



REQUEST FOR INFORMATION AND EXPRESSION OF INTEREST – DAYCARE PURPOSES

5500 Hamsterly Road, Victoria, BC, V8Y 1S5 (Land and Building)

The District of Saanich is requesting information and seeking expressions of interest in occupying and operating 5500 Hamsterly Road (the Property) for daycare purposes. The completion and submission of the expression of interest in no way obligates you to enter into an agreement with the District of Saanich (the District) and is not binding on the District. This ROI/EOI is for information purposes only.

Scope:

The District is inviting expressions of interest from organizations whose programs, services, and missions align with expanding the community's childcare offerings to meet increasing demands.

The Property is centrally located near areas with a high concentration of young families, with convenient access via main roads and bus routes, and is currently zoned for this use. There is a need to create spaces for infants, toddlers, and school-age children. Priority may be given to non-market operators focusing on children with support needs, Indigenous families, low-income families, young parents, inclusive and accessible childcare spaces, accommodating children of all abilities and offering extended hours. This scope seeks organizations that share the District's vision and are committed to addressing these important community needs.

Property Description:

The building, constructed in 1949, features a reinforced concrete slab foundation, wood frame structure, and pitched roof with asphalt shingles. It is equipped with 200-amp electrical service, a combination of vinyl and single-glazed wood-framed windows, and electric baseboard heating throughout. Ventilation is provided in the bathrooms and kitchens, and the building includes a newer 178-litre electric hot water tank located in the washroom area. The building is serviced by municipal water and a septic system.

The building is naturally bright, and lighting has been recently upgraded to LED fixtures. The cabinetry is a mixture of wood and laminate, with laminate post-form countertops. Flooring consists of vinyl tiles throughout. The space previously held long term tenancies for educational purposes. Rooms/Spaces: Foyer, great room, kitchen, additional open space, laundry area, two (2) washrooms, three (3) exterior doors, partially fenced yard. The floor plan and photographs are shown on Appendix "A".

Building Size: 1739 sq.ft. Lot Size: 22,650 sq.ft.

The District anticipates that the entire building and lot will be leased or licensed to a third party.

Viewings:

The Property can be viewed upon request.

Requested Information:

Interested parties are invited to respond by submitting the information outlined below to the District by May 1, 2025.

Interested parties are requested to provide concise and focused information, as outlined below:

1. Party information
 - a. Name
 - b. Contact
 - c. Organization status (i.e. Charity, Non-Profit, Private etc.)
 - d. Organizational History
 - e. Organizational structure
2. Overview of Programs/Services
 - a. Describe day-to-day operations
 - b. Describe staff to child ratio
3. Describe how the facility, as shown on the floor plan attached to this ROI/EOI as Schedule "A", would be utilized.
 - a. Approximate number of people served
 - b. Target demographic of people served
 - c. Any fees (charged to the participants) associated with the programs and services.
 - d. Hours of operation
4. Additional Services/programs
 - a. Incorporation of the surrounding community and natural areas, etc.
 - b. Beyond daytime use, what other services (if any) could be provided.
5. Proposed facility improvements
 - a. Outline any renovations, or amenities required/preferred, now or in the future.
6. Additional Comments and/or Questions

Enquiries and Submissions:

All enquiries and submission related to this ROI/EOI are to be directed to:
Courtenay Skipsey, Land Agent, District of Saanich
realestate@saanich.ca

Evaluation:

The District may consider the following factors when evaluating submissions:

- Suitability for community benefit; and
- Perception of the probability of success of the operation at the location.

The District may also consider any and all other factors or information it deems appropriate when evaluating submissions, whether publicly disclosed or otherwise, in its sole and unfettered discretion.

General Process:

The District may modify this ROI/EOI at any time in its sole discretion. The District has no obligation to enter negotiations or contracts with any party.

The District at its sole discretion may negotiate with any party whether they have submitted information or an expression of interest under this ROI/EOI.

No party will have any formal contractual obligations to the other and either party can withdraw from the process at any time for any reason whatsoever. Contract obligations do not apply, and the process is not binding on either side.

Any party submitting information must bear all costs associated with a submission and all documents submitted to the District become the property of the District.

Submissions will be received and held in confidence by the District subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.

Appendix A Photos:





