



PROPERTY OPPORTUNITY NOTICE



Municipality: Fort St. John, British Columbia

Street Address of Site: 9620 100 Avenue

Posted: January 20, 2025

Submission Deadline: April 23, 2025

Seeking Builder Developer Only: Building to be owned and operated by the Fort St John Association for Community Living

Opportunity Overview

The lot located on 100 Avenue in Fort St. John, BC, is strategically positioned within a dynamic mixed-use area that features both commercial and residential properties. Its prominent frontage ensures excellent accessibility and high visibility, making it an ideal location for residential development. The Owner/ Operator is interested in proposals that support an inclusive and accessible design to allow for functional housing for both healthcare workers and for people with disabilities. Proposals that include childcare as a co-located service are of interest but not required for submissions. There is a need for more childcare spaces in Fort St. John and that service would be well-associated with workforce housing.

The lot's proximity to a range of community resources—such as retail shops, dining establishments, parks, medical offices, and public services—fosters a vibrant and supportive environment for residents. The integration of commercial and residential zones within the area promotes a cohesive neighborhood atmosphere, where residential living and local amenities seamlessly coexist.

Situated within a Major Corridor Development Permit Area, as outlined in the Official Community Plan (OCP), this lot is well-positioned for future residential growth and development. Its strategic location and inclusive environment make it a prime candidate for development initiatives aimed at enhancing community integration and supporting sustainable growth.

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 \$84,780 to \$131,950 for a studio or one-bedroom home or \$134,410 to \$191,910 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. BC Builds projects owned and operated by non-profit societies, First Nations development corporations, or public entities where grants are provided, will have at least 20% of units set at 20% below market rates. BC Builds projects owned and operated by private entities are not eligible for grants and should have rental rates that are suitable for middle-income households.

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 buildings not approved for 50-year amortization

- Grants of up to \$225,000 per unit for buildings owned and operated by co-operative or non-profit developers or First Nations controlled development corporations, with the requirement of having at least 20% of the units at 20% below market rents. Where grants are provided, below market rents will be secured in a range of ways including a forgivable mortgage, housing agreement, section 219 covenant, or contribution agreement. Please see scoring criteria below.

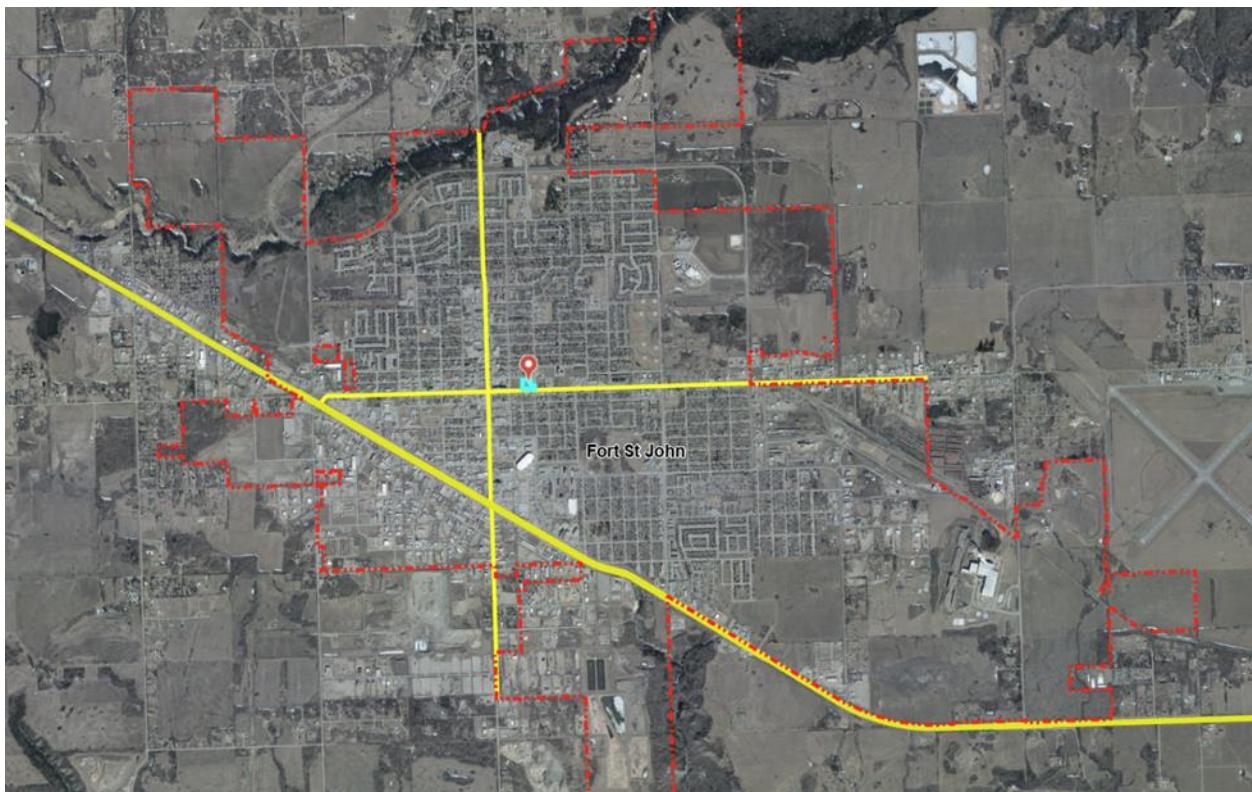
Please read the [BC Builds Rental Supply Program Framework](#) for full program details before submitting your proposal.

