



HOUSING DEVELOPMENT SUPPLEMENTAL REPORT

Sites of Opportunity



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INTRODUCTION

Purpose

The City of Williams Lake and the Cariboo Regional District are jointly preparing a Regional Housing Needs Assessment for Williams Lake and surrounding communities located within the Central Cariboo. As part of this process, several sites of opportunity were identified to potentially accommodate housing development projects. This brief report summarizes a high-level analysis for the identified sites including: site context, planning and zoning framework, and development analysis.

Sites that have been evaluated and identified as high potential for housing development may be considered for pursuing further by the City and CRD, with respect to soliciting potential partnerships and investment.

Analysis Framework

Several population groups have been identified as being in need of affordable, suitable, and accessible housing in the City and region. These populations include: persons experiencing homelessness; persons with mental health issues and/or substance use issues; low-income singles, couples and families; moderate-income households; the temporary workforce (e.g.

travelling nurses, short-stay professionals such as geologists, construction workers; mining explorers, etc.); and seniors.

Sites were evaluated with respect for their suitability to meet one or more of the populations identified as in need of housing. Based on site characteristics and targeted population, a series of assumptions were made to inform a potential concept (housing typology, tenure, bedroom mix, and configuration).

Capital costs and rental rates were derived from various sources including: BC Housing's Social Housing Development Cost Framework; CMHC rental rates; construction cost estimates from the local building community (\$/square foot); and a sample of comparable projects/sales data and land values, where available.

Sites of Opportunity

Six sites were identified for exploration for this report: four within the City of Williams Lake and two within the jurisdiction of the Cariboo Regional District. Context maps are presented on the following pages, with a short description of the sites outlined below.

The City sites include:

- **Poplar Glade:** a 2.4ha former school site located in a mature neighbourhood at the north side of town.
- **Slumber Lodge:** a 3,900 m² (0.39 ha) site currently comprising 3 motel buildings, adjacent to an established, single-detached neighbourhood and the Stampede Grounds.
- **Boitano Park:** a large 2.8ha site with existing recreational infrastructure, trees and meadows, and an apartment complex. A portion of the site, 2 hectares, was reviewed for potential development.
- **Patrick Reid Park:** a 1.1ha park located within a mature, single-detached neighbourhood close to schools.
- **TRU Site:** a large site located adjacent to the TRU Williams Lake campus, consisting of open space and a significant treed area (Cataline Forest).

The CRD sites include:

- **Dog Creek:** a 1.2ha site located in close proximity to the City and adjacent to Mount View Elementary School.
- **Anahim Lake:** a 9.2ha site located in the community of Anahim Lake, in the far western side of the Central Cariboo.

