PROPERTY OPPORTUNITY NOTICE

Municipality: City of Williams Lake

Street Address of Site: 845 Eleventh Avenue North

Posted: February 17, 2026

Deadline for Inquires: March 10, 2026

Deadline for Posting Addenda: March 17, 2026

Submission Deadline: April 28, 2026

Land Lease Length or Proposed Deal Structure: 60-99 year no cost lease.

BC Builds homes for people

BRITISH COLUMBIA StrongerBC BC HOUSING

Supported in partnership by the Province of British Columbia and BC Housing.

Opportunity Overview

The Williams Lake First Nation is looking for a developer for its property located at 845 Eleventh Avenue North in Williams Lake, BC. This site is the former Poplar Glades Elementary School and comprises approximately 5.93 acres within an established residential neighbourhood. The site is bordered by Kinsmen Park to the south, single-family residential uses to the east and west, and a residential mobile home park along Eleventh Avenue North. Primary site access is anticipated from Eleventh Avenue North, with the termination of Tenth Avenue North along the eastern boundary providing an opportunity for a secondary entrance and exit to support site circulation and connectivity.

The property is zoned Neighbourhood Multi-Use (MU-1), a recently created zone intended to support a future multi-building, mixed-use development incorporating a range of residential housing types and neighbourhood-serving commercial uses. Permitted uses include apartments, multi-plex and single-detached dwellings, retail and personal services, offices, daycare, health services, and food establishments. The zoning allows for a maximum building height of 20 metres (65 feet), with buildings permitted to cover up to 50% of the site, and total site coverage (including parking and accessory structures) not exceeding 80%.

The site is currently serviced with City water and sanitary sewer infrastructure from its former institutional use; however, upgrades will be required to support increased residential density, and the property is located within an area experiencing municipal servicing capacity constraints. Development proposals will be required to include a comprehensive servicing study in accordance with the City's Subdivision and Development Servicing Bylaw. With its proximity to park space, surrounding residential uses, and flexible mixed-use zoning framework, the site represents a significant opportunity for a well-designed redevelopment that enhances neighbourhood integration and contributes to long-term housing supply in Williams Lake.

BC Builds Program Overview

BC Builds partners to build housing that is attainable for middle-income households, picking up where other BC Housing programs that serve low- to moderate-income households leave off.

BC Builds targets households whose incomes range from $90,560 to $143,900 for a studio or one-bedroom home, or $146,270 to $212,240 for a two-bedroom home or larger. These will vary by community to reflect local incomes. In some communities, some households may be below the bottom of the income range and are still eligible to rent BC Builds homes.

Rental rates for BC Builds homes should be determined through an analysis of incomes, appraised market rents, and development costs within the community. That means rents will differ from community to community.

To help deliver on these goals, BC Builds can provide:

- Low-cost construction financing for buildings that are owned and operated by for-profit and non-profit developers and First Nations development corporations

- Direct access to CMHC construction financing with up to a 50-year amortization for buildings owned and operated by non-profit and private developers, as approved by CMHC
- Access to low-cost take-out financing with a 35-year amortization for non-profit owned and operated buildings, for the buildings that are not approved for 50-year amortization

Please read the BC Builds Rental Supply Program Framework for full program details before submitting your proposal.