Site Context

Satellite Map



Plan Map



SURVEY PLAN

Please see Appendices.

Parcel Identification (PID)	032-102-283
Registered Owner	City of Fort St. John (Land to be transferred to Fort St John Association for Community Living)
Civic Address	9620 100 Avenue
Lot Area (Size)	1.97 Acres
Lot Frontage	100 Meters (100 Ave) 25 Meters (96 ST) 70 Meters (101 Ave)
Site Servicing	Water, Sanitary, and Storm mainlines surrounding the site. The lot does not have an individual service connection to these lines. This allows for flexibility to service as per the final site layout. Mainlines are accessible to the north, south, and east of the property. More detail is available in Appendix E – Servicing and Civil Works Requirements
Links to relevant planning policies (OCP, Local Area Plan, other relevant documents)	<p>Fort St. John OCP https://www.fortstjohn.ca/EN/main/community/community-planning/official-community-plan.html</p> <p>Fort St. John Zoning By-Law https://www.fortstjohn.ca/assets/Documents/Bylaws/Planning~Development/Zoning-Bylaw.pdf</p> <p>Fort St. John Housing Strategy https://www.fortstjohn.ca/EN/main/community/community-planning/plans-strategies/housing-strategy.html</p> <p>Fort St. John Downtown Action Plan https://www.fortstjohn.ca/assets/Documents/Community~Plans/Downtown%20Action%20Plan.pdf</p>

Property Details

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

<p>Current Zoning (Provide relevant links to local Zoning Bylaw)</p> <p>Permitted Use Within Zoning</p>	<p>INS-1 https://www.fortstjohn.ca/assets/Documents/Bylaws/Planning~Development/Zoning-Bylaw.pdf</p> <p>The intent of this zone is to provide lands for community, government and emergency service-related uses that are primarily focused on providing services to the community.</p> <p>These uses included assisted living, supportive living, and a wide range of accessory uses. A simple zoning amendment is underway for this parcel to add multifamily as a primary use to support this project as being proposed by the Fort St. John Association for Community Living. The amendment is anticipated to be finalized by February 24, 2025.</p>
<p>Maximum Permitted Height and Density</p>	<p>Maximum Principal building is 35 m and a maximum of 10 storeys.</p>
<p>Parking Requirements and Parking Variance Proposals</p>	<p><i>The parking requirements will be dependent on the final design. Parking requirements per unit will range from 1 space to 1.5 spaces, depending on number of bedrooms. An overall relaxation of 25% can be granted at the Director's discretion. This location has access to on street parking, transit, and is highly walkable. If needed, staff would absolutely support a further reduction in parking through a variance.</i></p>
<p>Applicable Development Permit Controls</p>	<p>Assisted Living requirements are 1 space per 70m². This would apply to the 6 units of housing.</p> <p>The remaining market rental units would be subject to the apartment use requirements:</p> <ul style="list-style-type: none"> • Bachelor – 1 space per dwelling unit • 1 Bedroom – 1.25 space per dwelling unit • 2+ Bedrooms – 1.5 space per dwelling unit • Visitor Parking – 1 space <p>Staff are in support of parking variances as this location is close to the downtown, there is on-street parking, and FSJACL can show that many of their clients do not drive.</p> <p>Land is appropriately zoned, Downtown and Multi-Family Development Permit and Building Permit required.</p>