FIGURE 1: CITY SITES

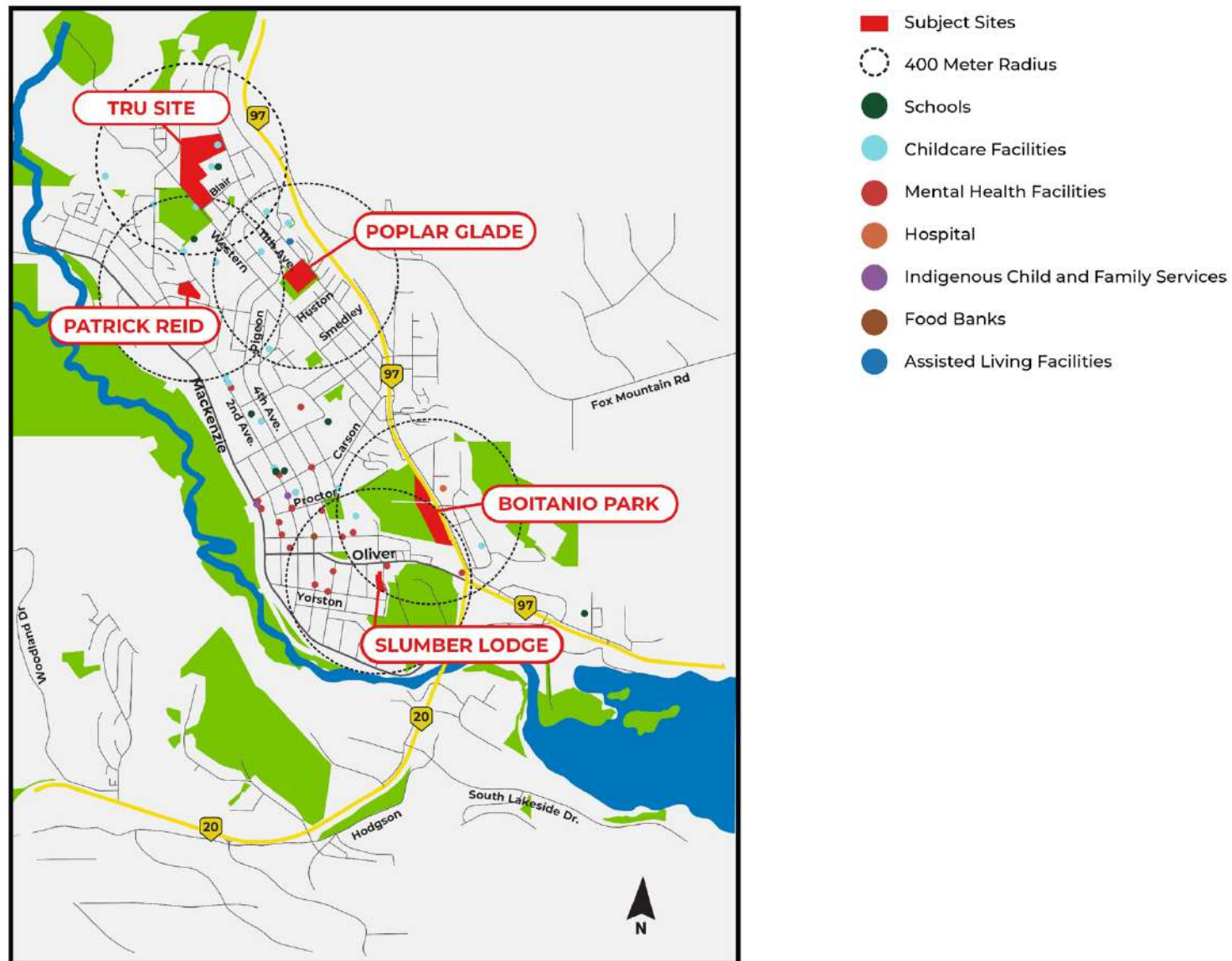


FIGURE 2: CARIBOO REGIONAL DISTRICT SITE - DOG CREEK

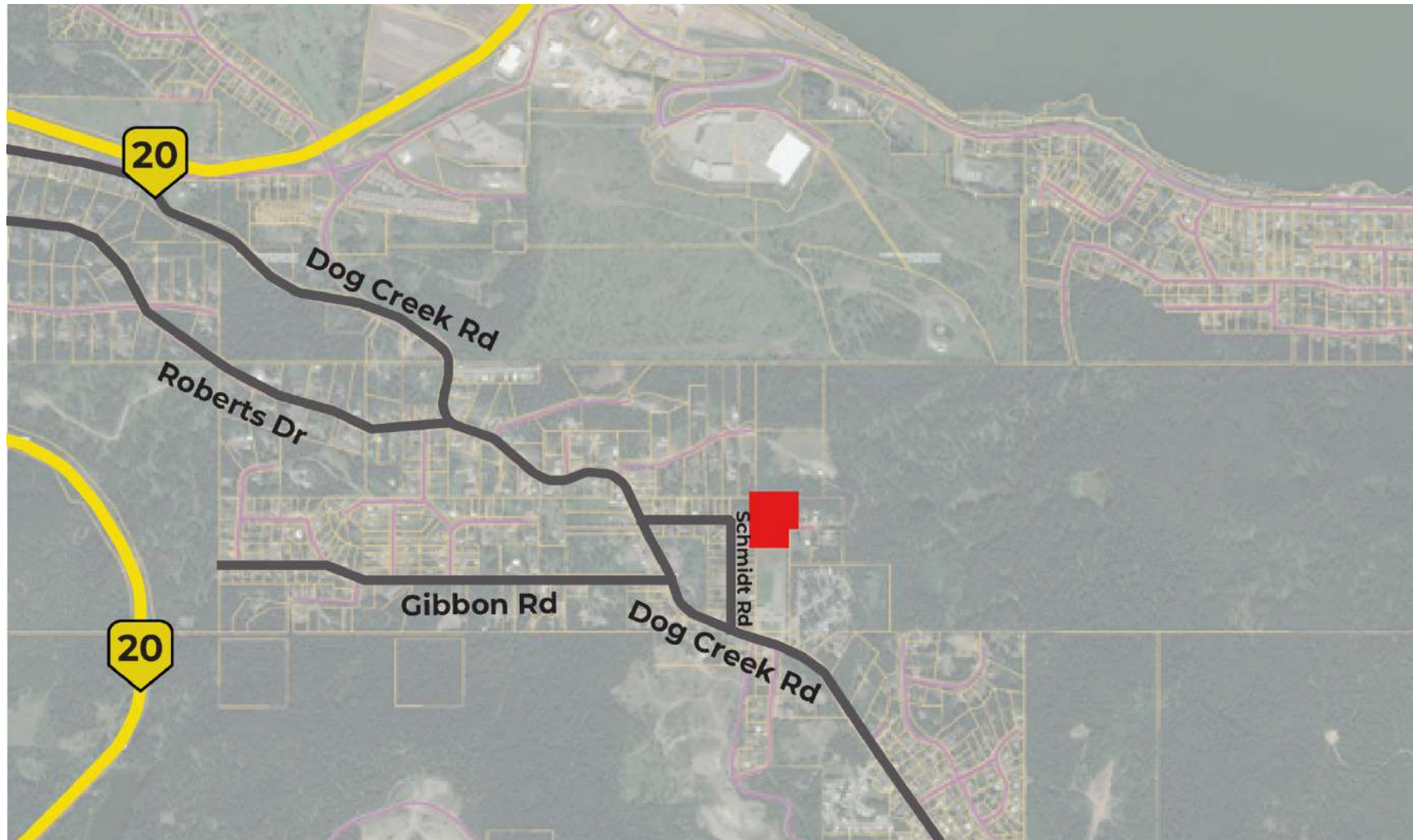
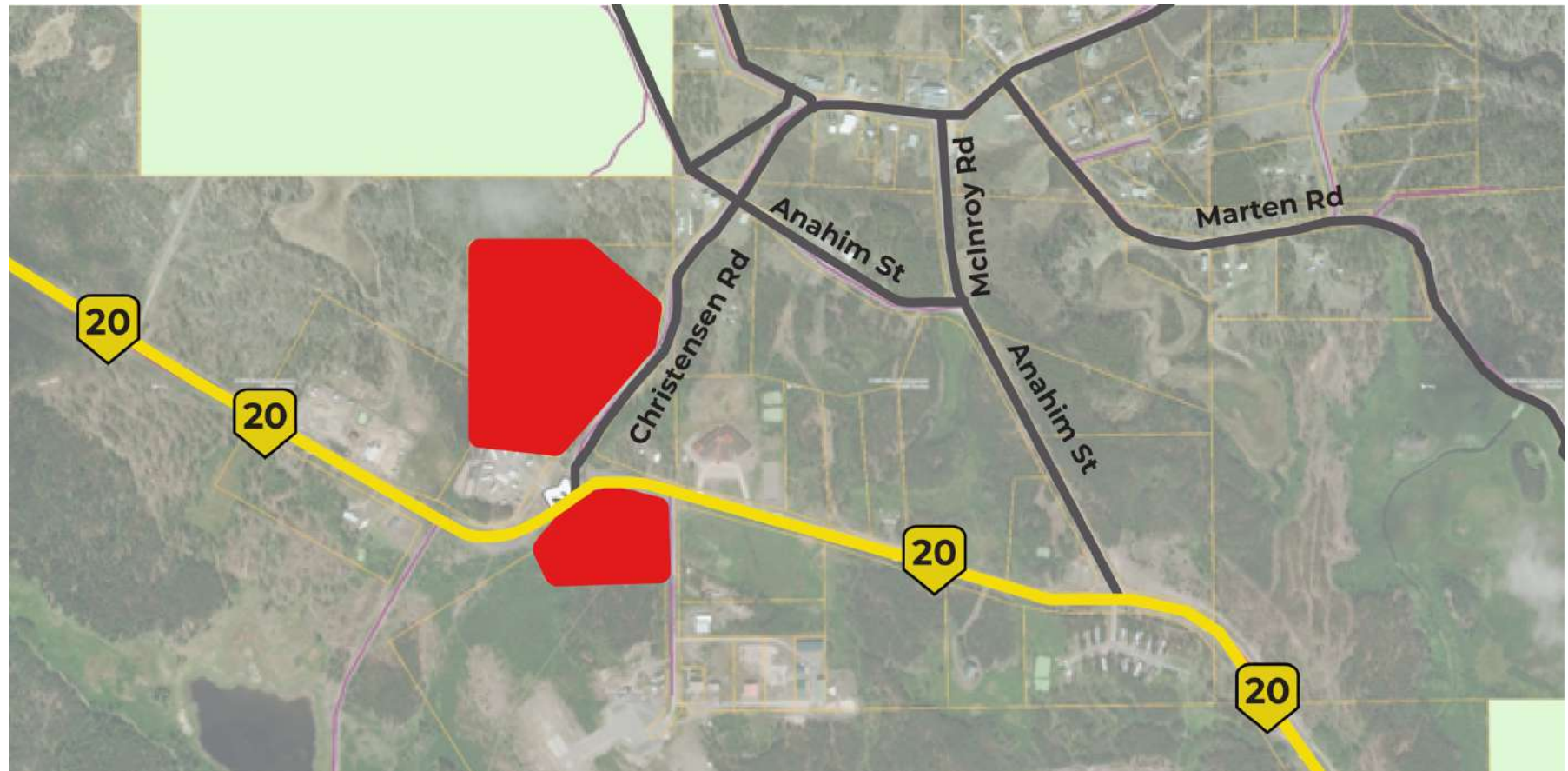


FIGURE 3: CARIBOO REGIONAL DISTRICT SITE - ANAHIM LAKE



SITE 1: POPLAR GLADE

Site Description

Poplar Glade is a 2.4ha former school site located along 11th Avenue North in Williams Lake. The site was the former location of Poplar Glade Elementary School, which burned down in 2007 and is owned by School District No. 27. Some foundation of the former school appears to still be in-place.

The subject site is located in a residential neighbourhood, surrounded by Kinsman Park to the east, single detached homes to the south, and mobile homes to the north. The bulk of the site is flat, although there is a small embankment leading down from the 11th Avenue North right-of-way.

The site context and Official Community Plan (OCP) policies support a development proposal that would serve the target populations identified in the Housing Needs and Gaps Analysis, including: low-income families, single parent households, and seniors.

The site would require a rezoning for any significant redevelopment. However, a rezoning application for the provision of affordable housing is supported by the OCP.

Specifically, current OCP policies support the development of housing that addresses housing gaps identified through the Housing Needs and Gaps Analysis, including: low-end of market rental housing, non-market rental housing, ground-oriented townhouses, apartments and accessible housing units.

Image 1: Subject site looking north from 10th Avenue North



Source: Google Earth

ACCESS + CIRCULATION

The site can be accessed from 11th Avenue North, which runs the east length of the site, and from 10th Avenue North, which dead-ends at the site's south side. There is no internal vehicular circulation on the site at this time.

The site is served by the No. 1 Community Bus, which provides access to downtown and runs every half-hour to one-hour from 7:15am to 8:00pm Monday to Friday, and 9:00am to 5:00pm on Saturdays, with no service on Sundays.

Highway 97 can be accessed from 11th Avenue, approximately 800m south of the subject site.

PUBLIC AMENITIES

There are three childcare facilities within a 400m walk of the site, and an additional six childcare facilities within 800m.

- The site is located in close proximity to Lake City Secondary School, Cataline Elementary School, and Thompson River University – Williams Lake campus. All schools are located within an 800m walk from the site.
- Cariboo Memorial Hospital is located less than 800m south of the site.

PLANNING CONTEXT

The site is subject to land use policies contained in Chapter 6 of the Williams Lake OCP. Schedule 3 of the OCP designates the site as Residential Multifamily.

The objective of Residential Multifamily OCP designation is to “support the development of attractive low to medium density housing that will serve a variety of needs, including young families, seniors, empty-nesters, and seasonal workers.”

“Low to medium density housing” is defined in Table 6.2 of the policies covering all residential designations as:

- Low Density (Multi Family) 20-40 units/ha and Medium Density (Multi Family) 40-60 units/ha.
- The Residential Multifamily Designation limits structure heights to 4 storeys and a maximum Floor Area Ratio of 1.0.

The OCP's general housing policies recommend that rezoning be considered when the designation supports the City's affordable housing and livable neighbourhoods policy. The Residential Multifamily designation appears to fulfill these criteria.

The Residential Multifamily designation policy encourages the development of a greater diversity of ground-oriented housing options such as duplexes, triplexes, and row houses.

The site is not subject to any policies related to geotechnical concerns or fire hazards and is not located in any Development Permit Areas.

CONCEPT

Given that Poplar Glade is located within a mature, family-friendly neighbourhood and close proximity to parks and schools, this site is well-suited to target families. As such, this site concept encompasses the following:

- **Target population:** mixed-demographics with a focus on low-income families (including low-income single-parent families);
- **Tenure:** mixed market and non-market rental housing;
- **Typology:** multi-unit, with a mix of ground-oriented townhouses and apartments; and
- **Bedroom mix:** ones, two, and three-bedroom units with an emphasis on family-sized units, including a proportion of units dedicated as accessible.

For this concept, the potential build-out of the site can accommodate up to 64 apartment units and 60 townhouse units, for a combined total of 124 housing units and 122,000 square feet of residential development. This scale of

development allows for flexibility with respect to bedroom mix and configuration, while also preserving some of the park space for passive and recreational uses. For discussion purposes, one potential mix and configuration is presented in which an order of magnitude capital cost estimate has been calculated:

- **Apartments:** 18 one-bedroom units, 16 two-bedroom units, and 20 three-bedroom units.
- **Townhouses:** 24 two-bedroom units and 36 three-bedroom units.
- **Accessibility:** 10 of the units (12%) are accessible.

The total capital cost for this project is estimated in the order of \$42 million, which is a conservative estimate that includes soft costs, contingency, inflation, and regional cost escalations.

