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HARBOUR SPIEL

March 2024
Issue 399



Campbell House at Lily Lake set to open this spring

Madeira Park’s first affordable seniors housing development, the Campbell House at Lily Lake, will open some time in the next few months

Though he’s hesitant to give a date, Les Falk, chair of Pender Harbour Seniors Housing Society, said it will open this spring or early summer.

His hesitancy is informed by the fact that in a January 2022 *Harbour Spiel* story, Falk predicted its opening in 2023.

“We’re delayed,” said Falk.

“I’m tired of giving an opening date because we did have a couple of major things where an engineer designed something incorrectly and didn’t realize it until it had been done and he was doing the inspection.”

“So, we had to take it all apart.”

Falk said the delay can be explained by the fact that “it” was reinforced concrete and that probably cost the project about 7 months.

Construction began Dec. 15, 2021 on the 14-unit apartment building on a lot owned by the Pender Harbour Seniors Housing Society at the Lily Lake Village 55-plus strata community.

The three-storey building will have a mix of one- and two-bedroom units with supports for seniors with low to moderate incomes and will include two accessible units.

The building will be managed by the PHSHS and the society will provide residents with hospitality services, such as an on-site caretaker.

There will be housekeeping services and prepared meals available for residents, at an added cost, within a tenancy model Falk describes as “independent living-plus.”

According to the PHSHS website, “Campbell House will be the



PHSHS

An artists’ rendering of Campbell House at Lily Lake, opening later this spring.

finest affordable seniors housing available on the Coast, with first-class amenities and materials used throughout.

“All construction and design will adhere to Leeds v4 standards for a world class facility engineered to last and cost less to operate.”

The project comes after many years of work by volunteers in the PHSHS who partnered with the BC government through BC Housing.

In 2021, BC Housing and the Ministry of Attorney General and Responsible for Housing announced it would kick in \$4.15 million to the project.

Falk said the remaining portion of the \$8 million budget will be financed.

Despite some setbacks and COVID, Falk said the project has stayed

fairly true to its original budget and he gives much of that credit to the builder, Spani Developments.

“Spani is very good this way,” said Falk.

“His costs were pretty well fixed a couple years ago and that hasn’t changed.”

As far as the rental costs, Falk said they also haven’t moved much from his 2021 projections of between \$1,700 to \$2,100, depending on unit size and tenant income.

“There will be a final assessment, but we’re still working with those numbers, said Falk.

Those (aged 55-plus) interested in applying to rent one of the units can visit campbell-house.org or mail your inquiry to Pender Harbour Seniors Housing Society, Box 264, Madeira Park, BC, V0N 2H0.



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