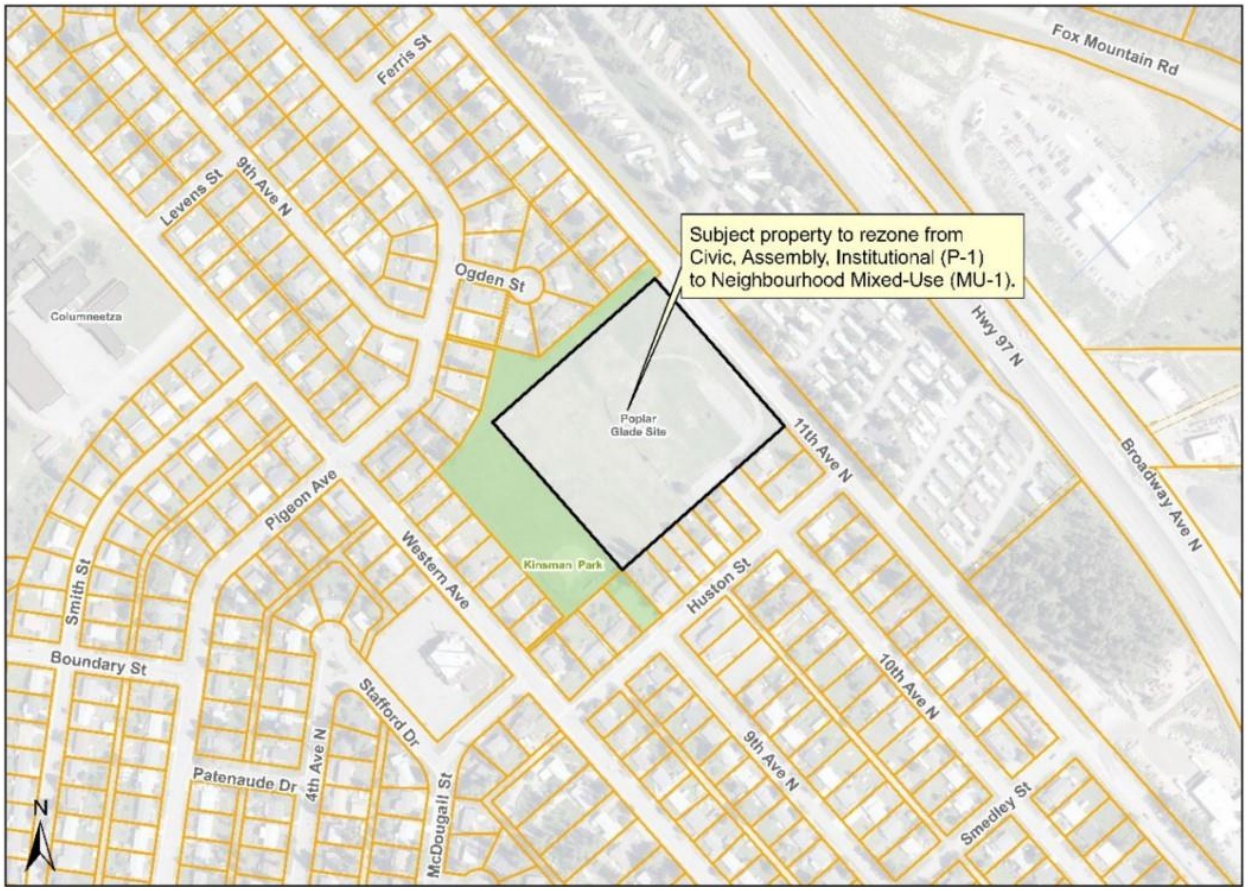
Site Context

The highlighted property on pages 3 and 4 is the address 845 Eleventh Avenue North. This site is the former Poplar Glades Elementary School site, and is legally described as Lot 12, District Lot 588, Cariboo District Plan 15518. This site borders Kinsmen Park (to the south), and existing single-family dwellings on both the west and east sides of the property. The east side of the property shows Tenth Avenue North terminates at this property, and this will help guide secondary entrance and exiting into the proposed new development. This is with the assumption that the main entrance and exiting will come off Eleventh Avenue North. Eleventh Avenue North runs along the north property line, along with an existing and extensive residential mobile home park on the other side of the roadway.

Satellite Map

N
8TH AVE NORTH
OGDEN ST.
845 - 11TH AVE. NORTH
2.4 Hectares
(5.93 Acres)
11TH AVE NORTH
Kinsmen Park
WESTERN AVE
10TH AVE NORTH
HUSTON ST.
Bethel Church
Williams La
Seventh-Day Adv
9TH AVE NORTH
STAFFORD DR
McDOUGAL ST.

Plan Map


Subject property to rezone from
Civic, Assembly, Institutional (P-1)
to Neighbourhood Mixed-Use (MU-1).
Fox Mountain Rd
Ferris St
Levens St
9th Ave N
Ogden St
Columneetza
Poplar
Glade Site
Hwy 97 N
11th Ave N
Broadway Ave N
Pigeon Ave
Western Ave
Kinsman Park
Huston St
Smith St
Boundary St
Stafford Dr
10th Ave N
9th Ave N
4th Ave N
Patenaude Dr
McDougall St
Smedley St
N