TABLE 1: POPLAR GLADE SITE CHARACTERISTICS

Site 1: Poplar Glade	
Address	845 Eleventh Avenue, Williams Lake
Zoning	P-1 Civic, Assembly and Institutional
Zoning Regulations	This zone is intended to accommodate the use and development of land for community services and facilities typically operated by a government agency or non-profit organization.
OCP Designation	Multi-Family Residential
OCP Designation Policies	<p>RES.8 Consider rezoning of land where the designation supports the policies within this chapter and Section 4.4, Affordable Housing and Livable Neighbourhoods. Objectives for this designation include:</p> <ol style="list-style-type: none"> 1. Increasing the stock of ground-oriented housing options, including duplexes, triplexes, fourplexes, and row houses, through infill and subdivision of minimum sized lots; 2. Facilitating the development of low to medium density multifamily around existing and future neighbourhood centres; 3. Increasing the supply of housing units for smaller households, including seniors, singles and couples, with both ownership and rental options; 4. Incorporating accessibility and child friendly features into all multifamily developments.
Allowable FAR	1.0
Height Limit (Storeys)	4
Residential Density	Low Density (Multi Family) 20-40 Units/ha , or Medium Density (Multi-Family) 40-60 Units/ha
Development Permit Area	Not applicable
Geotechnical Hazards	N/A
Fire Hazard	N/A
Water / Sewer Infrastructure	Connected
Existing Use	Vacant, Former School
Ownership	School District No. 27

TABLE 2: HOUSING COUNT, TYPOLOGY MIX AND BEDROOM MIX

Unit Type	Unit Bedroom Size						Total	Gross Floor Area Sq. Ft.
	1 Bedroom		2 Bedroom		3 Bedroom			
	#	Sq. Ft.	#	Sq. Ft.	#	Sq. Ft.		
Apartments	18	525	16	725	20	925	64	57,930
	6 Acc. (25%)	600	4 Acc. (17%)	830				
Townhouses	0	-	24	900	36	1200	60	64,753
Total	24		44		56		124	122,683 sq. ft.
Net FSR (Gross) ¹							0.58 (0.46)	

¹ Net FSR excludes the public road allowance of 50,594 sq. ft. only and does not consider any built area potentially excluded from the density calculations.

TABLE 3: DEVELOPMENT ASSUMPTIONS

Assumption	Rate		Cost (\$)
Completion Year	2024		–
Regional Cost Escalation ²	+25%		
Apartment Construction Cost ³	\$237 / sq. ft.	57,930 sq. ft.	\$13,729,419
Townhouse Construction Cost	\$195 / sq. ft.	64,753 sq. ft.	\$12,626,792
Surface Parking Construction Cost ⁴	\$21 / sq. ft.	60,696 sq. ft.	\$116,299
Road Construction Cost	\$4,313 / m	244 m	\$993,790
Land Cost ⁵	As Appraised + 16%		\$700,000
Development Cost Charges ⁶	\$1,724 / unit	124 units	\$213,776
Soft Costs ⁷	24% of construction cost		\$6,353,403
Escalation ⁸	2% / year (8% total)		\$2,626,073
Contingencies ⁹	13% - Design (7%) – Construction (4%) – Soft Costs (2%)		\$3,441,426
GST	2.5%		\$820,648
	Total Capital Cost		\$41,621,626
	Capital Cost per Unit		\$335,658

2 BC Housing's Development Cost Framework estimates a 25% cost escalation in the "Middle BC" area.

3 Construction costs have been estimated based on the BC Housing Development cost framework for 4 storey wood frame apartments and 2-3 storey row houses with surface parking, including a 25% regional escalation.

4 Surface parking construction cost has been estimated using the 2021 Altus Group Canadian Cost Guide. The mid-point in the estimated range for Vancouver is applied, with a 25% regional escalation.

5 Land value is based on a previous appraisal increased by approximately 16%, and rounded to a whole number

6 DCC rates are based on the Williams Lake Development Cost Charges Bylaw (No. 2280).

7 BC Housing's Social Housing Development Cost Framework suggests estimating soft costs at 24% of construction costs, but final project costs often come in below this amount.

8 Escalation has been estimated as 2% per year and has been applied to all construction and soft costs. Real increases could be higher than this, due to factors such as recent volatility in lumber pricing.

9 BC Housing's Social Housing Development Cost Framework suggests estimating contingencies at 10%, an additional 3% has been included for design due to the large and complex nature of the site and proposed project

SITE 2: SLUMBER LODGE

Site Description

Slumber Lodge is a 0.39ha site located at 27 7th Avenue South. It comprises a privately owned motel no longer in operation. The site is perched on a hill leading up from 7th Avenue South and contains three, two-storey motel structures, and a one-storey restaurant.

Across a lane, located at the rear of the building, are single detached homes. Across 7th Avenue are low-density commercial uses and the Williams Lake Stampede and Gymkhana Grounds. All local public transit routes are within walking distance, as are a wide range of public and social services.

The OCP land use designation applied to this site is Mixed-Use, which supports medium-density affordable housing development.

The site is centrally located and the existing OCP designation makes it a flexible opportunity for housing development that could meet a range of housing needs. The mixed-use designation means the site could also accommodate ancillary uses related to housing for individuals with higher needs, such as a neighbourhood house, health facility, or community centre.

Image 2: Subject site looking south-west from 7th Avenue.



Source: Google Earth

ACCESS + CIRCULATION

The site can be accessed from 7th Avenue South, which runs the length of the eastern edge of the site. The site is served by a lane both to the north and west.

The site is served by all four BC Transit bus routes, which can be accessed at 7th and Oliver. These bus routes provide service around the full extent of Williams Lake.

The junction of the Highway 97 and Highway 20 (Bella Coola Highway) is located 700m east of the site.

PUBLIC AMENITIES

There site is well served by shopping and services, including grocery and convenience stores accessible by foot. The site is also close to the Cariboo Memorial Recreation Centre and within 1.2km of Cariboo Memorial Hospital.

Various social and public services can be accessed by foot from the subject site. These include the Service BC Centre, which contains the Employment and Income Assistance Office and provides access to various income and disability assistance services.

The site is located near mental health and addictions treatment as well as Williams Lake Salvation Army, which provides free breakfast and lunch services and operates a food bank.

PLANNING CONTEXT

The Slumber Lodge site is currently zoned as highway commercial (CS-3) and would require a rezoning to a residential zone. That said, the site is designated as Mixed Use in the OCP. The objective of Mixed Use OCP designation is to support low and mid-rise mixed-use development at a medium density, with the residential component made up of ground-oriented or small-scale multifamily housing.

“Medium density housing” is defined in Table 6.2 of the policies covering all residential designations as 40-60 units/ha.

The Mixed-Use Designation limits structure heights to 4 storeys and a maximum Floor Area Ratio of 1.5.

Other uses, including small-scale institutional, recreational, and cultural, can be considered, provided they do not negatively impact the downtown or neighbourhood centres.

Policy MU.4 of the OCP encourages the redevelopment of lots in Mixed-Use areas to accommodate increases in residential needs.

The site is located in the Downtown Development Permit Area, which means that any proposed development would be subject to a series of built-form guidelines designed to enhance the urban design and public realm of the downtown area.

The OCP’s general housing policies recommend that rezoning be considered when the designation supports the City’s affordable housing and livable neighbourhoods policy. The Residential Multifamily designation appears to fulfill these criteria.

The site is not subject to any policies related to geotechnical concerns or fire hazards.

CONCEPT

The site offers access to a range of social services, public services, and amenities including transit, health and recreation, shops, and services. This, combined with the size, centrality, and OCP designation of the site, provide flexibility for the development of many types of affordable or supportive housing. The site would be a strong candidate for the development of housing for persons experiencing homelessness or persons experiencing mental health or substance use issues.

Old motel sites are often attractive for affordable housing projects. There are examples where agencies such as BC Housing have acquired motel sites and renovated/converted the buildings to rapidly rehouse persons experiencing homelessness. In other cases where old motel buildings are in poor condition, these sites are acquired, structures demolished, and the site redeveloped with a purpose-built non-market housing project such as a shelter, supportive housing, or affordable housing project.

For the former Slumber Lodge, the existing buildings are not currently in operation and it is unclear if the existing structures are salvageable, in absence of a building condition report. For the purpose of early evaluation and discussion, this site was explored for its potential to redevelop into a supportive housing project for vulnerable populations.

- **Target population:** persons with mental health and/or substance use issues; persons re-housed/formerly experiencing homelessness and unable to live independently.
- **Tenure:** non-market.
- **Typology:** multi-unit, supportive housing with integrated supports (including kitchen/dining area, amenity space) and operational space for staff (e.g. office space).
- **Bedroom mix:** studio and one-bedroom units including a proportion of units dedicated as accessible.

For this concept, 21 studio units and 8 one-bedroom units can be accommodated for a combined total of 29 units and approximately 18,000 square feet of residential development. 5 of the 29 units (17%) are accessible.

A key challenge from a planning and development perspective is the requirement for onsite parking. This concept assumes partial redevelopment of the site with a single three-storey apartment building, utilizing other areas of the site for parking. However, should the site be fully developed, parking requirements will limit the number of units and integrated supports that could be considered. Given the target population will likely have no, or few, cars, then a substantial parking reduction with allowance for staff parking, visitor parking, and loading/drop-off may need to be considered.

The total capital cost for this project is estimated in the order of \$7 million, which is a conservative estimate that includes soft costs, contingency, inflation, and regional cost escalations.

