Welcome

New Housing Proposed for the Oceanside Region

Community Open House | Tuesday, March 20, 2018
---|---
3:00 pm - 7:00 pm | Please drop in to learn more about the proposed supportive housing and talk with representatives from Island Crisis Care Society, BC Housing and Oceanside Task Force on Homelessness. We look forward to working together with the community on a plan for this essential housing.
Housing Needs in the Oceanside Region

According to a homeless count in 2013:

- 66 homeless individuals
- 66% of respondents were residents of Oceanside for more than 1 year
- 40% were older than 45

In 2017, **101 unique individuals** accessed the Extreme Weather Response shelter.

People who are experiencing homelessness in the region currently have access to the following housing and services including:

- Outreach workers
- Rent supplements
- Temporary shelter beds
Proposed Supportive Housing for the Oceanside Region

Ensuring everyone has a place to call home.

**Proposed Project:**
Approximately 50 units of permanent supportive housing, plus space for winter shelter use

**Proposed Location:**
222 Corfield Avenue South, Parksville

**Operated by:**
Island Crisis Care Society with 24/7 staffing working closely with residents to connect them to support services.

**Who is it for:**
People who have been homeless or who are at risk of homelessness

**Housing Type:**
Safe and secure self-contained (own bathroom and kitchenette) studio, with shared amenity space.

**Key Factors in Site Selection for Supportive Housing:**
- Close to amenities and transit
- Close to community services and employment areas
Preliminary Site Plan

**PROJECT**

Name: Corfield  
Address: 222 Corfield Street  
Parksville BC

Building Type: Wood frame  
Parking Type: Surface

---

**Floor Area**  
Total Sqft: 32,660

**Building Program**

- 21 - Studios: 13916.14
- 18 - 1 bedrooms: 997.95
- Multipurpose Rooms: 583.61
- Kitchen: 351.31
- Lounge: 287.09
- Laundry: 149.48
- Dining: 323.91
- Common WC: 727.95
- Offices + Reception: 332.85
- Staff Room: 397.24
- Staff Laundry: 206.95
- Medical: 134.03
- Counselling: 134.03
- Corridors + Lobby: 3650.87
- Stairs: 1192.2
- Elevator: 451.38
- General Storage/Service Jan: 528.89
- Elec / Mech: 115.42
- Gross Livable Area: 32,990
- Total Residential Area: 22,185
- Overall Building Efficiency: 68%

---

**Disclaimer:** This site plan is an early concept of the proposed housing and is subject to change during the development and approvals process.
Preliminary Elevations

Disclaimer: These elevations are an early concept of the proposed housing and are subject to change during the development and approvals process.
Spectrum of Housing Options

**Highlights**

- Creation of approximately 50 units of supportive housing for low-income individuals at-risk or experiencing homelessness.

- Additional space for winter shelter use, between November and March, will fill an important gap in services.

- Allows people to move from the streets or shelter beds into stable housing with supportive services.

- Combination of housing and supports will give people the opportunity to transition from temporary housing to secure, longer-term housing options.

- This is an important step towards addressing housing needs in the Oceanside Region.

Approximately 50 units of permanent supportive housing
Services

- 24/7 staffing and support services
- Safe place to sleep
- Meals provided
- Hot showers
- Laundry
- Social connection
- Accessible for a diverse group
- Connect to local community services
- Peer and low-barrier employment opportunities
- Referral to healthcare and mental health services
- Trauma-informed support and care to assist people in stabilizing and creating plans to move from homelessness to successfully housed.
- Outreach worker assists with income issues and sets up apartment viewing and secure housing.
Partners

**Oceanside Task Force on Homelessness** includes representation from the following organizations: Society of Organized Services; Forward House; Island Crisis Care Society; Canadian Mental Health Association; City of Parksville; Town of Qualicum Beach; Regional District of Nanaimo; RCMP; Kairos; Haven Society; Vancouver Island Health Authority Mental Health Services Unit.

**Island Crisis Care Society** would operate the supportive housing units. Island Crisis Care Society is a registered non-profit society that helps people in crisis stabilize and then find the support, resources, and services they need to recover and be well. We work in cooperation with provincial and federal agencies, community groups, and faith-based organizations to develop housing options and programs that respect the needs of individuals with multiple challenges or concurrent disorders.

**The City of Parksville**, working together with the **Regional District of Nanaimo**, acquired the proposed site for the purpose of building affordable and supportive housing. Recognizing the cost to purchase the land would be prohibitive for taxpayers, the Regional District of Nanaimo, representing the City of Parksville, Town of Qualicum Beach and RDN Electoral Areas E, F, G and H, agreed to fund the cost of the land based on tax assessments, by providing a grant-in-aid to the City of Parksville to cover the land acquisition, legal agreements and transfer of the land to the City.

**BC Housing** would provide capital and operational funding for the modular supportive housing. BC Housing works in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.
Next Steps

The proposal site will go through a municipal process with the City of Parksville.

1. **Step 1: Land Acquired**
2. **Step 2: Community Open House**
3. **Step 3: Zoning Bylaw Amendment and Public Hearing. If successful, Spring 2018**
4. **Step 4: Development and Building Permit application Spring 2018**
5. **Step 5: Construction begins Summer 2018**
6. **Step 6: Occupancy permit Fall 2018**
7. **Step 7: Housing opens for occupancy Early 2019**
How Can I Provide Input?

Email
communityrelations@bchousing.org

Fill out a comment form tonight.

Participate in the Public Hearing Spring 2018.