Current Use(s)	Vacant
Surrounding Use(s)	<p>Institutional/ City Center Commercial/Residential</p> <p>The site is located in the downtown core. To the west is a 115 unit seniors independent living development, currently under construction. To the north, a new commercial building housing a notary and a restaurant as well as some existing multi family housing. To the east is a medical clinic and ambulance. South of the site is fully developed with commercial uses including a convenience store, dentist, and professional offices. There are many services and amenities within a short walking distance including the North Peace Cultural Centre, which also houses the public library and art gallery, just one block west of the site.</p> <p>The City's recreation and event campus is located four blocks south and includes an indoor leisure pool, hockey area, multiple ice surfaces, indoor speed skating oval, accessible playground, event park, and farmers market.</p>
Environmental features (stream, creek, grades, soils etc)	NA
Environmental remediation requirements (if known)	Certificate of compliance (pursuant to section 53 of the Environmental Management Act) completed 03.26.2024- see attached Appendix A
Any easements, rights of way, or restrictive covenants (i.e.: encumbrances) on title	There are no legal notations or charges on the title to the Property that would adversely impact the marketability of the Property, nor would they adversely impact the ongoing use of the Property for residential purposes.

Community engagement requirements or expectations	Proponent is expected to follow standard best practice. Expect two community engagement sessions during the development approvals process to gather local feedback for target clientele this project is specifically focused on providing workforce housing targeted to Northern Health employees, ensuring that those who work in our vital healthcare sector have access to quality, affordable housing close to their workplace. This approach not only addresses housing needs for middle-income earners but also contributes to a more inclusive community with 10% of the units being accessible, making this a place where everyone has the opportunity to thrive.
Amenity/Bonusing Requirements	Amenity requirements would be as per the RM3 zoning bylaw requirements. There are no Bonusing requirements.
Sustainability/Energy Requirements (for anything beyond BC Building Code)	NA
Accessibility Requirements (for anything beyond BC Building Code)	Accessibility requirements should be in line with the Fort St. John Accessibility plan https://www.fortstjohn.ca/EN/main/community/community-planning/plans-strategies/northeast-bc-accessibility-plan.html

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 **only** a developer/builder to provide a turn-key building to an operator you've preselected.
- Owner/operator **must be** a non-profit society, co-op or First Nations development corporation.
- Owner/operator **must be** a private developer.
- Owner/operator can be either a non-profit society, co-op or First Nations development corporation or a private developer.

Building Owner/Operator

The Fort St. John Association for Community Living

Additional Property Information

Appendix A- Addendum

Appendix B- Additional Site and Background Information

Appendix C- Titles

Appendix D – Servicing and civil works requirements

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 be assessed first to determine qualification based on these eligibility criteria.

Proposals that qualify will then be assessed according to the evaluation criteria 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 submit your incorporation number with your application.**
- For developer/builder, be a registered and licensed builder in B.C.
- Have previous property development and property management experience or engage professional third-party consultants or property management company.
- Stay at or below BC Builds maximum grant requirement. See below.
- Stay at or below BC Builds target household 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.

BC Builds Grant Requirement: Projects must require *no more than \$225,000 per unit grant contribution from BC Builds using the BC Builds base case scenario of 80% of units at market, 20% of units at 20% below market, a DCR of 1.1 for residential portion of building and 1.4 for non-residential if applicable, using the interest rates on the BC Builds website at the time of proposal submission.*

Proposals that require more than \$225,000 per unit will be deemed ineligible and not evaluated.
NB this grant is only available for projects that will be owned and operated by non-profits, co-ops, public housing corporations or First Nations controlled entities. See evaluation criteria and evaluation matrix below for information about how this will be scored for applicants that are deemed eligible.

Target Household Incomes: BC Builds targets households whose incomes range from \$84,780 to \$131,950 for a studio or one-bedroom home or \$134,410 to \$191,910 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.*

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. *Please see scoring matrix below.*

Scoring Matrix

Ranked Criteria (Overall Weighting) Total 95 Points	Points
Technical and Financial Viability & Sustainability	25
Amount of per-unit grant required	15
Percentage of below market units	15

Target household incomes	15
Speed to Market	10
Unit Mix	5
Additional Accessibility Benefits	5
Additional Sustainability Benefits	5

Technical and Financial Viability and Sustainability (25 Points): The project is feasible and viable, both through capital financial assembly and ongoing operating pro-forma based on BC Builds underwriting and financing criteria noted here, as well as the project environment (geotechnical, environmental, site constraints etc.) Construction costs are reasonable and in line with typical per square foot hard and soft costs for the 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 ongoing operating subsidy from BC Builds (BC Housing). All potential funding sources must be disclosed, including the potential to apply for financing and grant funding through BC Builds, together with details of the intended funding strategy and any supporting documentation. If the building will require an ongoing operating subsidy, the applicant must provide information about how they would provide that subsidy to the project and demonstrate how that will be in place over the life of the building.