Parcel Identification (PID)	015-756-190
Registered Owner	Spelem Holdings LTD.
Civic Address	845 ELEVENTH AVE NORTH WILLIAMS LAKE BC V2G 2M5
Lot Area (Size)	5.93 acres
Lot Frontage	486.75 feet
Site Servicing	City water and sewer The property is currently serviced with City water and sanitary/sewer connections for the previously constructed elementary use (institutional use), which will require upgrading to address the increased density. The subject property is in an area that is subject to capacity constraints related to City utility infrastructure. The applicant will have to provide a complete site servicing study, demonstrating the site meets the regulation and intention of the Subdivision and Development Servicing Bylaw No. 1730, 2000, prior to building permit approval. Additionally, it should also demonstrate the site grading, parking lot and driveway access grading will support the application, prior to the issuance of a Building Permit
Links to relevant planning policies (OCP, Local Area Plan, other relevant documents)	City of Williams Lake - Document Center

Property Details

Please enter N/A for fields that don't apply to your site.

Current Zoning (Provide relevant links to local Zoning Bylaw)	Newly created Neighbourhood Multi-Use (MU-1) zone for the purpose of creating a future multi-building mixed-use development including a variety of residential housing types and small-scale commercial uses.

Permitted Use Within Zoning	ZONING-BYLAW-NUMBER-2430-08-20-2025 This zone is intended to accommodate higher density residential developments with the option of neighbourhood serving commercial uses. 4.8.1 Permitted Uses Retail Sales Health Services, Minor Retail Sales, Beer and Wine Recreation Facility Retail Sales, Convenience Dwelling Unit, Apartments Office Use Dwelling Unit, Multi-plex Personal Services Dwelling Unit, Single Detached Daycare, Family Accessory Use Food Establishment Food Establishment, Licensed (a) Cannabis Retail shall be subject to the requirements of Section 330.1 Permitted Land Uses of Bylaw 2427
Maximum Permitted Height and Density	20m (65ft) maximum building height 50% (buildings) and all buildings, accessory structures and parking areas combined shall not occupy more than 80% of the surface area of the lot.

Parking Requirement and Parking Variance Proposals Considered?	**General Provisions** • All required parking and loading areas must be hard surfaced (concrete, asphalt, or paving blocks) and clearly striped. • Each standard parking space must be at least 9 feet (2.7 meters) wide and 18 feet (5.5 meters) deep. • Parking must be located on-site or on a contiguous site no further than 300 feet (91 meters) from the entrance of the principal use. • Driveways and backup aisles must be a minimum of 24 feet (7.3 meters) wide. **Specific Requirements by Use** The Williams Lake Zoning Bylaw No. 2430 (or its predecessor) establishes requirements based on the use. Examples from related municipal code include: • **Retail Store:** One parking space per a specific area (e.g., per 46 square meters or fraction thereof, depending on the specific bylaw in effect). • **Restaurant:** One parking space per 60 sq. ft. (5.6 sq. m) of customer seating area, or per two employees, whichever is greater. • **Residential (Accessory Dwelling Unit):** One off-street space for the ADU, plus two for the principal dwelling unit. • **Accessible Parking:** If 50 or more spaces are provided, one of every 100 spaces must be accessible (minimum 3.7m width).
Applicable Development Permit Controls	https://williamslake.ca/DocumentCenter/View/344/Development-Permit-Guide
Current Use(s)	Vacant Land, Former Institutional Site. Has been re-zoned.

Surrounding Use(s)	**Surrounding OCP Designation:** • North: Multi-Family Residential (RMF) • South: Parks and Trails (P&T)/ Multi-Family Residential (RMF) • East: Multi-Family Residential (RMF)/Single Family Residential (RSF) • West: Multi-Family Residential (RMF)/Single Family Residential (RSF) **Surrounding Land Use and Zoning:** North: Manufactured Home Park (R-5) South: Park, Recreation and Open Space (P-2)/Single Family Residential (RSF) East: Civic, Assembly and Institutional (P-1)/Single Family Residential (RSF) West: Single Family Residential (RSF)
Environmental features (stream, creek, grades, soils etc)	N/A
Environmental remediation requirements (if known)	Not known.
Any easements, rights of way, or restrictive covenants (i.e.: encumbrances) on title	N/A
Community engagement requirements or expectations	As per the Official Community Plan of Williams Lake, there is a public notification process.
Amenity/Bonusing Requirements	Unknown.
Sustainability/Energy Requirements (for anything beyond BC Building Code)	N/A

Accessibility Requirements (for anything beyond BC Building Code)	• **Elevators:** Required in all large two- and three-storey apartment and commercial buildings (previously, smaller buildings were often exempt). • **Adaptable Dwelling Units (ADUs):** As of March 10, 2025, 100% of units in new large apartment buildings must be adaptable, including features like reinforced bathroom walls for future grab bars and accessible-height switches.

