

## Progress Report # 1

### Pre-Development Phase

#### **East Kootenay (Cranbrook) Homeless Shelter/Housing 533 Slater Road, Cranbrook**

Report: October 31, 2014

##### **Pre Development Report**

On May 23, 2014 Kirk Green and MLA Bill Bennett visited 'Willowbridge' a **Housing First** type project that is half the size of the original shelter contemplated for Cranbrook. This was in reaction to feedback that the original design was too big and too expensive. The lofty goal of having a LEED Gold building has also been dropped as being too expensive both in capital and operating.

On October 6, 2014 Bentsen Homes received a call from Kirk Green and further to our visit to 'Willowbridge' the Salvation Army and the Cranbrook & District Community Foundation (Foundation) have decided to make another attempt at gaining funding for a similar building as 'Willowbridge'.

On October 10, 2014 there was conference call between Kirk Green, Neil Cook and Kane Bentsen to kick-start the work to complete a new submission. The group requested that Bentsen Homes follow up with BC Housing regarding BC Housing's definition of 'Housing First' and examples of what ownership structures would be acceptable to BC Housing. The understanding between the Salvation and Army and BC Housing over housing first/ownership structure and if the building is 'dry' building continue.

A proposal was submitted Bentsen Homes to Foundation on October 13, 2014 with a contract forwarded on October 29, 2014.

The following is work that has been completed or underway for the proposal:

- **Geo-Technical:** McElhanny Consulting Services Ltd. has now completed the geotechnical report - **Completed.**

- 
- **Environmental Phase 1:** Keefer Ecological Services Ltd. has completed the report and it has been distributed to all parties. - **Completed**
  - **Legal Survey & Topographical Survey:** Ekman Land Surveying has completed both surveys and they have been distributed to all parties - **Completed.**
  - **Land Appraisal:** Once the land has been subdivided according to the schematics a land appraisal should be performed to determine the “land equity” contribution - **Completed.**
  - **Schematic Design:** The Architect Phil MacDonald will be able to complete a redesign by early next year. In the interim Bentsen Homes is working with Kirk Green to determine an overall area of the building. The group has requested a small shelter component and family unit. It is proposed that 3 SOR units on the ground floor be combined to create the ‘shelter portion’. As well combining the HC unit and the adjacent SOR unit to create a ground floor family unit perhaps with an exterior entrance. There was also an idea put forward to combine the ‘Office 2 and Storage 2’ to create a larger conference/multi purpose room
  - **Capital Cost and Operating Budgets:** A rough draft of the Pro Forma has been completed and will be issued once an overall area can be understood. Bentsen Homes has reconfirmed DCCS, zoning and costs associated with the project and updated in the Pro Forma.
  - **City of Cranbrook:** Once a new set of drawings is available the process with the City will need to be re-visited. Once the City of Cranbrook can review the drawings they can reconfirm the following:
    - *OCP Designation*
    - *Zoning and classification*
    - *DCC & Engineering costs*
  - **Supportive Housing Designation:** Researched the “Supportive Housing Designation” (special land tax designation) with a representative from the Ministry of Public Safety & Solicitor and it was determined that only BC Housing could make a formal application, when the project was nearing completion.
  - **Geothermal Conductivity Test:**
    - On July 13, 2011 Geotility went to Cranbrook to investigate the existing hole that was drilled – **Completed.**
  - **BC Housing Proposal:** The proposal framework is underway and will continue until all the pieces have been completed and a submission is ready.

- **Project Charter:** We will be developing a 'Project Charter' within the next month for review by the group.

This report is a brief description of items we are currently working on or have planned for the next month.

Prepared By:

*Per: Bentsen Homes Inc.*

Kane Bentsen, A.Sc.T.

Project Manager