



BC Builds Overview

Lisa Helps
Executive Lead, BC Builds, Project Origination
and Process Innovation



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



About BC Builds

About BC Builds

BC Builds is a housing program, delivered by BC Housing, to speed up the development of new homes for middle-income working people throughout British Columbia.

Today, the development of new housing is impacted by the by the cost of land, the cost of construction, and high interest rates. This can make financing and building new new rental housing challenging.

BC Builds uses low-cost land, low-interest financing, grants, and speeds up project timelines to reduce how long long it takes to get a building from concept to construction.



How BC Builds works



Identifying low-cost land for
development



Bringing together
landowners, residential
developers and speeding up
project development
timelines



Providing low-interest
financing and grants

**How BC Builds
works for you**





For Renters

What BC Builds will do

- Thousands of new homes under construction between 2024 and 2027
- First projects ready to welcome residents in 2026
- Rental opportunities managed by non-profit and private developers
- 20% of units operated by non-profits, First Nations development corporations, or public entities will be rented at 20% below market

Who

- Middle income earners like teachers, nurses, transit operators, construction workers, small business owners and others

Middle-income limits

- \$84,780 to \$131,950 for for studio or one-bedroom bedroom home
- \$134,410 to \$191,910 for two-bedroom home or home or larger



For government, non-profit and community landowners

What BC Builds does

- Unlocks underutilized land and helps develop a vision, project goals and timelines
- Finds creative opportunities to add housing on existing sites, and incorporate housing above new infrastructure
- Helps secure development/builder partner and a building owner/operator

Who

- Local governments
- First Nations
- Health authorities
- School districts
- Colleges and universities
- Faith groups
- Service clubs
- Others

For non-profit, First Nations and private developers and housing operators

What BC Builds does

- Connections to available and zoned sites
- Accelerate approvals to get you building and operating housing sooner
- Working collaboratively with landowners, municipalities and residential developers to work through and remove barriers

Who

- First Nations development corporations
- Non-profits
- Private residential developers

Available grants

- Up to \$225,000 per unit for non-profits, co-ops and First Nations development corporations





Initial BC Builds projects

City of North Vancouver and Catalyst Community Development Society

225 East Second Street, North Vancouver

- 18-storey mass timber building with 180 units
- At least 20% of units will be 20% below market, with a goal of delivering a higher percentage of below market homes
- Remaining units will be targeted to not exceed 30% of local middle-income household income
- Co-located with North Shore Neighbourhood House, including 37 childcare spaces, child development programming for 250 children, food programs, wellness and recreation, and youth and seniors' programs
- Located next door to a BC Housing project delivering 89 affordable homes for late 2025





Cowichan Tribes and Khowutzun Development LLP

222 Cowichan Way, Duncan

- Four-to-six storey wood-frame building with 199 units for families in the Cowichan Valley
- At least 20% of units will be 20% below market, with a goal of delivering a higher percentage of below market homes
- Remaining units will be targeted to not exceed 30% of local middle-income household income
- Co-located on reserve with new governance headquarters for the Cowichan Tribes
- Space for Indigenous businesses

Town of Gibsons, New Commons Development and Sunshine Coast Affordable Housing Society

571 Shaw Road, Gibsons

- Four-storey wood-frame building with 33 units ranging from ranging from studios to three-bedrooms
- At least 20% of units will be 20% below market, with a goal goal of delivering a higher percentage of below market homes
- Remaining units will be targeted to not exceed 30% of local of local middle-income household income
- Will include early childcare centre with 24 childcare spaces, spaces, including pre-school daycare and before-and-after and-after school care for eight children



A decorative graphic on the left side of the slide. It features a light blue vertical strip on the far left. To its right are three vertical bars of different heights and colors: a tall dark blue bar, a medium-height grey bar, and a short purple bar. The background is a solid dark teal color.

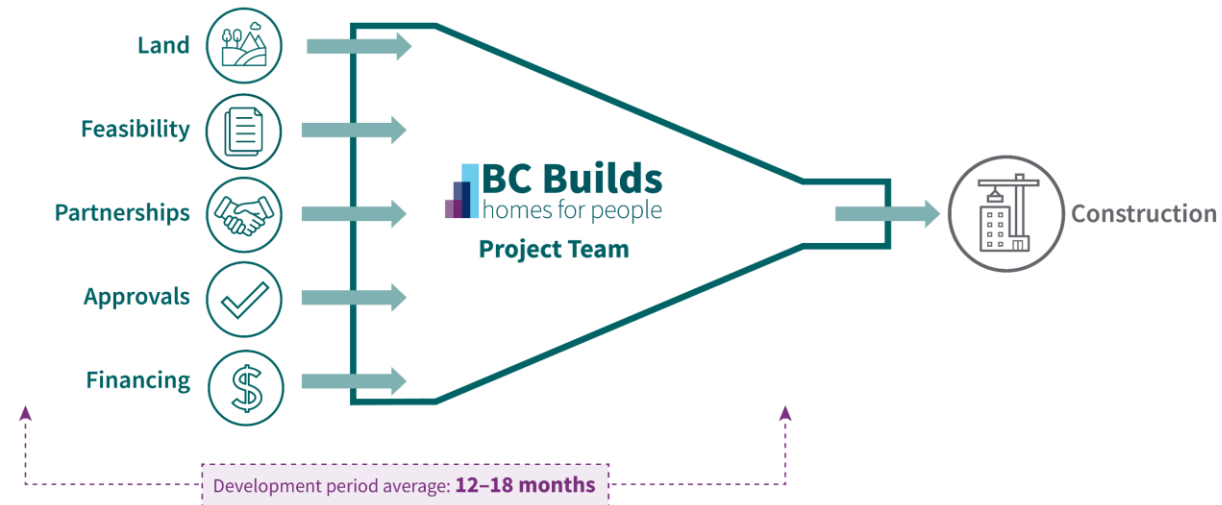
The BC Builds difference

The BC Builds difference

Conventional development process and timelines



BC Builds speeds up project timelines from concept to construction



Let's start the conversation



info@bcbuildshomes.ca