Applicant Type

Please indicate which of these apply to your site. ***Please check all that apply****:*

☒ Seeking a developer ***and also*** a housing owner/operator and willing to enter into a long-term lease (60 – 99 years) with successful proponent with a land cost of $0.

☐ Seeking a developer ***and also*** a housing owner/operator and willing to dispose of land to successful proponent at $0.

☐ Seeking a developer and/or operator to provide a proposal to purchase the land.

☐ Seeking ***only*** a developer/builder to provide a turn-key building to an operator you've preselected.

☒ Owner/operator can be either a non-profit society, co-op or First Nations development corporation or a private developer.

Building Owner/Operator

N/A.

Additional Property Information

WLFN is looking to create, in partnership with a developer, a mixed-use development comprised of residential and small-scale commercial spaces.

Eligibility and Evaluation Criteria

General information

- Successful projects must break ground within 12-18 months (depending on the complexity of the project) of the successful proponent receiving a Conditional Land Contribution (CLC) letter following the completion of the evaluation period. In the CLC, BC Builds and the Landowner commit to moving at a pace to achieve this outcome.
- The land must be used to create new housing for middle income households as defined in the BC Builds Rental Supply Program Framework.
- Eligible projects must be primarily residential but can include ground floor commercial and/or community uses and/or childcare with the non-residential components not to exceed 30% of floor area or cost.

Eligibility Criteria

All proposals will first be reviewed to determine qualification based on the below eligibility criteria. Proposals that qualify will then be assessed according to the evaluation criteria that is detailed further below.

Eligible Applicant

Applicant must:

- Be registered and in good standing with the BC Corporate Registry or partner with a business or organization that is. **Please provide your registered company name and incorporation number in your submission.**
- For developer/builder, be a registered and licensed builder in B.C. along with good standing with WorkSafeBC and proper insurance coverage.
- Have previous property development and property management experience or engage professional third-party consultants or property management company.
- Provide audited or reviewed financial statements prepared according to recognized accounting standards
- Stay at or below BC Builds target household middle incomes. See below.

Property Management (Applies only to properties where a housing owner/operator is being sought): Applicants must have a minimum of five (5) years property management experience. In lieu of property management experience, applicants may hire or partner with a professional third-party property management firm or organization to help build their organization's capacity over the first five years of operation.

Real Estate Development Experience: Applicants must have successfully completed a similar project on time and within budget. Alternatively, applicants may hire or partner with a third-party developer who has experience building similar projects and/or assemble a design and construction consultant team to carry out the project.

Target Household Incomes: BC Builds targets households whose incomes range from $90,560 to $143,900 for a studio or one-bedroom home or $146,270 to $212,240 for a two-bedroom home or larger with a target of these households spending no more than 30% of their income on rent. These will vary by community to reflect local incomes. In some communities, some households may be below the bottom of the income range and are still eligible to rent BC Builds homes. *See evaluation criteria and evaluation matrix below for information about how this will be scored for applicants that are deemed eligible.*

Minimum Debt Coverage Ratio: Please assume a Debt Coverage Ratio (DCR) of 1.1 for the residential portion of the project and 1.4 for commercial.

Evaluation Criteria

Proposals received during the submission period will be ranked against set evaluation criteria. The following criteria will be used to evaluate, rank, and determine a proposal's overall strength and level of project suitability.

Scoring Matrix

Ranked Criteria (Overall Weighting) Total 100 Points	Points
Financial Viability	30
Project Development Team Experience and Capacity	20
Financial Strength of Proponent	15
Technical Viability	15
Proposed Development (Target market, unit mix and rents)	10
Accelerated Development and Construction Timeline	10

Financial Viability and Sustainability (30 Points): The project is feasible and viable through capital financial assembly and ongoing operating pro-forma based on underwriting and financing criteria noted here. Construction costs are reasonable and in line with typical per square foot hard and soft costs for the product type and region. Projects that can demonstrate additional savings or cost reductions while still achieving constructability will be prioritized. Projects must demonstrate a means to be financially sustainable without an equity shortfall or ongoing operating subsidy from BC Builds (BC Housing). All potential funding sources must be disclosed.

