Development Road Map: Overview

Columbia Basin Trust Housing Conference

Gwyn Symmons, MCIP
Summary of Presentation

- The Development Road Map - Selected Tasks
- Finding a Site and Due Diligence
- The Need: Who You Are Building For
- Make Sure Design Is Right
- Approvals
- Partners and Resources
- Construction
- Timeline
- Q&A
The Development Road Map

- A long and winding road…?
- No…more like a steeple chase
- Lots of stages – fences to jump!
- Create a schedule and use it to keep you on the track and on time
The Development Road Map

Development is like a steeple Chase
Confirming the Need

- Critical to ensure you are meeting need
- Household type and numbers and rent levels to be affordable
- Data Sources Municipal Housing Needs Reports, wait lists, BCH
- BCH Requirement
Finding a Site and Due Diligence

- Major challenge - Some sources
  - Existing housing sites and infilling Fernie / Trail
  - Municipal Land – Fruitvale / Nakusp
  - Shared use sites – Rossland - City Hall, Libraries, fire stations

- Ensure its going to work for you
  - Size/shape
  - Services – water – drinking / firefighting, sewer – common challenges
  - Hazmat – existing buildings to be demolished
  - Environmental
  - Adjacent Uses
Finding a Site and Due Diligence
Fernie Housing

Fernie Family Housing Society
Make Sure Design in Right

- Design needs to meet need – household types
- Need is changing seniors and aging in place, climate change – air conditioning
- Budget will need to be viable with BCH
Approvals

- Projects always subject to multiple approvals – be prepared for that!
  - Society Board – The Sponsors
  - BC Housing and or CMHC – Funders
  - Municipality – OCP / Zoning / Development Permit / Variances / BP
  - Other possible funders – foundations / municipality – property tax exemptions
Shall we dance?

Picking your partners

• Governments are critical to success
• Bring restrictions through agreements and complexity of approvals but many advantages
• BCH and CMHC can bring some combination of:
  • Seed money or PDF;
  • Construction Financing;
  • Long term financing;
  • Equity to reduce debt and ensure affordability and
  • Sets of building standards.
Shall we dance?

Picking your partners

- Check out your “partners” carefully – most not strictly ‘partners’ – they are actually resources
- Will be a long relationship; chemistry is important
- Establish a process for selection
- Set out requirements and ensure Integrity, Experience, Skills, Reliability, Financial capability
  - Architects and other consultants
  - Contractor/Construction Manager/ Design Builder Developer
  - Additional Funders
Construction

- Choice of ways to build
  - Construction Manager at Risk
  - Design Bid Build
  - Design Build
- + and - for each
- Reputation / experience with BCH is very important
- Timing for winter critical - can incur extra costs
- Can be a challenge finding trades
Concluding Comments

- Developing affordable housing – so worthwhile
- It can be difficult, takes a long time, and there are always hurdles
- Some Key Resources:
  - CBT
  - BCNPHA
  - BC Housing
  - CMHC
  - Development Consultants
THANK YOU!

gsymmons@cityspaces.ca

www.cityspaces.ca