

# Staff Report for Decision

DATE OF MEETING DECEMBER 3, 2018

AUTHORED BY KARIN KRONSTAL, SOCIAL PLANNER

**SUBJECT** “HOUSING AGREEMENT BYLAW 2018 NO. 7277” – 285  
ROSEHILL STREET (VANCOUVER ISLAND MENTAL HEALTH  
SOCIETY)

## **OVERVIEW**

### **Purpose of Report**

To obtain Council approval for a housing agreement to secure affordable housing and permit a 50% reduction in the Development Cost Charges for a project at 285 Rosehill Street. |

### **Recommendation**

That:

1. “Housing Agreement Bylaw 2018 No. 7277” (To authorize a housing agreement between the City of Nanaimo and the Vancouver Island Mental Health Society pertaining to 285 Rosehill Street) pass first reading;
2. “Housing Agreement Bylaw 2018 No. 7277” pass second reading; and
3. “Housing Agreement Bylaw 2018 No. 7277” pass third reading.

## **BACKGROUND**

Vancouver Island Mental Health Society (VIMHS) is a Nanaimo-based not-for-profit society that serves those experiencing psychiatric, addiction and cognitive challenges. On 2018-SEP-17, Council approved Rezoning Application RA383 to rezone 285 Rosehill Street to Mixed-Use Corridor (COR2) to allow for a personal care facility. VIMHS is now seeking to redevelop this property to provide 23 units of supported residential housing to individuals affected by mental illness. |

“Development Cost Charge Bylaw 2017 No. 7252” (Bylaw No. 7252) sets out the conditions under which a development is eligible for a 50% reduction in Development Cost Charges (DCCs), including entering into a housing agreement with the City of Nanaimo. VIMHS is an “eligible owner” and the proposed development is an “eligible development” for the DCC reduction as defined in Bylaw No. 7252.

## **OPTIONS**

A. That:

- 1) “Housing Agreement Bylaw 2018 No. 7277” (To authorize a housing agreement between the City of Nanaimo and the Vancouver Island Mental Health Society pertaining to 285 Rosehill Street) pass first reading;
- 2) “Housing Agreement Bylaw 2018 No. 7277” pass second reading; and
- 3) “Housing Agreement Bylaw 2018 No. 7277” pass third reading.
  - **Budget Implication:** The 50% reduction being sought is equivalent to \$48,798.

- **Policy Implication:** This is consistent with established policy of providing DCC relief to not-for-profit residential developments.
- **Strategic Priorities Implication:** Supports the Community Value of Social Equity.

B. That Council provide alternative direction to Staff. |

### **SUMMARY POINTS**

- Vancouver Island Mental Health Society is a not-for-profit society that serves those experiencing psychiatric, addiction and cognitive challenges.
- VIMHS is seeking a 50% reduction in the DCCs for a proposed 23-unit supported residential housing at 285 Rosehill Street.
- VIMHS is an "eligible owner" and the development is an "eligible development" as defined in Bylaw No. 7252. |

### **ATTACHMENTS**

"Housing Agreement Bylaw 2018 No. 7277"

#### **Submitted by:**

Lisa Bhopalsingh  
Manager, Community & Cultural Planning |

#### **Concurrence by:**

Dale Lindsay  
Director, Community Development |