> **A note re financing:** Please assume a Debt Coverage Ratio of 1.1 for the residential portion of the project and 1.4 for the commercial. Projects should have no more than 30% of the building as commercial.
>
> Construction financing is available through BC Builds. Projects that receive construction financing through BC Builds are required to be maintained as rental buildings and to meet the BC Builds household income thresholds for a period of 10 years. There are no below market unit requirements.
>
> The ability to apply for financing under the BC Builds-ACLP Agreement is also available to all projects whether privately or non-profit owned. Projects that receive financing through the BC Builds-ACLP Agreement receive a 10-year loan with the rate fixed at first draw, as well as a 50-year amortization. Projects under the BC Builds-ACLP Agreement must have 30% of the units at 20% below appraised market rent for a period of 35 years. As part of the consideration of the financial viability of the project, if proposing financing under the BC Builds-ACLP Agreement, proponents must demonstrate a proven track record of securing financing from CMHC programs.

The interest rates for both interim construction and take-out financing through BC Builds are found on the Housing Development Opportunities page. Please consult CMHC for their current interest rates.

Projects that will be owned and operated by non-profits, co-ops, and public housing corporations are eligible to apply for take-out financing through BC Builds. For such projects, please use a 35-year amortization. Please assume a 1.1 Debt Coverage Ratio for the residential portion of the building and 1.4 for any commercial space.

For projects that will be owned and operated by private entities, including First Nations owned private entities, proponents that do not plan to seek financing through the BC Builds-ACLP Agreement should propose a take-out financing strategy, including amortization period and interest rate.

A note re rents: Please use appraised market rents at time of proposal submission, not appraised market rents at time of expected building occupancy.

Project Development Team and Ownership Group Experience and Capacity (20 points): Please provide experience and capacity information about development consultants, design consultants and construction teams assigned to the proposed project. Detail the project management approach for the proposed project and provide examples from past projects. Please also provide experience and capacity information about building ownership / operations and proposed operating model for the building (e.g. property management company, non-profit operator etc.)

Financial Strength of Proponent (15 Points): Applicants must describe their financial capabilities to undertake the proposed development. Financial strength will be evaluated based on the proponent's financial statements, amount of equity being contributed to the project, and proposed purchase price of the land if applicable. Proponents further demonstrating their ability to manage projects within budget or commitment to funding overruns as they develop on budgetary items will be awarded full points in this section.

Technical Viability (15 Points): The project is technically feasible and viable. Geotechnical, environmental, site constraints etc. have been considered and addressed. The applicant has provided a full site plan that demonstrates the proposed project can be built on the site as proposed in the plans.

Proposed Development (Target market, unit mix and rents) (10 Points): The baseline for the BC Builds financing only program is 100% of units at rents attainable to those who meet the BC Builds middle income thresholds. There are no below market requirements. Proposals that can add below market units through the contribution of additional equity, construction cost savings, etc. will be awarded points. Proponents that have demonstrated ability to secure CMHC financing and are likely to achieve success under the BC Builds-ACLP Agreement and can therefore meet the 30% of units at 20% below market will be awarded full points in this section.

Accelerated Development and Construction Timeline (10 Points): How rapidly does the proposed timeline bring new homes to market? How realistic is the proposed timeline? Processes and technologies to speed up development and construction timelines and innovative construction methods will be given priority. BC Housing's DASH Initiative which can be found at www.acceleratedhousing.ca has a standardized BC Building Code compliant open-source blueprint that can be used for 3-6 storey woodframe buildings on suitable lots. The blueprint is optimized for panelized prefabricated construction. Please explore the Blueprint and other tools on the DASH platform (www.acceleratedhousing.ca) as an opportunity to expedite the design and construction of your project.