TABLE 4: SLUMBER LODGE SITE CHARACTERISTICS

Site 2: 27 7th Avenue South	
Address	27 7th Avenue South, Williams Lake
Zoning	CS-3 Highway Commercial
Zoning Regulations	This zone is intended to accommodate tourist and recreational commercial development that is typically located on a highway
OCP Designation	Mixed Use
OCP Designation Policies	The Mixed-Use designation is intended to accommodate Commercial Residential development of low and mid-rise mixed-use buildings at medium densities. Typically, housing will be in ground-oriented or low-rise multifamily forms. Within these areas, a mix of residential and office and retail commercial uses will be permitted. Other uses, including small-scale institutional, recreational, and cultural, will be considered, provide that these do not negatively impact the downtown or neighbourhood centres.
Allowable FAR	1.5
Height Limit (Storeys)	4
Residential Density	Low Density (Multi Family) 20-40 Units/ha, or Medium Density (Multi-Family) 40-60 Units/ha

Site 2: 27 7th Avenue South

Development Permit Area	<p>Downtown: 7.3 – DPDT - Specific Guidelines for the Downtown</p> <p>In addition to the General Guidelines development permits issued in the downtown should be in accordance with the following guidelines described below:</p> <ul style="list-style-type: none"> • DPDT.1 Corner lots should be developed in a way that opens the building and sidewalk up to the public view. Corner properties should focus the development so that there are three sides to the development, not just two. • DPDT.2 New developments should incorporate the planting of street trees at intervals consistent with the neighbourhood character or one every 20 metres. • DPDT.3 Commercial buildings should provide signage that identifies uses and shops clearly and are scaled to the pedestrian rather than vehicle. • DPDT.4 Large-format retail units shall minimize their street frontage by setting most of the floor area at the rear of the building and behind other smaller retail units.
Geotechnical Hazards	N/A
Fire Hazard	N/A
Water / Sewer Infrastructure Map	Connected
Existing Use	Motel & Auto Court, Not in Use
Ownership	Private

TABLE 5: SLUMBER LODGE HOUSING COUNT, TYPOLOGY MIX AND BEDROOM MIX

Unit Type	Unit Bedroom Size				Total	Gross Floor Area Sq. Ft.
	Studio (72%)		1 Bedroom (28%)			
	#	Sq. Ft.	#	Sq. Ft.		
Standard	18 (90%)	360	6 (83%)	525	24 (83%)	9,630
Accessible	3 (10%)	395	2 (7%)	590	5 (17%)	2,365
Total	21		8		29	18,000 ¹⁰
FSR ¹¹					0.58	

¹⁰ 2,550 sq. ft. has been allotted for amenity, office, and social spaces, as well as a kitchen and dining area, as per the BC Housing Development cost guide for supportive housing.

¹¹ Considers the full building footprint and does not consider any built area potentially excluded from the density calculations.

TABLE 6: SLUMBER LODGE DEVELOPMENT ASSUMPTIONS

Assumption	Rate		Cost (\$)
Completion Year	2024		–
Regional Cost Escalation ¹²	+25%		
Apartment Construction Cost ¹³	\$237 / sq. ft.	18,000 sq. ft.	\$4,266,000
Surface Parking Construction Cost ¹⁴	\$21 / sq. ft.	10,301 sq. ft.	\$212,461
Land Cost ¹⁵	\$327,000	42,200 sq. ft.	\$327,000
Development Cost Charges ¹⁶	\$1,724 / unit	29 units	\$49,996
Soft Costs ¹⁷	24% of construction cost		\$1,086,830
Escalation ¹⁸	2% / year (8% total)		\$445,223
Contingencies ¹⁹	10% Design (4%) – Construction (4%) – Soft Costs (2%)		\$447,846
GST	2.5%		\$139,132
	Total Capital Cost		\$6,974,489
	Capital Cost per Unit		\$240,500

¹² BC Housing's Development Cost Framework estimates a 25% cost escalation in the "Middle BC" area.

¹³ Construction costs have been estimated based on the BC Housing Development cost framework for 4 storey wood frame apartments, including a 25% regional escalation.

¹⁴ Surface parking construction cost has been estimated using the 2021 Altus Group Canadian Cost Guide. The mid-point in the estimated range for Vancouver is applied, with a 25% regional escalation.

¹⁵ 2020 assessed land value for the subject site.

¹⁶ DCC rates are based on the Williams Lake Development Cost Charges Bylaw (No. 2280).

¹⁷ BC Housing's Social Housing Development Cost Framework suggests estimating soft costs at 24% of construction costs; final project costs often come in below this amount.

¹⁸ Escalation has been estimated as 2% per year and has been applied to all construction and soft costs. Real increases could be higher than this, due to factors such as recent volatility in lumber pricing.

¹⁹ BC Housing's Social Housing Development Cost Framework suggests estimating contingencies at 10%.

SITE 3: BOITANIO PARK

Site Context

Boitanio Park is a large park viewed by the travelling public via the Northern Gateway to the City. Part of the site has recreational infrastructure and passive park area, and other parts are partially treed with meadows. An existing apartment building is located to the north / adjacent to Highway 97.

A portion of Boitanio Park was evaluated for the potential to accommodate a housing development project: specifically, the southern end of Boitanio Park, adjacent to Boitanio Mall. This portion of the site is approximately 2.8ha in size and partially covered with trees.

The existing circulation and, as a result, access to social services and public amenities of both sites is currently limited, but any new pedestrian connections or rights-of-way connecting the side westward would improve access considerably.

The site's proximity to downtown, the fact that it is publicly owned, and its considerable size make it a candidate for medium density housing, although infrastructure upgrades to improve circulation would be required.

Image 3: Subject site looking north from Highway 97.



Source: Google Earth

ACCESS + CIRCULATION

The only public vehicular access to the site is from the small tail-end of Donald Road, which crosses Highway 97 at an un-signalized intersection and loops north to service the existing four-story apartment building.

Immediately north of the site is an undeveloped public right-of-way allotment that would extend Donald Street westward, perpendicular to Highway 97, halfway through Boitanio Park.

The site does not offer any direct or accessible access to public transit at present. The city's four bus routes can be accessed by foot across Boitanio Park and any future linkage would significantly increase the transit mobility of a new development.

PUBLIC AMENITIES

Formal access to amenities by transit or car is currently limited, although downtown can be accessed on foot by way of informal trails across Boitanio Park.

Accessible linkages or rights-of-way to the west of the subject site would grant access to the social services and public amenities of downtown, including the adjacent Boitanio Mall.

PLANNING CONTEXT

The site is subject to land use policies contained in Chapter 6 of the Williams Lake OCP and is designated as Parks and Trails in Schedule 3 of the OCP.

OCP Policies for the site do not permit any residential development, with the exception of limited ancillary uses.

The OCP's general housing policies recommend that rezoning be considered when the designation supports the City's affordable housing and livable neighbourhoods policy. The Residential Multifamily designation appear to fulfill these criteria.

The site is not subject to any policies related to geotechnical concerns or fire hazards and is not located in any Development Permit Area. However, given that this site is currently zoned as Park, Recreation and Open Space, it would require a rezoning to a residential zone.

CONCEPT

Boitanio Park is a large site that provides ample space to accommodate a multi-phased residential development project. The combined phases could deliver up to 120 housing units. For the purposes of this discussion, Phase 1 has been the focus of evaluation and calculations.

The proximity to Highway 97 is less favourable for residents to remain in units in the long-term. However, the site is located within close proximity to shopping, amenities, and recreation. This site is ideal for meeting the rental housing needs of a wide-variety of households, in particular the workforce and travelling professionals.

- **Target population:** the workforce and short-stay workforce such as temporary professionals (e.g. nurses, geologists, engineers); temporary resource workers (mining explorers); temporary construction workers; and starter units for relocating professionals.
- **Tenure:** market rental, including short-stay accommodation.
- **Typology:** multi-unit apartments and townhouses.
- **Bedroom mix:** one, two and three-bedroom units.

For this concept, the potential build-out of Phase 1 of the site can accommodate up to 39 apartment units and 21 townhouse units, for a combined total of a 60-housing unit project and over 53,000 square feet of residential development. This scale of development allows for flexibility with respect to bedroom mix and configuration, and surplus land area to expand into future phases. For discussion purposes, one potential mix and configuration is presented in which an order of magnitude capital cost estimate has been calculated:

- **Apartments:** 18 one-bedroom units, 8 two-bedroom units, and 8 three-bedroom units.
- **Townhouses:** 12 two-bedroom units and 9 three-bedroom units.
- **Accessibility:** 10 of the units (12%) are accessible.

The total capital cost for this project is estimated in the order of \$24.7 million, which is a conservative estimate that includes soft costs, contingency, inflation, and regional cost escalations.

