



## A BRIEF HISTORY:

Prior to 2005

- Bowser Legion #211 had a dream and worked to build veterans' housing on their site
- Unfortunately, the building site wasn't viable so their progress was halted

2005

- Meeting of 211 Legion Members voted to create the housing society as a separate entity called '*211 Seniors Housing Society*'
- Certificate of Incorporation issued by BC Registrar of Companies
- First Board Meeting held – 8 directors elected

2006

- Applied for Charitable Status to Canada Revenue Agency

2007

- The Society applied for and received its first Seed Funding \$10,000 grant and \$5,600 loan (was forgiven in 2012) from Canada Mortgage and Housing Corporation (CMHC)
- CitySpaces Consulting Ltd completed a Needs Assessment Report showing a growing need for seniors housing in our area, which gave us the confidence to move forward to secure a building site

2008

- The name of the Society was changed to '*Bowser Seniors Housing Society*' to reflect their revised constitution:
  - "To provide and operate non-profit housing exclusively for seniors and elderly veterans" and
  - "To conduct feasibility, ecological and engineering studies necessary to establish a seniors housing facility."
- Charitable status was granted by Canada Revenue Agency

2009 – 2010

- Search for a building site was carried out
- Partnership was formed with Regional District of Nanaimo (RDN) to obtain public land
- Commissioned concept drawings for a 10 unit facility similar to an Abbeyfield design

2011

- RDN submitted their application for the two lots (10 acres) of Crown Land in the Bowser village to the Province of BC (Ministry of Forests, Lands and Natural Resources Operations and Rural Development or FLNRORD)

## 2012

- Nominal Rent Lease was signed by the RDN Board with land uses listed for seniors housing and waste treatment facility, and the understanding that the Society would sub-lease approximately half of the property from them when the Society was ready to proceed with development
- Applied for and received another \$10,000 CMHC grant and \$10,000 loan (was forgiven in 2020) and we contracted CitySpaces to update our previous Needs Assessment and review our Business Plan

## 2013

- A Fundraising Committee was formed and a 2013/2014 campaign was devised
- The Project Committee moved forward with development and a Request for Proposals (RFP) process resulted in the selection of Checkwitch Poiron Architects Inc. of Nanaimo
- Completed a Geotechnical Assessment on our building site

## 2014

- BC Housing was contacted, had a site visit, and began a mentoring relationship with us

## 2015 – 2016

- No public or private funding was available during this period
- The Society created plans for a 10 unit independent supportive facility and responded to an RFP for Provincial funding
- The RFP wasn't successful but we were moved up the BC Housing list of potential projects

## 2017

- In order to secure financing through BC Housing, the Society submitted a Nominal Rent Tenure application to FLNRORD for 5 of the 10 acres that the RDN leased, so that the lease would be in our name
- The property required a rezoning to “comprehensive development” as suggested by the RDN and an amendment to the Official Community Plan was approved by the RDN Board
- The Society submitted their Rezoning Application to the RDN
- Completed an Environmental Impact Assessment on our building site
- RDN began the sewer project for the Bowser Village, which would remove some significant infrastructure costs from our project budget

## 2018

- Ministry of Transportation and Infrastructure (MOTI) revised our driveway access from our neighbouring property to the unconstructed Pitt Road
- Submitted the Pitt Road intersection design to MOTI
- Working towards a Development Permit, the Society engaged consultants and completed the following assessments to support this submission:

- Phase 1 Environmental Assessment
- Geotechnical Assessment
- Archaeological Overview Assessment and Preliminary Field Reconnaissance
- Communication with the Bowser Waterworks District began with respect to our water needs and connection requirements
- Participated in the completion of a Bowser Village Rainwater Management Plan in conjunction with the Bowser Village Development Group
- BC Housing issued an RFP for Community Housing Funds and we responded
- An announcement was made in Nov that we had been “approved to proceed” with our project with a \$2.2M funding allotment
- This represents approximately one-third of the funding, so we continued to work with BC Housing and CMHC for additional funding and our search for other fund sources and our own fundraising is ongoing
- Zoning bylaw approved by the RDN Board
- We issued an RFP for Construction Management services and a contract was awarded to Saywell Contracting
- Development Consultant services, as required since May 2016, were confirmed with a formal contract with Walter Hoogland of Constructive Management

#### 2019

- RDN cancelled the sewer project for the Bowser Village, which reinstated significant infrastructure costs into our project budget
- Amendment made to the zoning bylaw to remove ‘sewer’ wording
- Development Permit was submitted to the RDN

#### 2020

- RDN approved our Development Permit
- COVID halts all of our fundraising, which has raised \$284,500 since we began in 2013
- Construction drawings were 95% completed and reviewed by BC Housing
- Saywell Construction put our plans out for tender, reviewed bids and chose contractors
- Nominal Rent Tenure was offered by FLNRORD for a 30 year period only, which wasn’t acceptable to BC Housing, so effort is being made to transfer the property to the Ministry of Housing’s portfolio
- FLNRORD made subdivision a condition of the lease, so we halted everything to complete this process
- Building Permit Application cannot be made before the subdivision is complete
- Worked with BC Housing on their funding requirements to achieve their Final Project Approval
- Pursued CMHC and other funding avenues for the balance required

❖ All of our efforts are focused on making Lighthouse Villa a reality in the near future