How to Apply and Proposal Submission Requirements

1. Review detailed property information, criteria and deadlines in this Property Opportunity Notice.
2. Attend an optional Property Information Session for this opportunity. Please see the Housing Development Opportunities page for times and dates. If you miss the info session, please watch the recorded video also available on the Housing Development Opportunities page.
3. Contact BC Builds info@bcbuildshomes.ca if you have any questions about a Property Opportunity Notice. *Please do not contact landowners directly. Doing could result in disqualification from the application process.*
4. Review the BC Builds Rental Supply Framework.
5. Applicants can present their submission in the form and format of their choice, with the option of using this capital and operating budget template. A development schedule and typical schematic design that includes drawings and site concept plan including massing, renderings, basic floor plans, and an indication of how the building(s) is located on the property is expected as part of the proposal submission. In addition to the type-written pages, a schematic design that includes drawings and site concept plan including massing, renderings, basic floor plans, etc. may be added.
6. Proposals from developers/builders to build housing for an identified non-profit owner/operator should clearly identify their development management and construction management fees.
7. Applicants should give a clear indication of the type of construction contract and rationale for the type of contract they are planning to use for the project.
8. Applicants should submit evidence of being a registered and licensed builder in B.C.
9. Applicants should submit their B.C. Corporate Registry Incorporation number.
10. Letters of reference can be submitted to demonstrate experience in delivery of similar projects.
11. Proposals must be sent to info@bcbuildshomes.ca at or before 11:45pm PST on the due date listed in the Property Opportunity Notice. Late proposals will not be reviewed.

Evaluation Process

General information

Evaluations will be conducted jointly by BC Builds staff, the property owner, and any external parties identified by BC Builds in relation to the subject property. Each submission will be reviewed and scored against the stated evaluation criteria. Following this, the evaluators will convene as a team to review scoring and determine the highest scoring proponent.

In the event of a tie score or the top two (2) highest scoring submissions being within five points of each other, BC Builds staff may elect to conduct a presentation/interview with each of the two proponents to determine the successful proponent. Proponents will be given an interview scoring matrix in advance of the interview.

How long it takes

It should take two months (depending on the number of submissions) to evaluate proposals and for BC Builds to contact a successful proponent. The successful proponent will be required to sign a Conditional Land Contribution agreement between the proponent, BC Builds and the landowner which lays out a 12-to-18-month timeline to securing funding, financing, Development Permit, Building Permit and begin construction and a shared and collaborative approach to meeting or exceeding this timeline. Once a successful proponent signs a Conditional Land Contribution agreement, BC Builds will notify unsuccessful proponents.

Fee

There is no fee to apply.

Additional Information

This Property Opportunity Notice is available to projects that meet and/or exceed the minimum requirements as outlined in the above criteria. Verification of project details and evaluation will determine whether a project is selected. Simply meeting the minimum requirements will not guarantee that a proposal will be selected. Applicants are responsible to provide sufficient documentation that will verify compliance with the eligibility requirements.
Note that BC Builds will consider all proposals but is under no obligation to approve any application and move forward with the Property Opportunity Notice if, in BC Builds' opinion, no suitable submissions are received.

Disclaimer

The Property Opportunity Notice is a non-binding document. BC Builds does not make any representation or provide any undertaking to prospective respondents other than to invite them to submit a proposal. This Property Opportunity Notice does not oblige BC Builds to negotiate or execute an agreement with any prospective respondents, nor to grant rights of any sort to any prospective respondents and, BC Builds shall incur no liability to any prospective respondent as a result of responding this Property Opportunity Notice.

BC Builds will not be liable for, nor will it reimburse any prospective respondent for costs incurred in the preparation, submission or presentation of any proposal, for interview or any other activity that may be requested as part of the Property Opportunity Notice process.

BC Builds reserves the right to limit the number of awarded projects any one proponent can be awarded in a geographic area and/or within a defined period of time.

Answers to Questions Received Within the Inquiry Period- March 17, 2026

Q1: **Sanitary Sewer Capacity:**
The notice mentions "municipal servicing capacity constraints" in the area. Can you provide the specific flow data or a capacity report for the current lift stations/mains serving this neighborhood? Will the proponent be responsible for off-site main twinning or downstream upgrades?

A1:
The property is currently serviced by City of Williams Lake sanitary sewer infrastructure from the former elementary school use. However, the area has been identified as having municipal servicing capacity constraints, and upgrades will likely be required to support higher residential density.

A comprehensive servicing study will be required as part of the development proposal in accordance with the City of Williams Lake Subdivision and Development Servicing Bylaw. Any off-site infrastructure requirements would be determined through that study and reviewed with the City as part of the development process.

