

# DISTRICT OF SICAMOUS & REGION COMMUNITY WELLNESS/HEALING CENTRE

November 23, 2018

## Overview

### 1. Project Background and Description



Describe how this project came about, who is involved, and the purpose.

The District has been actively pursuing and recruiting for a second physician. Incentive package being offered equates to \$51,000 over three years. Sicamous issued a RFEI (Market Sounding) in September 2017. BayView Homes was the successful proponent. Sicamous purchased the Beestone Building in December 2017 and is negotiating with two landowners on Main street to acquire 2 acres of prime downtown commercial space. A private investor has expressed interest in purchasing these lands and taking an equity position in the development of a Community Wellness/Healing Centre.

### 2. Project Scope



Sicamous needs to secure private capital and provincial funding for it has no capacity to fully fund this project. The 25,000 sq ft building is expected to cost approx. \$250/sq ft which equates to a \$6,250,000 facility. Add land and 20% contingency and it pencils out to around a \$8M project. The preferred option is Sicamous secures provincial and federal funding to assist with the capital and allow the private sector to manage and operate the Community Wellness/Healing Centre. Sicamous manages six healthcare professionals/tenants in Finlayson Place (Beestone Building) and plans to move them all into the new facility no later than Fall 2020. At that time, Finlayson Place will be retrofitted and transitioned into a Recreation Centre offering community space for program/services for Sicamous and the region. The District of Sicamous applied for \$100,000 in RDF funding for architectural and engineering/design estimates. The federal government implemented the Truth & Reconciliation Commission Calls to Action report in 2015. In that report, there are 91 calls to action including #21 – *'We call upon the federal government to provide sustainable funding for existing and new aboriginal healing centres to address the physical, mental, emotional, and spiritual harms caused by residential schools, and to ensure that the funding of healing centres in Nunavut and the Northwest Territories is a priority'*.

It is the intent and commitment to build a Community Wellness Centre as well as a regional healing centre for Indigenous and non-Indigenous peoples. The District was recently awarded a Community Wellness Grant (BC Healthy Communities) to implement a comprehensive Community Wellness Strategy. This plan is expected to be completed in July 2019 with specific recommendations on delivering community wellness strategies in relation to environmental, social, economic development, asset management, and health care services.

### 3. High-Level Requirements



The Project must have the following commitments before proceeding to the design stages:

- A commitment of federal/provincial funding of \$6M in capital grants
- A commitment of Splat sin to contribute to the capital component as well as operations and management
- A commitment of the District of Sicamous to provide the land and other incentives relative to the development
- A commitment of the CSRD to provide 'area E' EOF funding toward the capital component of the project

### 4. Participants



- Splat sin
- District of Sicamous
- Columbia Shuswap Regional District
- Interior Health
- Sicamous & District Chamber of Commerce
- Sicamous Medical Centre
- Sicamous Community Wellness Strategy Committee
- BayView Homes
- Private sector
- Other

### 5. Implementation & High-Level Timeline/Schedule



1. Secure \$100,000 RDF funding to commence architectural/engineering/design works. Announcement expected by December 15, 2018
2. Secure property (2 acres) on Main Street. Negotiate with private investor on option to purchase agreements. Documents signed and executed no later than December 31, 2018
3. Apply for \$6M in Federal/Provincial funding (application deadline is January 23, 2019)
4. Commence Community Wellness Strategy/Plan as per the Terms of Reference of Community Wellness Committee. Final strategy to be completed no later than June 30, 2019
5. Secure financial commitment from Splat sin & CSRD no later than June 30, 2019
6. Secure leases of participating tenants no later than April 30, 2020
7. Pending funding commitments from various stakeholders/agencies, commence construction no later than summer/Fall 2020