TABLE 7: BOITANIO PARK SITE CHARACTERISTICS

Boitanio Park	
Jurisdiction	Williams Lake
Zoning	P-2 Park, Recreation and Open Space
Zoning Regulations	This zone is intended to accommodate the parks and open space areas of the Municipality.
OCP Designation	Parks and Trails
OCP Designation Policy Objectives	<ol style="list-style-type: none"> 1. Protecting natural areas, particularly those areas which are environmentally sensitive or present hazards. 2. Preserving land for parks, open spaces, and recreation. 3. Supporting the Cariboo Regional District in their park and trails initiatives found in the Williams Lake Fringe Official Community Plan. 4. Providing buffers between land uses; and 5. Supporting the trail network in and around Williams Lake.
Allowable FAR	N/A
Height Limit (Storeys)	N/A
Residential Density	N/A
Development Permit Area	Not applicable
Geotechnical Hazards	N/A
Fire Hazard	N/A
Transportation Infrastructure Map	Proposed Highway Interchange Upgrade
Water / Sewer Infrastructure Map	May require Sanitary Sewer Main extensions
Existing Use	Open Space
Ownership	City of Williams Lake

TABLE 8: BOITANIO PARK HOUSING COUNT, TYPOLOGY MIX AND BEDROOM MIX

	Unit Bedroom Size						Total	Gross Floor Area (sq. ft.)
	1 Bedroom		2 Bedroom		3 Bedroom			
	#	Sq. Ft.	#	Sq. Ft.	#	Sq. Ft.		
Apartments	18	525	8	725	8	925	39	32,292
	3 Acc.	600	2 Acc.	830				
Townhouses	0	-	12	900	9	1200	21	21,600
Total	21		22		17		60	53,892 sq. ft.
Net FSR (Gross) ²⁰							0.55 (0.35)	

²⁰ Net FSR excludes the public road allowance of 54,578 sq. ft. only and does not consider any built area potentially excluded from the density calculations.

TABLE 9: BOITANIO PARK DEVELOPMENT ASSUMPTIONS

Assumption	Rate		Cost (\$)
Completion Year	2024		–
Regional Cost Escalation ²¹	+25%		
Apartment Construction Cost ²²	\$237 / sq. ft.	64,584 sq. ft.	\$7,653,204
Townhouse Construction Cost	\$195 / sq. ft.	21,600 sq. ft.	\$4,212,000
Surface Parking Construction Cost ²³	\$21 / sq. ft.	66,487 sq. ft.	\$1,371,290
Road Construction Cost ²⁴	\$4,313 / m	220 m	\$948,860
Land Cost ²⁵	\$61.64 / m².	97,932 sq. ft. ²⁶	\$868,341
Archeological Study ²⁷	\$700,000		\$700,000
Development Cost Charges ²⁸	\$1,724 / unit	60 units	\$103,440
Soft Costs ²⁹	15% of construction cost		\$2,000,990

21 BC Housing's Development Cost Framework estimates a 25% cost escalation in the "Middle BC" area.

22 Construction costs have been estimated based on the BC Housing Development cost framework for 4 storey wood frame apartments and 2-3 storey row houses with surface parking, including a 25% regional escalation. Private, market developers may be able to produce units at a lower per square foot cost.

23 2021 Altus Group Canadian Cost Guide used for surface parking construction cost. Mid-point in Vancouver estimated range is applied, with 25% regional escalation.

24 An estimated 440 m of internal local roads are required for access within the site, in addition to sections extending Donald Road south down the hill. This is an estimate only and further road construction may be required. Cost is determined based on the 2021 Altus Group Canadian Cost Guide and has a 25% regional premium applied. The cost includes infrastructure for water, sewer, stormwater, and electrical, sidewalks and any necessary berms, retaining walls or detention ponds.

25 The average assessed land price adjacent and nearby lots with the 'Multifamily Residential' designation or zoning was used to estimate land price.

26 Land price area calculation excludes area devoted to public road dedication and is an estimate only. True land cost may vary significantly.

27 Estimated cost of archeological study provided by staff.

28 DCC rates are based on the Williams Lake Development Cost Charges Bylaw (No. 2280).

29 BC Housing's Social Housing Development Cost Framework suggests estimating soft costs at 24% of construction costs, but market development soft costs are typically much lower. A conservative 15% has been applied.

Escalation³⁰	2% / year (8% total)	\$1,218,999
Contingencies³¹	15% Design (4%) – Construction (4%) – Soft Costs (2%) – 5% Archaeological Study	\$1,985,474
GST	5%	\$761,874
Total Capital Cost		\$21,824,472
Capital Cost per Unit		\$363,741

30 Escalation has been estimated as 2% per year and has been applied to all construction and soft costs. Real increases could be higher than this, due to factors such as recent volatility in lumber pricing.

31 BC Housing's Social Housing Development Cost Framework suggests estimating contingencies at 10%. An addition 5% has been carried for the archaeological study

SITE 4: PATRICK REID PARK

Site Description

Patrick Reid Park is located along Boundary and Slater Streets in the single-detached neighbourhood north of the city's downtown and is made up of a sloped / irregularly shaped parcel of parkland.

The site contains two distinct OCP designations: Parks and Trails and Residential Multifamily. The northern portion of the site is designated for residential development, while the southern portion allows no as-of-right housing development.

The site is well suited to the development of low to medium density housing that could serve families with low to moderate incomes.

While the site has been offered for sale by the City of Williams Lake, its existing use as a park may generate opposition to its development given the potential loss of dedicated parkland.

Image 4: Subject Site looking north from Boundary Street.



Source: Google Earth

ACCESS + CIRCULATION

Access to the site is from Boundary Street, which connects roughly 50m from 2nd Avenue North, a Major Road as defined in the OCP. The Slater Street frontage is a local residential road. There is no interior circulation on site.

The #1 Community Bus can be accessed at the corner of Boundary Street and 2nd Avenue North.

PUBLIC AMENITIES

The site is located within 400m of five childcare facilities, 400m of Nisika Elementary School, and within walking distance to Lake City Secondary School.

The site is located approximately 1km north of Cariboo Memorial Hospital.

PLANNING CONTEXT

Parks and Trails OCP policies apply to the south portion of the site, meaning that no as-of-right housing development is supported at this time.

Multi-Family Residential designation of the OCP applies to the northern portion of the site. The objective of Residential Multifamily OCP designation is to “support the development of attractive low to medium density housing that will serve a

variety of needs, including young families, seniors, empty-nesters, and seasonal workers.”

“Low to medium density housing” is defined in Table 6.2 of the policies covering all residential designations as:

- Low Density (Multi Family) 20-40 units/ha and Medium Density (Multi Family) 40-60 units/ha.
- The Residential Multifamily Designation limits structure heights to 4 storeys and a maximum Floor Area Ratio of 1.0.

The OCP’s general housing policies recommend that rezoning be considered when the designation supports the City’s affordable housing and livable neighbourhoods policy. The Residential Multifamily designation appears to fulfill these criteria.

The Residential Multifamily designation policy encourages the development of a greater diversity of ground-oriented housing options, such as duplexes, triplexes and row houses.

CONCEPT

The City of Williams Lake had already envisioned this site as being appropriate for multi-unit development, possibly in a single-detached and duplex housing combination. Evaluating the site further and looking for efficiencies to build on an irregular shaped and sloped parcel, this concept explores the development of affordable duplex units for families.

- **Target population:** low to moderate-income families.
- **Tenure:** market ownership.
- **Typology:** ground-oriented multi-unit duplexes.
- **Bedroom mix:** three-bedroom units.

For this concept, Patrick Reid Park can accommodate up to 5 duplex buildings, totalling 10 half duplex units to accommodate up to 10 families. All units are 3-bedrooms and approximately 1,500 square feet. The total size of this residential development project could be approximately 15,000 square feet.

The total capital cost for this project is estimated in the order of \$4.3 million, which is a conservative estimate that takes into consideration soft costs and contingencies.

Alternatively, the City may want to consider a rental housing project for this site instead of a private sale to a developer. A rental townhouse project would be an attractive and more efficient design for funding agencies such as BC Housing to consider investment.

TABLE 10: PATRICK REID PARK SITE CHARACTERISTICS

Site 3: Patrick Reid Park	
Address	Patrick Reid Park (Boundary Street), Williams Lake
Zoning	P-2 Park, Recreation and Open Space
Zoning Regulations	This zone is intended to accommodate the parks and open space areas of the Municipality.
OCP Designation	South Portion: Parks and Trails North Portion: Residential Multifamily
OCP Designation Policies	<p>RES.8 Consider rezoning of land where the designation supports the policies within this chapter and Section 4.4, Affordable Housing and Livable Neighbourhoods.</p> <p>Objectives for this designation include:</p> <ol style="list-style-type: none"> 1. Increasing the stock of ground-oriented housing options, including duplexes, triplexes, fourplexes, and row houses, through infill and subdivision of minimum sized lots. 2. Facilitating the development of low to medium density multifamily around existing and future neighbourhood centres; 3. Increasing the supply of housing units for smaller households, including seniors, singles and couples, with both ownership and rental options; 4. Incorporating accessibility and child friendly features into all multifamily developments.
Allowable FAR	1 (MFR)
Height Limit (Storeys)	4 (MFR)
Residential Density	Low Density (Multi Family) 20-40 Units/ha, or Medium Density (Multi-Family) 40-60 Units/ha (MFR)
Development Permit Area	Not applicable
Geotechnical Hazards	N/A
Fire Hazard	N/A
Water / Sewer Infrastructure Map	Connected
Existing Use	Park and Open Space
Ownership	City of Williams Lake

TABLE 11: PATRICK REID PARK HOUSING COUNT, TYPOLOGY MIX AND BEDROOM MIX

Units	Unit Bedroom Size		Gross Floor Area sq. ft.
	Units #	Unit Size Sq. Ft.	
Half Duplex	10	1,500	15,000
FSR ³²			0.31

³² Considers the full building footprint and does not consider any built area potentially excluded from the density calculations.