Q2: **Water Infrastructure:**
Is there a recent fire flow test result for the 150mm or 200mm mains adjacent to the site? Given the potential for a 5–6 storey build-out, we need to confirm if on-site booster pumps or looped-main upgrades will be a mandatory requirement.

A2:
The site is already connected to City water infrastructure from its previous institutional use. However, proponents will be required to verify water servicing capacity, including fire flow requirements, through detailed engineering analysis during the pre-design/feasibility stage. Any required system upgrades or on-site mechanical solutions would be determined as part of that process.

Q3: **Adaptable Dwelling Units (ADU):**
The Opportunity Notice states a 100% ADU requirement as of March 10, 2025. However, recent provincial updates (BCBC 2024) suggest a phased implementation starting at 20% for large residential buildings. Could you confirm if this project must adhere to the 100% mandate or if it will follow the current phased 20% requirement?

A3:
Proponents should ensure that their proposals meet the current BC Building Code requirements. If the BC Builds program requires a higher standard (such as 100% adaptable units) as part of the program criteria, proponents should confirm this requirement with BC Builds as part of the proposal process.

Q4: **Equity Participation & WLFN Role:**
The notice mentions WLFN is open to equity participation. Does the WLFN have a preferred target for their equity stake (e.g., a specific percentage of Net Operating Income), or should the proponent propose a model in the financial plan?

A4:
WLFN has not established a required equity participation structure. As stated during the information session, the Nation is open to a variety of partnership models, including potential equity participation, ownership participation, or other financial arrangements depending on the proposal. Proponents are encouraged to outline their proposed partnership structure in their submissions.

Q5: **Geotechnical & RAAD Data:**
While no significant archaeological concerns are noted, is there any historical data regarding the soil bearing capacity of the former school footprint to inform our foundation cost estimates?

A5:
No geotechnical investigations have been completed on the site to date. However, the property is not located within Williams Lake's geotechnical development permit area.

Q6:
Can the owner provide confirmation of the environmental condition of the lands, including any Phase I or Phase II environmental site assessments completed to date?

A6:
No environmental site assessments (Phase I or Phase II) have been completed for the property at this time. Environmental due diligence will be required as part of the project development process.

Q7:
Are there any known geotechnical reports, soil studies, or site constraints beyond environmental assessments?

A7:
Geotechnical studies are not required by the City of Williams Lake for this property. No other geotechnical or other studies have been done.

Q8:
Is there a current copy of title available with all registrations?

A8:
Yes. Please refer to page 25.

Q9:
I just wanted a little bit of clarification on the ownership. Is there a typical structure that you're looking to see in terms of ownership along with the successful proponent?

A9:
WLFN does not have a predetermined ownership structure for the project. The Nation is open to reviewing all proposals and evaluating the opportunities they are presented, including potential financial and economic benefits for the Nation.

Q10:
What is the plan after the 60-year lease ends?

A10:
At the conclusion of the lease term, the default assumption is that the land would revert to WLFN (or the WLFN-controlled entity), although the Nation is open to discussing different ownership structures.

Q11:
Can the appraisal be shared?

A11:
We do not currently have an appraisal to share.

Q12:
Are there any archaeological concerns with this property? How will this be handled?

A12:
WLFN operates its own archaeological consulting services and anticipates conducting initial archaeological due diligence as part of early project review. There are no known archaeological sites recorded in the provincial Remote Access to Archaeological Data (RAAD) database for the property, though compliance with the *Heritage Conservation Act* will be required.

Q13:
Is there pre-development funding available through the City or the First Nation?

A13:
There may be opportunities for WLFN to access certain funding programs for early due diligence, depending on the structure of the project.

Q14:
What is the WLFN involvement in the project itself? I understand that they're the owners of the parcel, but what involvement would they have through the development and then the ongoing operations?

A14:
At this stage, the Nation has not predetermined a specific development or ownership model. WLFN is open to exploring a range of potential structures with the successful proponent, including models where the Nation participates as a partner, owner, or remains involved primarily as the landowner under a ground lease arrangement.

The Nation's priorities are to support housing that meets community needs, create economic opportunity and revenue for WLFN, and ensure the project contributes positively to both the WLFN membership and the broader community.

Accordingly, proponents are encouraged to propose partnership and operational models that they believe will support a successful and financially sustainable development.

Q15:
What is the commitment to accelerated participation in the development permit process and the building permit process once this project does get approved?