A note re financing: 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. All projects are eligible to apply for construction financing. The interest rates for both interim construction and take-out financing found on the [Landowners | BC Builds Homes](#) page.

For projects that will be owned and operated by non-profits, co-ops, and public housing corporations, proponents must use a 35-year amortization. Please assume a 1.1 Debt Coverage Ratio. Proponents may also provide an alternative scenario with a longer amortization and demonstrate how they would achieve the proposed alternative scenario. Evaluations will be made on the base case scenario with consideration for the alternative scenario if the base case scenario ranks as competitive against other proposals.

For projects that will be owned and operated by private entities, including First Nations owned private entities, proponents should propose a take-out financing strategy, including amortization period and interest rate.

Amount of per unit grant required (15 Points): Projects that will be owned and operated by non-profit partners, co-ops, public housing corporations or First Nations-controlled development corporations are eligible to receive capital grants of up to \$225K/unit:

- The per unit grant amount should be calculated based on the amount of funding required to get 20% of units to 20% below market. In other words, what is the equity gap in the project when 20% of units are dropped to 20% of market? Divide this equity gap by the *total* number of units in the building and that is the per unit grant, which is applied to *each unit* in the building, not only the 20% of units at 20% below market. The *lower* the per unit grant amount the more points awarded.

Percentage of units below market (15 Points): The baseline for the BC Builds program is 80% of units at appraised market rents for the city/town/district/Nation in which the Property Opportunity is situated and 20% of units at 20% below appraised market rents. *Proposals that meet this baseline will not be awarded points in this section.* Proposals that can increase the percentage of units at 20% below market or slightly deepen the affordability of units to more than 20% below market while still maintaining project viability without the need for ongoing operating subsidy from BC Builds and while keeping the grant amount per unit low will be given priority.

Target household incomes and rents (15 Points): BC Builds targets middle-income households, with income thresholds for eligibility set at the Middle-Income Limits which are defined as follows:

Units with less than two bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families without children, as determined by BC Housing from time to time. The current range of middle-income households that are the target of the BC Builds program is \$84,780 to \$131,950.

Units with two or more bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families with children, as determined by BC Housing from time to time. The current range of middle-income households that are the target of the BC Builds program is \$134,410 to \$191,910.

For projects involving a mix of unit sizes, the corresponding income threshold will be applied to each unit type.

Priority will be given to projects that target household incomes as low as possible in these income ranges while still maintaining project viability without the need for ongoing operating subsidy from BC Builds.

Rents must be suitable for middle income households, as defined above.

For buildings owned and operated by entities receiving a BC Builds grant:

- Units must target eligible households for a minimum of thirty-five (35) years.
- Buildings must include minimum of 20% of units rented at 20% below market for a minimum of thirty-five (35) years.

For buildings owned and operated by private developers:

- Units must target eligible households for a minimum of ten (10) years.

The rent structure will vary depending on the characteristics of the project and whether funding from other partners is layered into the project. All units in the development must be rented at or below market as determined by an appraisal of current market rents in the community, and at rents suitable for eligible households considering the location and average household income for the area but must not exceed 30% of the Middle-Income Limits (noted above) in effect at time of occupancy and at unit turnover.

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

Speed to Market (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.

Environmental Sustainability Considerations (5 Points): Projects must be built to the BC Building Code. Priority will be given to projects that can provide additional environmental sustainability benefits while maintaining project viability.

Accessibility Considerations (5 Points): Projects must be built to the BC Building Code. Priority will be given to projects that can provide additional accessibility benefits while maintaining project viability.

Unit Mix Considerations (5 Points): No requirement for a particular unit mix, but priority will be given to projects that provide two- three- and four-bedroom units while maintaining project viability and staying below the per unit maximum grant amount of \$225,000 for non-profits, co-ops, public housing corporations or First Nations-controlled development corporations.

For non-profit and co-operative developers and First Nations controlled development corporations intending to own and operate buildings, there is no equity contribution required during the proposal submission process. Applicants that bring additional equity or equity partners to the project to increase affordability or reduce the BC Builds grant amount requested will be given priority.

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, 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 BC 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 several weeks (goal of 6 to 8 weeks 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 PON if, in BC Builds' opinion, no suitable submissions are received.

Disclaimer

The PON 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 PON 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 PON.

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 PON 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.