TABLE 12: PATRICK REID PARK DEVELOPMENT ASSUMPTIONS

Assumption	Rate		Cost (\$)
Completion Year	2024		-
Duplex Construction Cost ³³	\$200 / sq. ft.	57,930 sq. ft.	\$3,000,000
Carport and Driveway ³⁴	\$9 / sq. ft.	5,508 sq. ft.	\$48,197
Land Cost ³⁵	\$79,500 per parcel	5 parcels	\$397,500
Development Cost Charges ³⁶	\$2,183/ unit	29 units	\$21,830
Soft Costs ³⁷	10% of construction cost		\$307,003
Escalation ³⁸	2% / year (8% total)		\$268,416
Contingencies ³⁹	5% Design (4%) – Construction (2%) – Soft Costs (1%)		\$152,410
GST	5%		\$167,760
	Total Capital Cost (10 duplexes)		\$4,363,116
	Capital Cost per Unit		\$436,312
	Cost per Unit with 15% Developer Profit		\$495,796

³³ Construction costs have been estimated based on conversations with local builders of detached homes

³⁴ Surface parking construction cost has been estimated using the 2021 Altus Group Canadian Cost Guide. The lowest value in the estimated range for Vancouver is applied, with a 25% regional escalation.

³⁵ All surrounding lots have an assessed land value of \$79,5000, this value has been carried to the subject site.

³⁶ DCC rates are based on the Williams Lake Development Cost Charges Bylaw (No. 2280).

³⁷ BC Housing's Social Housing Development Cost Framework suggests estimating soft costs at 24% of construction costs, but market development soft costs are typically much lower. A 10% rate has been applied due to the relatively simplicity of developing semi-detached units, and the serviced site location.

³⁸ Escalation has been estimated as 2% per year and has been applied to all construction and soft costs. Real increases could be higher than this, due to factors such as recent volatility in lumber pricing.

³⁹ BC Housing's Social Housing Development Cost Framework suggests estimating contingencies at 10%. Due to project simplicity this value has been reduced by half to 5%.

SITE 5: TRU SITE

Site Description

There is undeveloped land located adjacent to the Thompson Rivers University Williams Lake Campus (TRU) located on Western Avenue and Midnight Drive (and bounded by 11th Avenue North to the East). The area has some greenfield open space as well as a significant treed area (Cataline Forest) with sloped conditions at the north end of the site. Single-detached homes, apartments and some commercial establishments are adjacent to or located near the site.

The TRU site has the potential to accommodate future residential land use that complements existing adjacent properties. Specifically, Williams Lake needs more housing for university students given that TRU does not currently offer student housing as well as the barriers that students encounter finding and affording rental housing in the city. The TRU Student Housing Study estimated the demand for campus oriented housing was between 32 to 45 units ranging from small studio units to 4-bedroom units⁴⁰. This site could help address

Image 5: Subject site, aerial view



Source: City of Williams Lake

the student housing needs, and potentially meet the needs of other populations. For example, this site could help accommodate rural high school students who do not have access to high school education in their community of origin and need rental housing in Williams Lake in order to finish their studies. Other populations for rental housing could include TRU faculty, TRU workforce (e.g. cleaners) and other renters.

⁴⁰ Thompson Rivers University – Williams Lake Campus, Student Market and Demand Analysis (2019)

ACCESS + CIRCULATION

Access to this site would likely be from Midnight Drive. East of the site, 11th Avenue North, could be an alternate access point subject to detailed site design.

BC Transit's #1 Bus routes to TRU via Western Avenue and Blair Street, connecting potential tenants with public transit from the site to amenity and service needs in Williams Lake's downtown.

PUBLIC AMENITIES

TRU campus itself is a major amenity for this site. There are also two elementary schools, a high school (Lake City Secondary School), a baseball field and neighbourhood commercial within close proximity and walking distance to this site. There are no immediate grocery or service amenities near the site, which would require tenants to utilize transit or a vehicle to meet their additional amenity needs.

PLANNING CONTEXT

The TRU site is currently designated and zoned as Institutional, and would require an OCP amendment and rezoning to permit residential development. The site has access to both water and sewer servicing.

The site is located within a development permit area for the neighbourhood node of Midnight and Western Avenue. The expectation of this DPA is to encourage a high standard of design, building form and landscaping. This TRU site, should it move forward, would be required to meet these design expectations.

The site is also located within the Fire Risk Development Permit Zone. There could be an opportunity to remove some trees in Cataline Forest to accommodate a residential building which could also help reduce the wildfire risk to the area. That said, it is an additional planning procedure that the process to development would need to work through.

CONCEPT

The City of Williams Lake envisioned this site to be high-density development. With this direction, this potential concept explores the opportunity to develop an apartment to house students, rural high school students and other renters.

- **Target population:** students, singles, couples, and other renters.
- **Tenure:** market rental.
- **Typology:** apartment.
- **Bedroom mix:** one, two and three-bedroom units.

For this concept, the TRU site can accommodate a 23-unit apartment building of approximately 18,000 square feet. For discussion purposes, one potential mix and configuration is presented in which an order of magnitude capital cost estimate has been calculated:

- **Apartments:** 15 one-bedroom, 5 two-bedroom, and 3 three-bedroom units.

The total capital cost for this project is estimated in the order of \$6.7 million, which is a conservative estimate that includes soft costs, contingency, inflation and regional cost escalations.

This concept also assumes a private market housing development. If the project achieves superior levels of affordability, energy efficiency and/or accessibility, then the developer could potentially access the National Housing Co-Investment fund to help offset capital costs. With less features, it could still be eligible for the low-cost financing program offered by CMHC for purpose-built rental housing projects.

ALTERNATIVE OPTION

Another opportunity could be potentially partnering with TRU to access additional funding for student housing. The BC Student Housing Loan program⁴¹ is a \$450 million student-housing investment program allowing post-secondary institutions to borrow directly from the Province to finance 5,000 new on-campus student housing units across the province. Since the program was launched, 2,816 student housing units have been delivered. There is an opportunity to pursue this funding should partnership with TRU be established.

⁴¹ Previously, institutions could not take on debt of this nature to fund housing development on campus. This funding program is a loan, not a grant, and must be paid back through rental fees.

TABLE 13: TRU SITE CHARACTERISTICS

Site 5: TRU Site	
Address	Western Avenue and Midnight Drive, Williams Lake
Zoning	P-1 Civic, Assembly and Institutional
Zoning Regulations	This zone is intended to accommodate the use and development of land for community services and facilities typically operated by a government agency or non-profit organization.
OCP Designation	Institutional
OCP Designation Policies	<p>Objectives for this designation include:</p> <ol style="list-style-type: none"> 1. Reserving adequate space for current and future institutional needs; and 2. Providing appropriate buffers to adjacent land uses. <p>Specific policies include:</p> <ul style="list-style-type: none"> • I.1 Limit structure heights to 4 storeys. • I.2 Work with institutions to reduce any negative impacts of their operations on the community, such as traffic, noise, and visual intrusion, including lighting, physical plant operations, and parking facilities. • I.3 Facilitate the central co-location of institutions where possible to promote efficiency and to maximize convenience for users. • I.4 Encourage more efficient utilization of existing institutional uses through partnerships amongst different levels of government. • I.5 Work with the School District on long term planning for school facilities within the community of Williams Lake, including issues of land acquisition, shared use, and land disposition. • I.6 Ensure adequate lands are available for municipal cemetery use, and ensure these uses are appropriately integrated into the neighbourhood. • I.7 In new, expanded, or significantly modified institutions, seek to integrate the facility with the surrounding community in terms of proximity to users, the provision of convenient access points, the improvement of landscaping and urban design, and supporting pedestrian, bicycle, and transit connections to and within the site.
Allowable FAR	n/a
Height Limit (Storeys)	4
Residential Density	Low Density (Multi Family) 20-40 Units/ha , or Medium Density (Multi-Family) 40-60 Units/ha

Site 5: TRU Site

Development Permit Area	<p>Neighbourhood Node: The purpose of this Development Permit Area is to encourage a high standard of site design, building form and landscaping to encourage mixed use developments and improve the appearance of development within the identified Neighbourhood Centres as follows:</p> <ul style="list-style-type: none"> • Glendale strip mall and area; • Corner of Midnight and Western Ave; • McKinnon Street between 9th Ave and 11th Ave; and • Westridge subdivision. <p>Neighbourhood Centres are intended to provide for a designated area to have increased development that could be recognized as the heart of a distinct neighbourhood within Williams Lake. This type of centre could support multifamily housing and a range of basic commercial services with places for people to meet and find some basic services such as hair studios, movie rentals, etc. Residents are concerned about aesthetics of these types of areas. The City would like to improve the image and attractiveness of these neighbourhood centres and create attractive neighbourhood gathering places throughout the community.</p>
Fire Hazard	Very High Risk: Within Fire Risk Development Permit Zone
Water / Sewer	Connected
Owner	n/a

TABLE 14: TRU SITE HOUSING COUNT, TYPOLOGY MIX AND BEDROOM MIX

Unit Type Apartments	Unit + Bedroom Size		Gross Floor Area Sq. Ft.	Total Floor Area Sq. Ft.
	Units #	Unit Size Sq. Ft.		
1-bedroom	15	525	7,875	18,000
2-bedroom	5	725	3,625	
3-bedroom	3	950	2,850	
Total	23	-	14,350	

TABLE 15: TRU SITE DEVELOPMENT ASSUMPTIONS

Assumption	Rate		Cost (\$)
Completion Year	2024		-
Apartment Construction Cost ⁴²	\$237 / sq. ft.	18,000 sq. ft.	\$4,266,000
Surface Parking Construction Cost ⁴³	\$21 / sq. ft.	sq. ft.	\$206,250
Land Cost ⁴⁴	-		-
Development Cost Charges ⁴⁵	\$1,724 / unit	23 units	\$39,652
Soft Costs ⁴⁶	24% of construction cost		\$1,082,856
Escalation ⁴⁷	2% / year (8% total)		\$444,409
Contingencies ⁴⁸	10% Design (4%) – Construction (4%) – Soft Costs (2%)		\$447,225
GST	2.5%		\$277,755
Total Capital Cost			\$6,764,147
Capital Cost per Unit			\$294,093

⁴² Construction costs have been estimated based on the BC Housing Development cost framework for up to “4 storey wood frame apartments” at the step 3/4/passive house standard, including a 25% regional escalation.