A15:
The City indicated it is committed to quick turnaround times for development permits and building permits, particularly for housing projects. The City also expressed support for the project and its role in addressing housing needs in the region.

Q16:
What are the community's needs with regards to unit types? Is there a target unit count for the site?

A16:
According to the City of Williams Lake, the City requires housing across all types. A 2024 Housing Needs Report is available for review and helped inform the City's Official Community Plan. This was shared as a link during the presentation but can also be found online.

Q17:
What waivers are available through the WLFN, City, or region for permit costs and DCs, and then as a follow-up or grant?

A17:
The City does not waive permit fees or Development Cost Charges for projects. However, development permits currently cost approximately $550. Building permit costs are based on construction value.

Q18:
Does the Nation have its own housing society for ongoing operations?

A18:
No. WLFN does not have a dedicated housing society. The Nation manages its own housing portfolio internally through the Housing division of its government operations. WLFN has various other property holdings that are owned and/or operated through corporate entities or limited partnerships.

Q19:
Have any due diligence activities taken place such as geotechnical appraisals and surveys, etc.?

A19:
As answered above, no geotechnical studies are required by the City of Williams Lake and no environmental, survey, or archaeological studies have been done to date.

Q20:
Will Williams Lake First Nation handle the demolition of the existing buildings prior to development?

A20:
No demolition will be required. The former school buildings have already been removed, and the site is currently vacant.

Q21:
What is the community looking for when developing this site? Do you have a budget for this project that's in place?

A21:
There is no set project budget at this time. WLFN is seeking a development partner to help analyze the site, assess community needs, and develop a financially viable project model collaboratively. WLFN is open to proposals by someone with a vision for the property.

Q22:
Is there a clear mandate to include commercial, or is it truly an optional component for a prospective proponent?

A22:
No. Commercial space is truly optional. While the zoning allows for neighbourhood-serving commercial uses, there is no requirement to include commercial space in the development proposal. However, it is WLFN's belief that this would increase the financial feasibility of the project and would help create a more dynamic, mixed-use environment by introducing local services and commercial activity at the site.

Q23:
Is predevelopment funding available through BC builds?

A23:
Pre-development funding may be available when a nonprofit is part of the partnership, but it is not guaranteed and requires a formal application. For-profit proponents are not eligible for this funding.

Q24:
Middle income limits. What market rent ranges need to be hit for this to work?

A24:
Middle Income Limits (effective January 1, 2026):

For residential units with less than two (2) bedrooms, a gross household income that does not exceed the 75th income percentile for couples without children in BC, as determined by BC Housing from time to time. For 2026, this figure is $ 143,900 (compared to $136,210 last year).

For residential units with two (2) or more bedrooms, a gross household income that does not exceed the 75th income percentile for families with children in BC, as determined by BC Housing from time to time. For 2026, this figure is $212,240 (compared to $201,030 last year).

Middle Income Limits are referenced above and represent the absolute ceiling for all projects across the Province. We use these income limits per unit types, divide by 12 and multiply by 30% to calculate the max limit of monthly rents for any project. However, projects will eventually need to have an appraisal report to determine an appropriate rent structure for the proposed project type, location, local market, etc.

Q25:
If there's a specific community need that would be beneficial to reflect? I.E Seniors? More Shelter rates or middle income housing?

A25:
Proposals are welcome to suggest target tenants for the development. The Central Cariboo Housing Capacity and Gap Analysis Report on the Williams Lake website may also provide some supporting information in this context.

Q26:
For purposes of the 30% affordability threshold, does 'rent' refer to gross monthly housing cost inclusive of utilities and mandatory fees, or base rent only?

A26:
Base rents being a target of 30% of gross household income is an average goal but not a firm threshold. At occupancy, this does not limit prospective tenants from spending more than 30% of gross household income to pay for rent should they choose to do so.

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File Reference: Requestor: Kirk Dressler

Declared Value $1075000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CB129469
From Title Number	CA9978655
Application Received	2022-08-04
Application Entered	2022-08-11
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	SPELEM HOLDINGS LTD., INC.NO. BC1368755 2561 QUIGLI DRIVE WILLIAMS LAKE, BC V2G0B1
Taxation Authority	Williams Lake, City of
Description of Land	
Parcel Identifier:	015-756-190
Legal Description:	
LOT 12 DISTRICT LOT 588 CARIBOO DISTRICT PLAN 15518	
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE