



**Town of Lake Cowichan**

39 S Shore Rd  
Lake Cowichan, BC V0R 2G0

July 2<sup>nd</sup>, 2025

**RE: Letter of Support - Lakewood Manor**

Dear Mayor and Council,

On behalf of the Cowichan Lake Elder Care Society (CLECS), I am writing to provide an update on the Lakewood Manor project at 58 Renfrew Avenue and to formally request additional support from the Town of Lake Cowichan. CLECS is deeply grateful for the Town's generous contribution of land for this project.

Lakewood Manor is a 4-storey, 30-unit building that will provide much-needed affordable housing for seniors aged 55 and over in our community. As you know, the need for affordable, age-friendly housing in Lake Cowichan continues to grow, and the Lakewood Manor project will help fill a critical gap by providing stable, accessible housing for older residents, many of whom are on fixed incomes and face increasing housing insecurity.

CLECS is working with Wiser Project's team of development consultants to submit an application to the BC Housing Community Housing Fund (CHF) by July 31<sup>st</sup>, 2025. To ensure a successful application, CLECS needs to demonstrate advancement of the project as well as sufficient funding sources to address any financial shortfalls. The preliminary budget for this project is estimated at approximately \$15 million. At present, the project faces an equity gap of \$500,000-1M.

As discussed with Contract Planner Brigid Reynolds, we would like to formally request an updated letter of support from the Town by July 18<sup>th</sup>, 2025, including a commitment to support the project with the following:

**DCC Waiver**

We request that Development Cost Charges (DCCs) be waived for the Lakewood Manor project, which is currently estimated at estimate at \$281,657. As a non-profit affordable housing development, this project aligns directly with the Town's commitments under the Housing Accelerator Fund (HAF) agreement with CMHC. We are aware that the Town has pledged to revise its DCC Bylaw to waive fees for affordable housing—a clear indication that Council recognizes the importance of removing financial barriers to non-profit development. Waiving DCCs would make a significant difference in project viability and improve our chances of success in securing BC Housing funding. By implementing this measure now, the Town would not only fulfill a key HAF milestone but also demonstrate strong, practical support for urgently needed seniors' housing in Lake Cowichan.



### **Property Tax Waiver**

We also respectfully request that the Town grant Lakewood Manor a permissive property tax exemption under Bylaw No. 1107-2024, for a ten-year period, which allows Council to exempt properties owned or held by not-for-profit organizations where the property use aligns with the organization's purpose. As a registered non-profit society, CLECS will own and operate Lakewood Manor to serve low- to moderate-income seniors—a use clearly aligned with our charitable mandate and directly in line with the bylaw's criteria under Section 224(2)(a) of the *Community Charter*. A property tax exemption would significantly improve the financial sustainability of the project and support long-term affordability for residents aged 55 and over. This ten-year permissive tax exemption is estimated at \$XYZ.

### **Off Site Services Cost**

We are also seeking the Town's financial support to help cover the off-site servicing costs associated with the Lakewood Manor project, specifically the planned service upgrades to Renfrew Avenue, estimated at \$XYZ. These upgrades are necessary to meet the infrastructure requirements of the development and will also provide a broader community benefit by improving the surrounding public realm. Enhancements to Renfrew Avenue will support traffic flow, pedestrian safety, and ensure sufficient parking for both residents and visitors, contributing to a more accessible and inclusive neighborhood. Given that these improvements align with the Town's goals under the Housing Accelerator Fund (HAF)—which include accelerating affordable housing delivery through infrastructure support—we respectfully request that the Town allocate a portion of its HAF grant to assist with these costs. This investment would directly support the delivery of 30 urgently needed affordable homes for seniors while also strengthening local infrastructure for the benefit of the broader community.

We would be grateful if you can provide an updated letter of support indicating a commitment to supporting the project with the specific measures listed by July 18<sup>th</sup>, 2025.

With your continued support, we believe this project is well-positioned to secure funding through BC Housing this year. We appreciate your consideration of these requests, and we would be pleased to provide any additional information or meet to discuss how we can work together to bring this important project to fruition.

Please do not hesitate to contact me should you have any questions.

Thank you,

### **Kaeley Wiseman**

Wiser Projects

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