hearing, Council passed a resolution to table third reading of the amendment bylaws until such time the Village could provide more information out to the public about the project.

It is Council's intention to host a public meeting on the Housing Project, including a presentation of draft plans.

Date - TBA

## WHAT'S THE HOLD UP?

In the background, staff and Council have been working extremely hard with the housing consultants and architect to create the best possible project for Slokan.

There are many aspects of this project to consider including site layout, unit counts, unit mixes, access, septic, servicing, privacy, and much more.

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Ultimately, a plan that is ready to be showcased to the public cannot be generated until Council solidifies a unit mix and massing scenario that meets BC Housing criteria.

If the proposed unit mix/massing meets entry requirements for BCH funding, the proposal will then be more thoroughly cross-checked for financial viability. At that point the Village can then proceed with a draft plan to present to the public.



## **DRAFT PLAN:**

It's extremely important to note that the draft plan presented to the public will NOT be the final plan, but a starting point.

The plans will evolve over time, based on BC Housing feedback.

# BC HOUSING SUBMISSION CRITERIA



- **CONCEPT** – Does the proposal identify layout, number of units, number of storeys, parking, green spaces?
- **BUDGET** – Has a capital budget been provided with realistic cost estimates, including escalation & contingency?
- **EQUITY & SUPPORT** – Proposals with equity contribution (ie: donation of land) and local government support will score higher on a funding application than those without.
- **OPERATIONS** – Have details been provided on how operations will be managed once constructed?  
This includes property management, maintenance, capital/operational mgmt. plan, need and demand, resident selection, etc.
- **SUSTAINABILITY** – Have sustainability measures been clearly identified through all levels of development,?
  - Design & Construction: Minimum Step Code 3
  - Operations: Environmental impact of operations and how to minimize
  - Socio-Economic: Socio-economic benefits of project

# FREQUENTLY ASKED QUESTIONS -

## I. How can we ensure we are attracting the “right” kind of people to live in this development?

- Housing will be focused on low income families.
- Rents will be *lower than market*, but families will still likely have to work to afford rents.
- Property will be well-managed, with policies and procedures in place to mitigate issues.

# FREQUENTLY ASKED QUESTIONS -

## 2. Can our water system accommodate the proposed development?

- The Slocan water system is currently classified as a “*small water system*”, pursuant to IHA regulation. This means it can accommodate up to 500 people.
- In short – yes, the water system can accommodate this development.
- Water plant issues will have an effect on all users, regardless of how many are on the system.



# **FREQUENTLY ASKED QUESTIONS -**

## **3. Housing will be located at a very busy intersection. How can we ensure safety?**

- **The property location has been reviewed by MOTI for comment and highway approval.**
- **Access off Giffin Avenue is restricted.**
- **During the (future) detailed design phase of the project, site features such as fencing and traffic calming strategies will be implemented.**

# **FREQUENTLY ASKED QUESTIONS -**

## **4. How will the project be funded?**

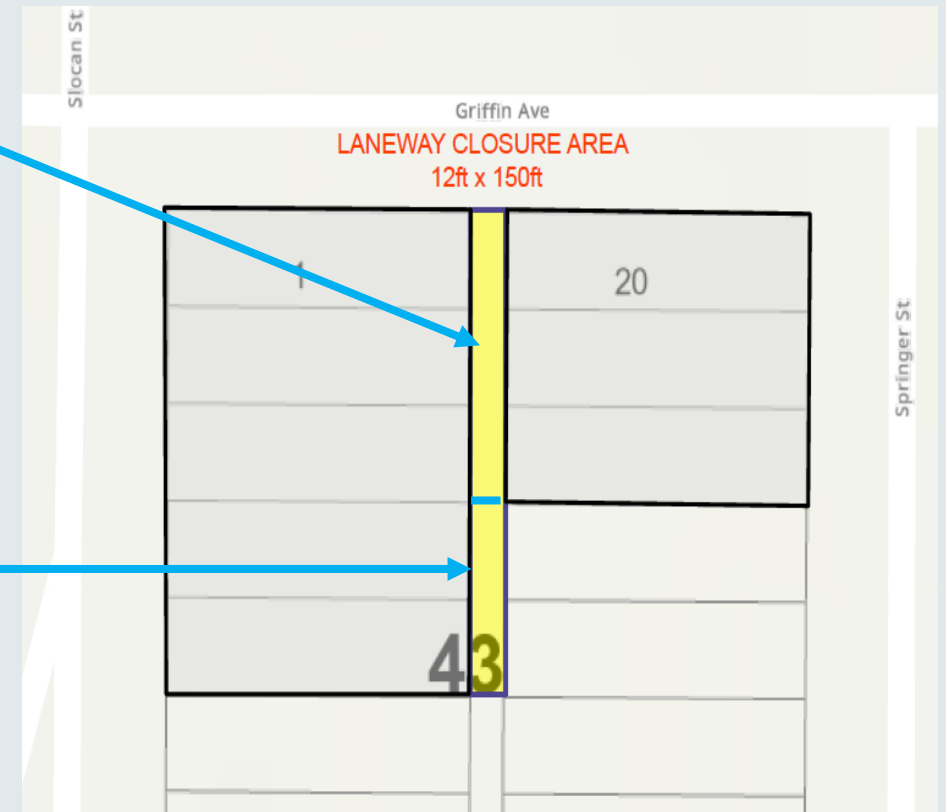
**Is there funding already in place?**

- **The project will be funded by a successful application to BC Housing.**
- **There is not currently funding in place for the construction of the housing development.**
- **Funding received to date is allocated for the Schematic Phase only (as mentioned in an earlier slide).**

# FREQUENTLY ASKED QUESTIONS -

## 5. Is it necessary to close the laneway?

- To accommodate the development, yes, it is necessary to close the portion of lane between Lots 1,2,3 and 18,19,20.
- It is unknown if the portion of lane behind Lots 4 and 5 will be required to close. This will be determined after a septic engineer has been procured, to determine exact septic location, type, and septic setback requirements.



# FREQUENTLY ASKED QUESTIONS -

## 6. Will this proposed construction decrease my property value?

- No, quite the opposite.
- Property assessment values increase with new construction, thus typically increasing the appraised value of a home.
- Visit [www.bcassessment.ca](http://www.bcassessment.ca) for detailed information on this topic.





# NEXT STEPS

- Work with COVER Architecture and M'akola Development Services to finalize a draft plan for the public open house
- Continue to work on funding application to BC Housing