⁴³ Surface parking construction cost has been estimated using the 2021 Altus Group Canadian Cost Guide. The mid-point in the estimated range for Vancouver is applied, with a 25% regional escalation.

⁴⁴ Land is assumed to be owned by TRU and this cost is not incorporated into the presented proforma.

⁴⁵ DCC rates are based on the Williams Lake Development Cost Charges Bylaw (No. 2280).

⁴⁶ BC Housing's Social Housing Development Cost Framework suggests estimating soft costs at 24% of construction costs, but final project costs often come in below this amount.

⁴⁷ Escalation has been estimated as 2% per year and has been applied to all construction and soft costs. Real increases could be higher than this, due to factors such as recent volatility in lumber pricing.

⁴⁸ BC Housing's Social Housing Development Cost Framework suggests estimating contingencies at 10%.

SITE 6: DOG CREEK

Site Description

The subject site is a heavily wooded square lot 1.2ha in size, located on Allen Road in the Dog Creek area in the Cariboo Regional District, in close proximity to the jurisdictional boundary of the City of Williams Lake. Across the street from the site is Mountview Elementary School.

The site is not located in close proximity to amenities, with the exception of the school and a childcare facility. However, the site is within a ten-minute driving distance of downtown Williams Lake. It is surrounded by low-density single-detached housing as well as forested, undeveloped land.

Any onsite development would require the removal of a significant number of trees. Given the initiative of wildfire prevention, removing trees in close proximity to existing infrastructure, including homes and schools, would likely be considered favourably in a development approvals process.

Image 6: Subject site, aerial view



Source: Google Earth

ACCESS + CIRCULATION

The site is accessed off of a small rural road (Allen Road) that wraps around the south and east of the site. The site is not served by public transit and is located a roughly ten-minute drive from downtown Williams Lake.

PUBLIC AMENITIES

The site sits opposite Mountview Elementary School, which also houses a childcare facility. The site is surrounded by a vegetative landscape, forest setting and offers access to high quality natural amenities.

PLANNING CONTEXT

The site is subject to the Cariboo Regional District's Regulations. The Williams Lake Fridge Area Zoning Bylaw zones this parcel as Institutional (P). The institutional zone does not permit any residential development, and as such, would require a rezoning.

CONCEPT

The site in Dog Creek would require extensive site preparation to accommodate a new housing development project, including servicing, tree removal, and lot grading. That said, it is a high

potential site given its proximity to a school and would work well for families looking to be situated in a rural setting. The site would also be appropriate for downsizing seniors looking for smaller, low-maintenance homes that can allow aging-in-place.

- **Target population:** downsizing seniors and moderate-income families.
- **Tenure:** market rental units.
- **Typology:** cluster of compact detached units.
- **Bedroom mix:** two and three-bedroom units.

For this concept, the Dog Creek site can accommodate up to 12 units onsite. Half of these (6) could be 1-storey, two-bedroom units; and the other half (6) could be 2-storey, three-bedroom units. The combined gross floor area of this development could total up to approximately 29,000 square feet.

The total capital cost for this project is estimated in the order of \$9.7 million, which is a conservative estimate that takes into consideration soft costs and contingencies. Given this concept assumes market-led development, a percentage of profit/return on investment has been considered.

TABLE 16: DOG CREEK SITE CHARACTERISTICS

Site 5: Dog Creek	
Address	Allen Road, Dog Creek, Cariboo Regional District
Zoning	Cariboo Regional District Williams Lake Fringe and 150 Mile House Area Zoning By-Law - Institutional (P)
Zoning Regulations	No person shall, within any P zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following P uses: Residential ancillary to institutional
Owner	School District No. 27

TABLE 17: DOG CREEK HOUSING COUNT, TYPOLOGY MIX AND BEDROOM MIX

Unit Type	Unit + Bedroom Size		Gross Floor Area sq. ft.	Total Floor Area
	Units #	Unit Size Sq. Ft.		
1 storey 2-Bedroom	6	1,100	6,600	14,700
2 storey 3-bedroom	6	1,350	8,100	
FSR ⁴⁹			0.16	

⁴⁹ FSR calculation considers the full building footprint and does not consider any built area potentially excluded from the density calculations.

TABLE 18: DOG CREEK DEVELOPMENT ASSUMPTIONS

Assumption	Rate		Cost (\$)
Completion Year	2024		-
Cluster Housing Construction Cost⁵⁰	\$200 / sq. ft.	14,700 sq. ft.	\$2,940,000
Parking Spaces⁵¹	\$9 / sq. ft.	4,263 sq. ft.	\$38,363
Road Construction Cost⁵²	\$3,750	78 m	\$292,500
Land Cost⁵³	\$68,400	8,770 m ²	\$68,400
Septic System⁵⁴	\$8,000 / unit	12 units	\$96,000
Soft Costs⁵⁵	24% of construction cost		\$785,007
Escalation⁵⁶	2% / year (8% total)		\$301,070

⁵⁰ Construction costs have been estimated based on conversations with local builders of detached homes.

⁵¹ Surface parking construction cost has been estimated using the 2021 Altus Group Canadian Cost Guide. The lowest value in the estimated range for Vancouver is applied, with a 25% regional escalation.

⁵² An estimated 78 m of internal 8 m wide local roads are required for access within the site. This is an estimate only and further road construction may be required. Cost is determined based on the 2021 Altus Group Canadian Cost Guide, and has a 25% regional premium applied. The cost includes infrastructure for water, sewer, stormwater, and electrical, and depending on site needs the cost could be lower.

⁵³ 2020 Assessed value for the subject site.

⁵⁴ DCC rates are based on the Williams Lake Development Cost Charges Bylaw (No. 2280).

⁵⁵ BC Housing's Social Housing Development Cost Framework suggests estimating soft costs at 24% of construction costs, but market development soft costs are typically much lower. This higher soft cost rate has been maintained due to the rural, unserved nature of the site and the novel development typology.

⁵⁶ Escalation has been estimated as 2% per year and has been applied to all construction and soft costs. Real increases could be higher than this, due to factors such as recent volatility in lumber pricing.

Contingencies⁵⁷	10% Design (4%) – Construction (2%) – Soft Costs (1%)	\$297,836
GST	5%	\$188,168
Potential Equity	Timber sale	\$5,000
	Total Capital Cost (12 duplexes)	\$5,002,344
	Capital Cost per Unit	\$416,862.03
	Cost per Unit with 15% Developer Profit (assuming units are for sale and not for rental)	\$479,391.34

⁵⁷ BC Housing's Social Housing Development Cost Framework suggests estimating contingencies at 10%.

SITE 7: ANAHIM LAKE

Site Description

The subject site is made up of two parcels on either side of Highway 97 (Bella Coola Highway) and Christensen Road in Anahim Lake. The northern parcel is 6.6ha and the southern parcel is 2ha (for a combined area of approximately 8.6ha).

Both sites are largely undeveloped and located in a rural part of the Cariboo Regional District. The southern portion lies immediately north of the Anahim Lake Airport.

The site is served by a health clinic focused on servicing the members of the Ulkatcho First Nation and the Anahim Lake Elementary and Junior Secondary School, which serves children from Kindergarten to Grade 10.

PLANNING CONTEXT

The site is subject to the Cariboo Regional District regulations and currently zoned as RR-1 (Rural Land Use). Specific regulations for this site permit low-density residential uses such as single-detached, duplexes, secondary suites, carriage house, and temporary dwelling units. The site may not require a rezoning given that residential use is already permitted; however, the site may require a unique construction method

that may be better supported with either a variance or a change to a comprehensive development (CD) zone.

Image 7: Subject site looking south from Highway 20



Source: Mapillary

CONCEPT

The Anahim Lake site could deliver a much-needed housing project in an underserved population, however its isolation from services and amenities may present it as less favourable to potential funders/investors and there will likely be a construction premium to obtain skilled labour and raw materials onsite. That said, there are more manufactured and modular home construction options compared to years previous, which could offer a solution to Anahim Lake.

A key concern about considering manufactured or modular construction is the longevity of the structure over time. Homes in places like Anahim Lake are subject to the elements and may deteriorate more rapidly, and the isolation may make it difficult and expensive for basic upkeep and maintenance. A factor for discussion is not only initial construction costs, but also durability over the long term, mitigating deterioration and falling into disrepair, and ensuring livability of households who will occupy the units.

- **Target population:** low-income singles, couples, families, elders, and multi-generational households.
- **Tenure:** market rental units.
- **Typology:** 2-storey multi-unit apartment, with ground-floor units have ground-access (e.g. small scale courtyard).

- **Bedroom mix:** one, two, and three-bedroom units.

Discussion with various stakeholders in the manufactured and prefab industries provided insights into the opportunities and challenges to delivering housing in Anahim Lake. Costs to transport one prefab unit from Williams Lake to Anahim Lake could be in the order of \$14,000 and onsite assembly of approximately one to two days. A larger project would cost more in transportation, and assembly up to two weeks. Depending on the contractor, quotes provided for prefab do not include connections to water, sewer or utilities. Given that prefab and manufactured homes can be highly customizable, quotes were difficult to obtain however high-level \$150 per square foot for a standard unit was suggested.

Other comparable concepts were discovered in the region, and discussions with builders involved on those projects provided relevant cost comparables for this concept including the assumption that a project in this location may be required to achieve net zero ready design standards to be eligible for Indigenous Community Housing Funding streams at the provincial and federal level.

For this concept, the Anahim site can accommodate up to 9 units onsite. Consisting of a mix of one, two and three bedroom

units. The combined gross floor area of this development could total up to approximately 7,000 square feet.

The total capital cost for this project is estimated in the order of \$2.9 million, which is a conservative estimate that takes into consideration soft costs and contingencies. It is very expensive to deliver on a per unit basis and may be less attractive to investors, with the exception of an Indigenous housing stream should a partnership with the Ulkatcho First Nation be explored.

ALTERNATIVE OPTION

The site is divided into two parcels north and south of Christensen Road. One more far-reaching idea is to consider the south portion of the site as a private development such as tourist accommodation or a short stay lodge, given its proximity to the airstrip. This alternative could leverage the private investment in land development to pay for servicing and utility upgrades, which could lend to cost savings for the north site in support of an affordable housing development project. This alternative would need to be studied and considered with alignment to the long-term vision of Anahim Lake and surrounding area.

TABLE 19: ANAHIM LAKE SITE CHARACTERISTICS

Site 6: Anahim Lake	
Address	Chilcotin-Bella Coola Highway, Anahim Lake, Cariboo Regional District.
Zoning	Cariboo Regional District Chilcotin Area Rural Land Use By-Law - Rural 1 (RR-1)
Zoning Regulations	<p>(a) RESIDENTIAL USES:</p> <p>i) a single-family residential dwelling; or</p> <p>ii) a two-family residential dwelling/duplex; or B/L 4988</p> <p>iii) one (1) secondary suite and must be subordinate to a single-family residential dwelling; or</p> <p>iv) one (1) carriage house and must be subordinate to a single-family residential dwelling; or</p> <p>v) one (1) secondary dwelling and must be subordinate to a single-family residential dwelling; or</p> <p>vi) a temporary dwelling unit in conjunction with a single-family residential dwelling.</p>
Owner	Provincial Crown

TABLE 20: ANAHIM LAKE HOUSING COUNT, TYPOLOGY MIX AND BEDROOM MIX

Unit Type	Unit + Bedroom Size		Gross Floor Area(Sq. Ft.)	Total Unit Floor Area (Sq. Ft.)
	Units (#)	Unit Size (Sq. Ft.)		
1 Bedroom	3	600	2,400	7000 sq. ft.
2 Bedroom	4	800	3,200	
3 Bedroom	2	1000	2,000	

TABLE 21: ANAHIM LAKE DEVELOPMENT ASSUMPTIONS

Assumption ⁵⁸		Cost \$	Per Unit \$
Construction Cost for Net Zero Ready ⁵⁹		\$2,475,000	\$275,000
Land Cost ⁶⁰		\$68,400	\$5,700
Soft Costs ⁶¹		\$700,000	\$58,333
GST		\$158,750	\$13,229
Total Capital Cost		\$3,402,150	\$352,263
Estimated Savings for Step Code 3 instead of Net Zero Ready	10	\$3,061,935	\$306,194
	- 15% savings	\$2,891,828	\$289,183

⁵⁸ Estimating project costs in a remote, unserviced location without local labour, supplies, and/or expertise is challenging without further study, spending, and direct engagement with design and construction professionals. Project costs could vary significantly depending on timing, concept, and desired design features. The cost estimates presented in Table 18 are modeled after a Net Zero Ready Apartment concept and are order-of-magnitude only.

⁵⁹ Construction costs have been estimated based on conversations with local builders of pre-fabricated and/or modular homes and apartments. Estimated construction cost includes all hard and soft costs, including site servicing (incl. backup generator or solar generation), landscaping, design, and engineering.

⁶⁰ 2020 Assessed value for the subject site.

⁶¹ BC Housing's Social Housing Development Cost Framework suggests estimating soft costs at 24% of construction costs, but market development soft costs are typically much lower. Soft costs in this concept have been calculated from estimates by local builders and are representative only - true costs may vary by project.

CONCLUDING COMMENTS

Summary

The City and the CRD identified several sites of opportunity for potential housing development projects. Each site has its own unique characteristics and is uniquely positioned to target a specific segment of the population in need of housing.

Collectively, all sites could meet a wide range of housing needs in the Williams Lake area if all were to move forward to development.

The locations of some sites are favourable for development, such as Poplar Glade and the former Slumber Lodge, however, ownership and land acquisition could be constraints to moving these sites forward (School District and private ownership, respectively). Other sites, like Boitano Park, present trade-offs to the City: losing dedicated parkland for much needed rental housing, in close proximity to amenities and services. Patrick Reid Park could be a simple and straightforward infill development project; however, would yield few and relatively expensive units and could cause some opposition from neighbouring residents with parkland loss. While Dog Creek has more site prep work to be completed leading up to construction, it could offer an ideal setting for families and downsizing seniors in a rural area near a school, with a short

drive to downtown. The site in Anahim Lake is much more isolated compared to sites in Williams Lake and Dog Creek, which may be overlooked by potential funders/investors.

Key Considerations

Moving forward, the City and the CRD may want to consider:

- **Poplar Glade: high potential site with ownership and cost constraint.** Consider initiating a conversation with the School District about their future plans for the site and their intentions for holding or selling. This conversation could also include BC Housing's site acquisition team. The initial pro forma for this site indicates high construction costs, which may inhibit potential interest in investment and development. Phasing this development can reduce costs, as well as more detailed site design and value engineering. Proactive canvassing and engaging with potential non-profit housing operators would also be beneficial for this site.
- **Slumber Lodge Site: high potential site with ownership constraints.** With permission from the owner, initiate a discussion with BC Housing on potential site acquisition.

A key component for their consideration will be to obtain a building condition assessment to understand the potential for a turn-key project (renovate and rapid re-housing) or for partial or full site redevelopment. Consideration for parking reduction/relaxation could assist with moving this project forward as well as provide the option to accommodate more units and integrated supports. The City may want to consider pre-zoning the site from commercial to residential, as that will provide potential funders and agencies with more certainty to the development approvals process. Should this site move forward to housing vulnerable populations, such as re-housing persons experiencing homelessness, an operator would need to be engaged. Canvassing and initiating conversations with potential non-profit operators would be beneficial early in the process.

- **Boitanio Park: medium potential site with development constraints.** Consider investing in site assessments prior to initiating conversations with private builders/developers for this site, such as an archeological assessment and geotechnical assessment. These pre-construction costs are substantially high and could deter potential investment from the private market. Offering to complete and pay for assessments in advance can be leverage for the City to negotiate with a potential developer, such as exchanging these studies for an inclusionary housing policy and a housing agreement to secure tenure and typology. While

there is uncertainty subject to the findings of specific site assessments, the potential to accommodate a high number of units in close proximity to services and amenities can meet the need of the growing complexity of workforce housing needs. The City may want to considering adding an equivalent amount of parkland that will be lost at Boitanio, be it surplus City-owned land not yet dedicated as park or through capturing parkland dedication from other sites in the city (leveraged through new development projects).

- **Patrick Reid Park: medium potential site.** Consider moving forward with the sale of this project, with the expectation that the private developer enter into a housing agreement to secure the unit typology and target population intended for the site. The City may want to considering adding an equivalent amount of parkland that will be lost at Patrick Reid, be it surplus City-owned land that is not yet dedicated as park or through capturing parkland dedication from other sites in the city (leveraged through new development projects).
- **TRU Site: high potential site.** Consider engaging with TRU campus on potential partnership on the site (or part of the site) in order to access provincial funding for student housing development. Consider engaging with the School District on the forecasted need of rural high school students and partnerships with the Ministry of Education towards allocating some of the units to rural high school students.

- **Dog Creek Site: medium potential site with site prep constraints.** Consider obtaining an arborist report for the site and initiate conversation with the owner for potential rezoning from Institutional to Residential. Should this site move forward to develop into housing for families and down-sizing seniors, expect the developer will enter into a housing agreement to secure the unit typology and target population intended for the site.
- **Anahim Lake: low potential site and development constraints.** Anahim Lake is considered a high need community given low-incomes and low availability of affordable housing. Its isolation presents many challenges to delivering a project within a reasonable construction budget. The most feasible option to move forward on this site is to consider applying for funding through an Indigenous housing stream in partnership with the Ulkatcho First Nation. The parcel south of Christensen Road could be attractive for a niche private development that caters to tourists given proximity to the airstrip; an opportunity that could be leveraged to pay for servicing and utility upgrades. Consider engaging with the Ulkatcho First Nation on partnership opportunities, as well as explore opportunities for private development of the south parcel.



