

Welcome

Neighbour Dialogue Session

WEDNESDAY, MAY 14, 2025

Visit stations around the room to learn more about the **temporary housing at 1030 Old Victoria Road.**

**Thank you
for joining us.**

PLEASE:

- Do not bring any signs, banners or placards into the venue.
- Ensure that comments and discussions are respectful.
- Recognize that housing issues are complex and we need thoughtful discussion about how to meet community needs.
- Help yourself to refreshments.

We acknowledge, with gratitude, the site we are discussing today is located within the Traditional Territory of Snuneymuxw First Nation.



Temporary Housing 1030 Old Victoria Road



BC Housing is building temporary housing with 24/7 support services at 1030 Old Victoria Road.

- The Province has identified Nanaimo as a priority community for addressing homelessness and encampments.
- BC Housing and the City of Nanaimo worked together to identify this city-owned site for a temporary housing project.
- BC Housing is leasing this site from the City to provide urgently needed housing and services to people experiencing homelessness in Nanaimo.

This housing is funded by the Province's Homeless Encampment Action Response Temporary Housing (HEARTH) program

Learn more about **HEART** and **HEARTH** by visiting **bchousing.org**



Temporary Modular Construction

- 59 sleeping units with locking doors
- A cost-effective way to provide safe, warm housing quickly
- To be removed once permanent housing options are available
- 24/7 staffing and services for residents

INCLUDING:

- Space to store belongings
- Communal washrooms
- Central kitchen
- Laundry/utility room
- Dining & amenity space
- Staff office space



Project Timeline

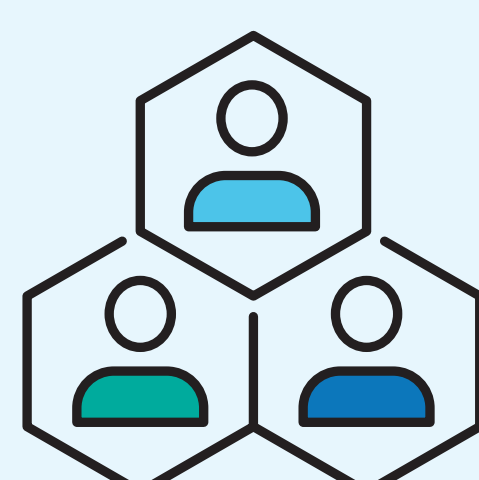


Project Announced – June 28, 2024

- Letter to site neighbours within a 200-m radius (361 letters)
- Email to nearby businesses and other organizations (47 emails)

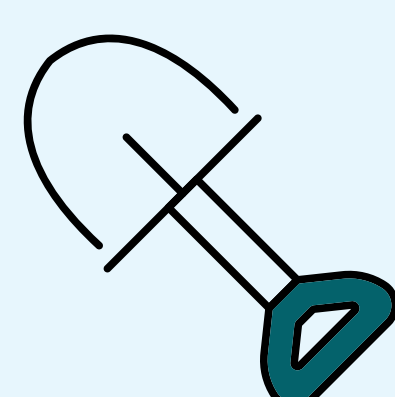


Lease Approved by City of Nanaimo September 9, 2024

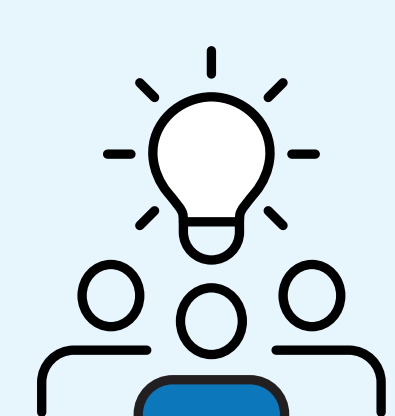


Provincial Election Period September 23 to November 18, 2024

- Government communications blackout



Construction Start – January 2025



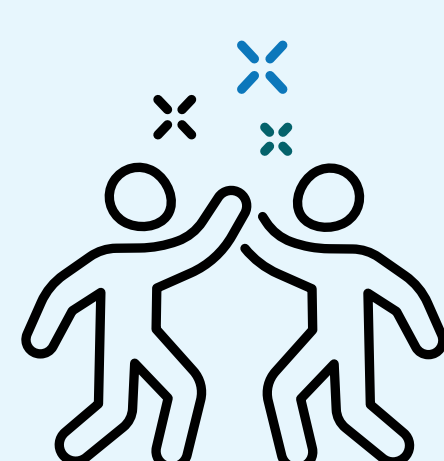
Neighbourhood Integration Planning January to March 2025

- Neighbourhood Integration Plan Workshop - February 27, 2025
- Neighbourhood Integration Plan finalized – March 7, 2025

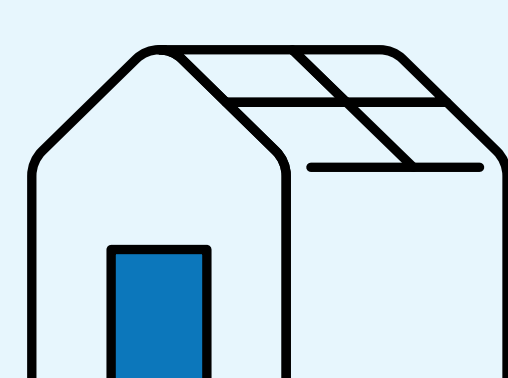
WE ARE HERE



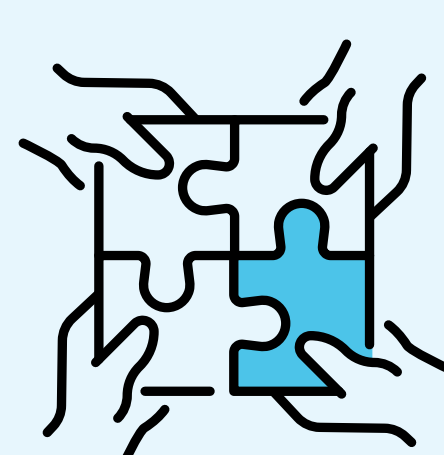
Neighbour Dialogue Session May 14, 2025



Community Opening Celebration & Tours May 29, 2025

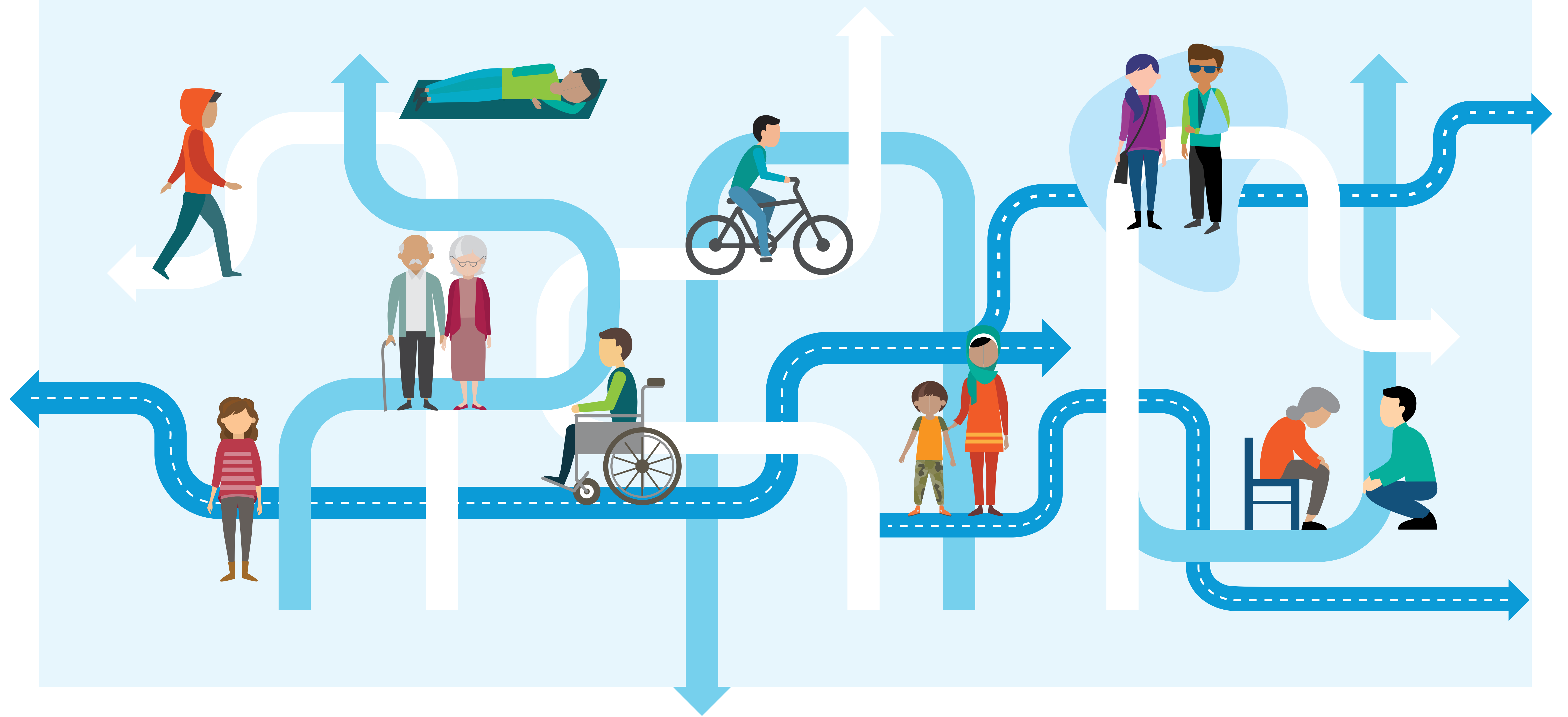


Temporary Housing Opens Early June 2025



Future Neighbourhood Integration Activities Summer 2025

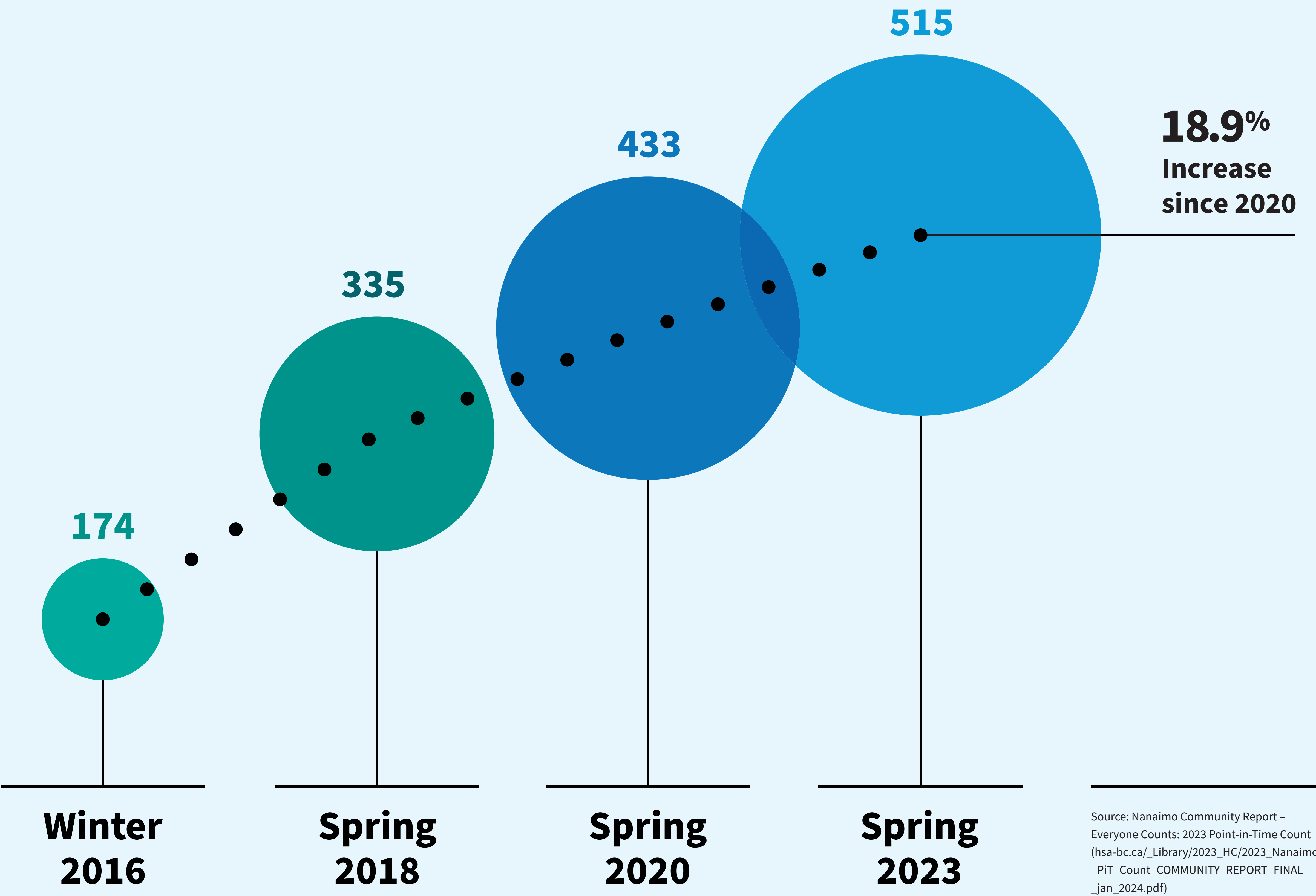
Pathways to Homelessness



- Lack of affordable housing
- Illness, injury, and job loss
- Gender-based violence
- Poverty and wealth distribution
- Floods, fire, and climate change
- Discrimination based on race, gender identity, sexual orientation, disability
- Impacts of colonization on Indigenous people
- Youth aging out of government care
- Discharge from hospitals and corrections
- Mental health
- Substance use
- Barriers to service

Understanding Homelessness in Nanaimo

Nanaimo 2023 Point-in-Time Homeless Count



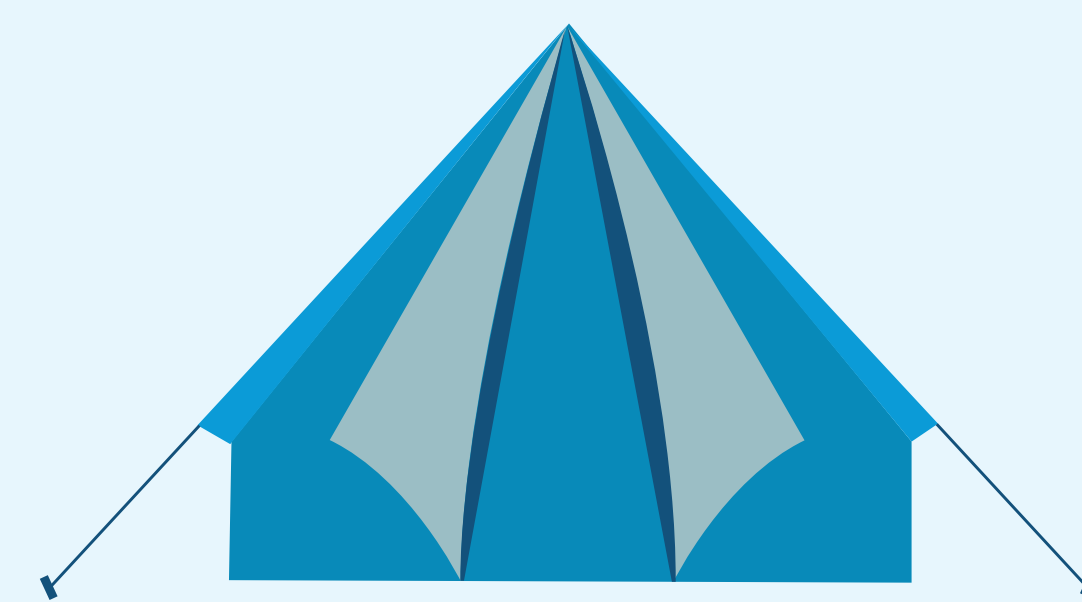
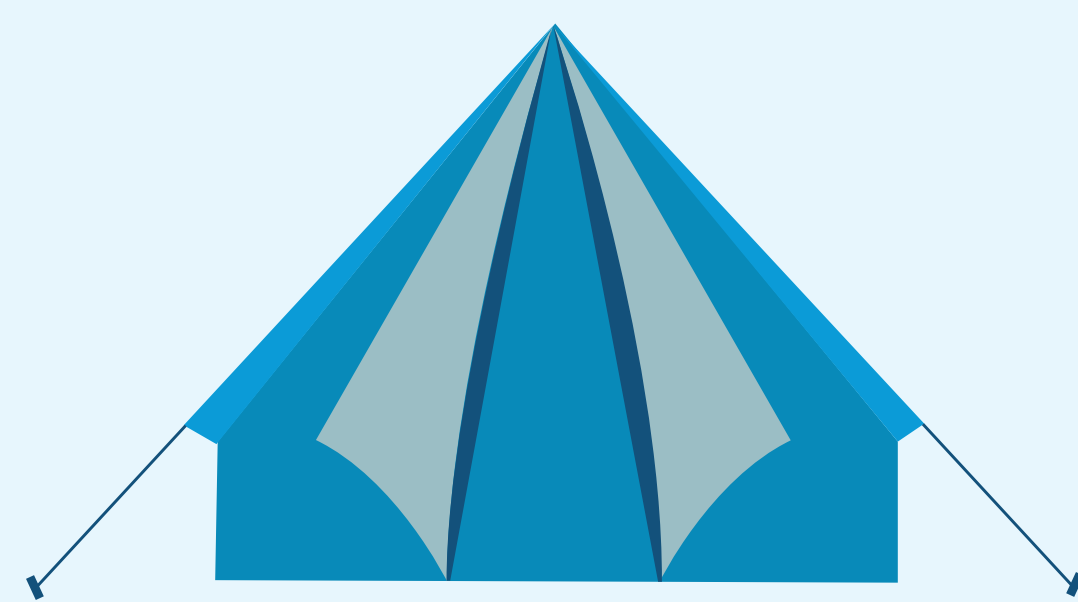
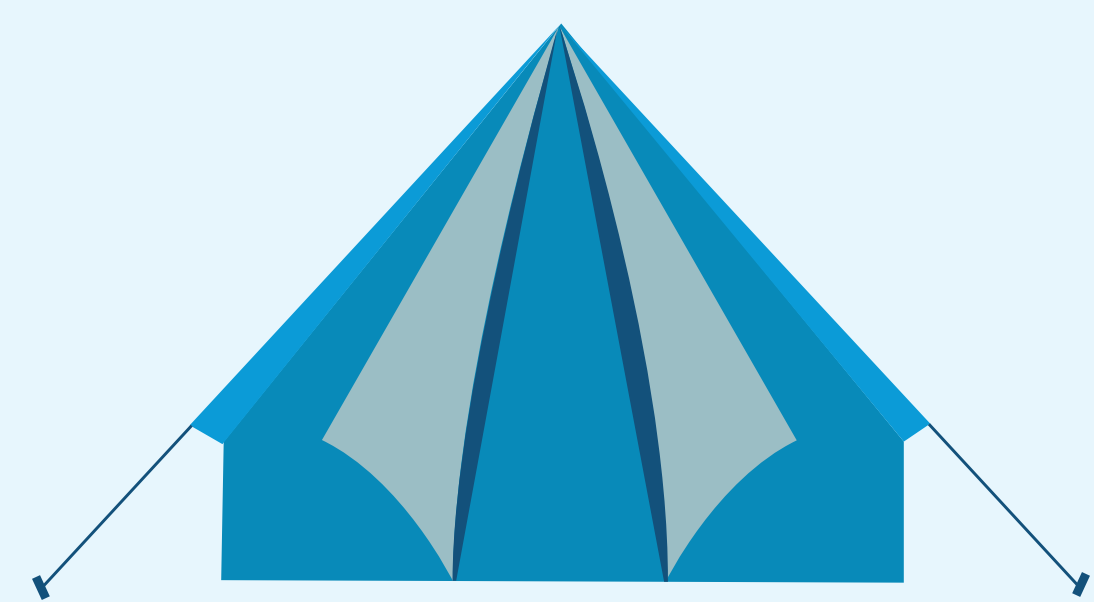
Length of time in Nanaimo

72.0%
more than 5 years
(326 / 453)

79.5%
more than 2 years
(360 / 453)

82.5%
more than 1 year
(374 / 453)

Gateways to Housing



Unsheltered

COORDINATED ACCESS & ASSESSMENT



Community Shelters

Unitarian Shelter (25 beds)

New Hope Centre (24 beds)

The Hub (20 beds)

Samaritan Place (14 shelter beds for women)



HEARTH

Temporary Housing

250 Terminal Avenue (Newcastle Place)

1300 Island Highway

1298 Nelson Street (former Travellers Lodge)

1030 Old Victoria Road

TRANSITION TO NEW SUPPORTIVE & SUBSIDIZED HOUSING



Housing with supports

Haven second-stage housing / Opened early 2025

355 Nicol Street / Opening 2026

250 Terminal Avenue (Perm) / Opening 2027

McKenzie Avenue / Proposed

1850 Boxwood complex care / Proposed

Other housing TBC



Subsidized housing



Market rentals with supported rent supplements

Supports & Services

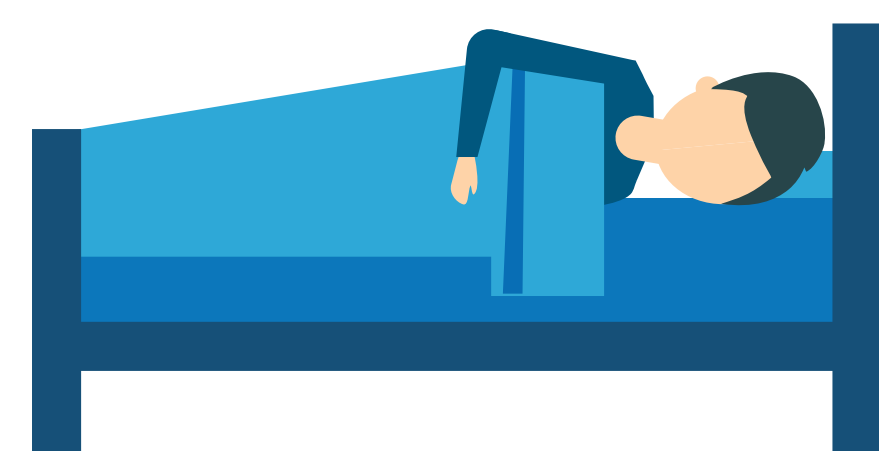
The temporary housing with supports at 1030 Old Victoria Road is intended for local people who are at risk of or experiencing homelessness and need supports to maintain their housing.

SUPPORTS INCLUDE:

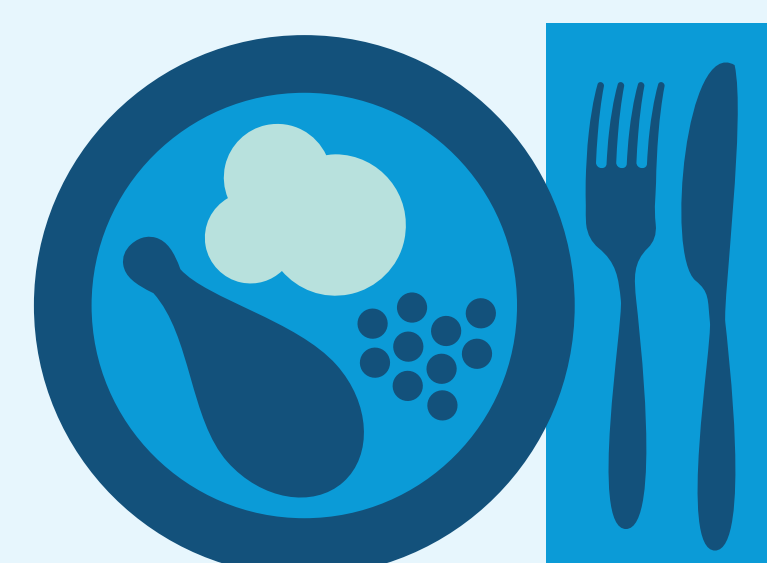
- 24/7 on-site staff
- Daily meals
- Integrated supports and case planning
- Culturally appropriate services for Indigenous residents
- Services focused on stabilization and connections to housing
- Health services, including connections to community-based mental health and substance use programs, in conjunction with health partners
- Overdose prevention and response programs



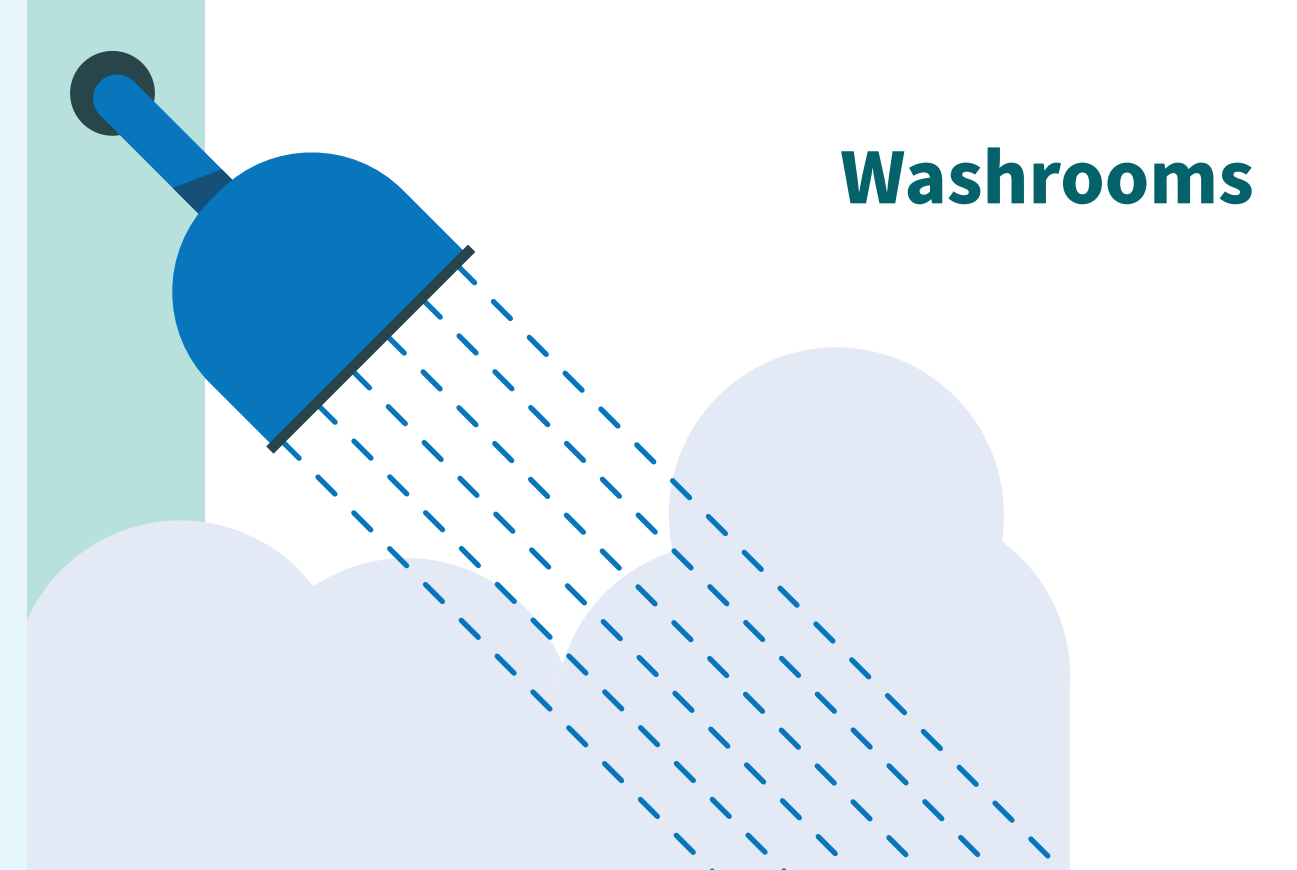
24/7 professional support staff



Safe and secure place to sleep

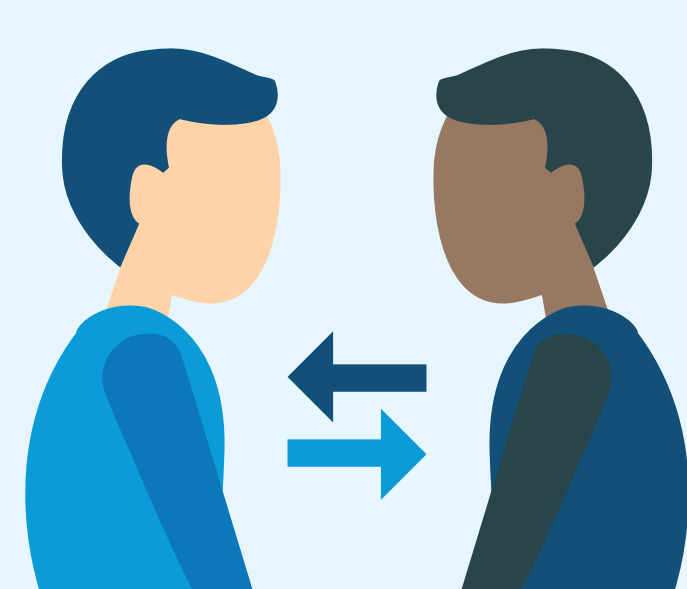
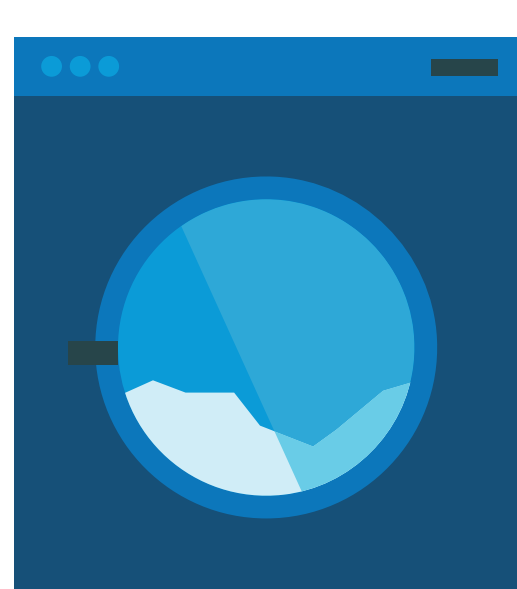


Daily meals



Washrooms

Laundry



Social connection



Accessibility features



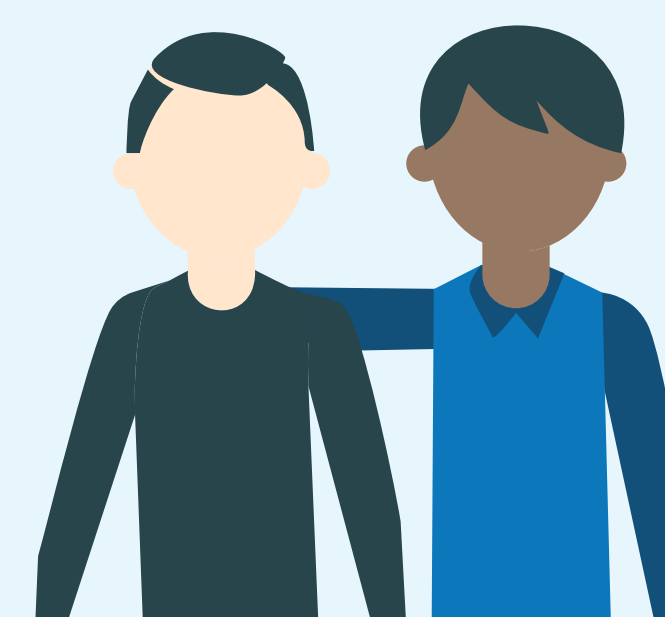
Peer employment opportunities



Connection to community services



Connections to health care, mental health and substance use services



Culturally appropriate and trauma-informed support

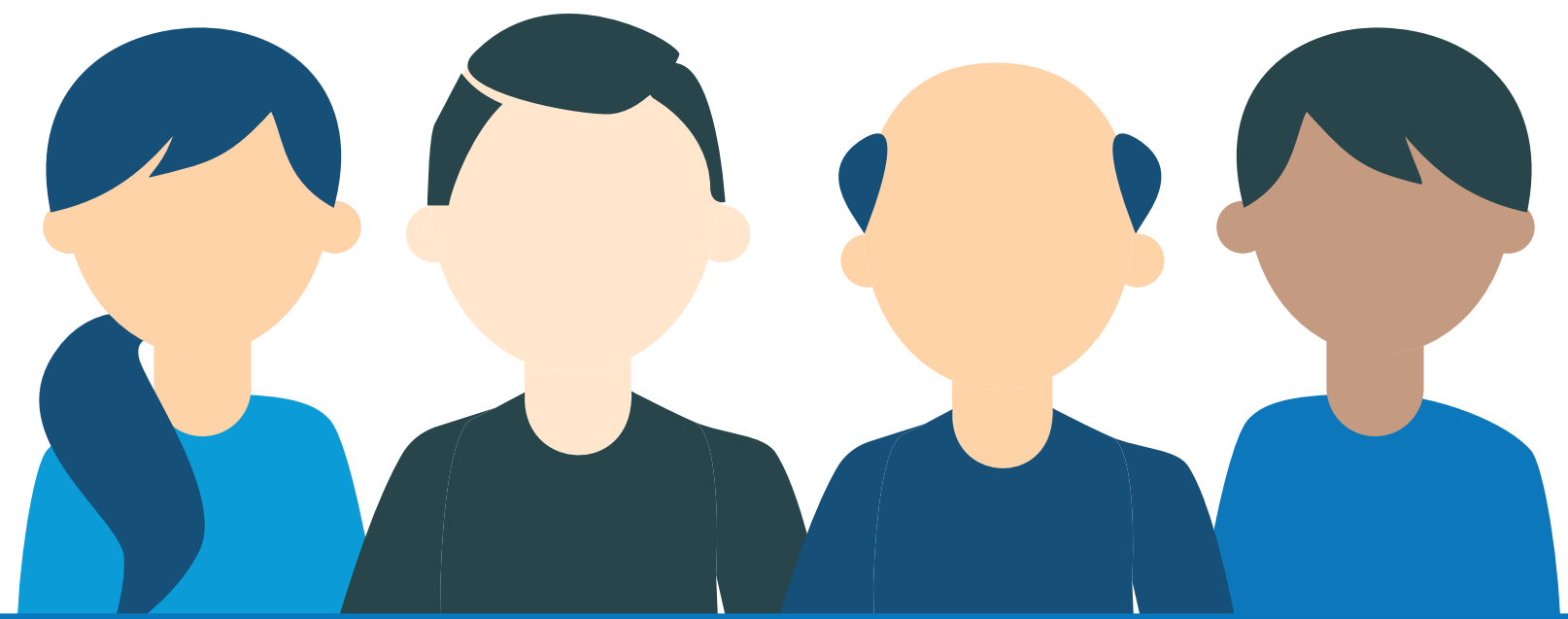


Individual case planning

Temporary Housing Residents

- ➔ Adults (19+) of all genders, including seniors and people with disabilities
- ➔ Residents of the local community
- ➔ Community shelter guests who are ready to transition into housing
- ➔ Opens more community shelter beds for people living outdoors and reduces encampments

We work with many community partners to offer temporary housing to people based on their individual needs and supports available.



About the Operator

Vancouver Island Mental Health Society (VIMHS)

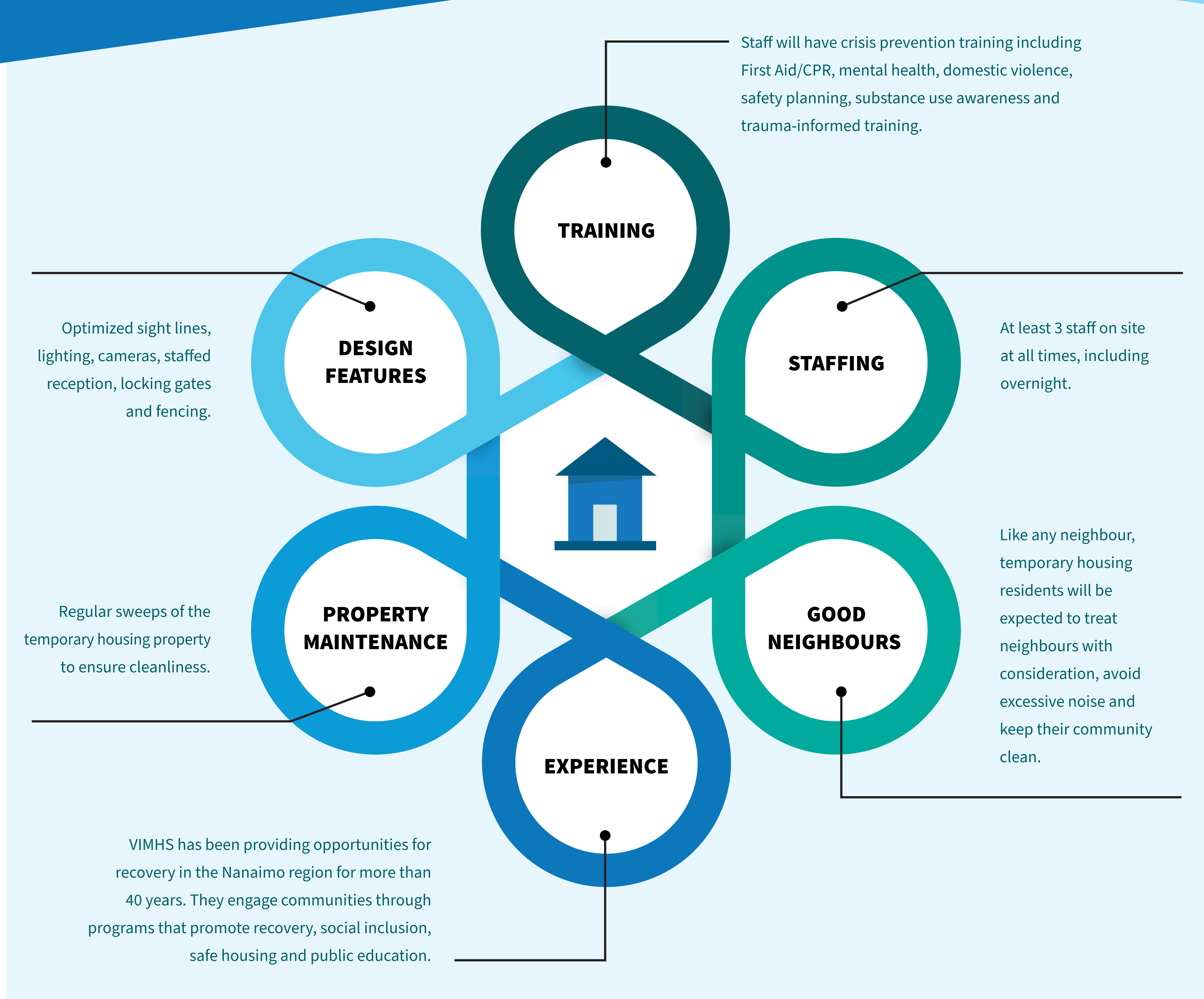
BC Housing selected VIMHS through a fair and open process to operate the temporary housing and provide services to the residents.

- A charitable Vancouver Island-based organization
- Experienced in managing housing for vulnerable populations
- Specializes in psychosocial rehabilitation for adults with mental health and substance use concerns and/or cognitive challenges
- Engages communities through programs that promote recovery, social inclusion, safe housing and public education



Learn more about VIMHS by visiting
vancouverislandmentalhealthsociety.org

Resident & Site Safety



We will share a direct phone number for the building once it is open. VIMHS will work with neighbours to address any issues or concerns quickly and collaboratively.

Proposed McKenzie Avenue Supportive Housing



What is Supportive Housing?

- Studio apartments that are deeply affordable
- Designed for people who need support to maintain their housing
- Residents include single adults of all genders, including seniors and people with disabilities

Supports Include:

- Meal programs
- Laundry services
- Life and employment skills training
- Health and wellness support

Proposed McKenzie Avenue Permanent Supportive Housing

- 60 supportive homes with integrated services and supports
- 24/7 onsite staffing
- Residents sign program/tenancy agreements and agree to respectful behavior to ensure health and safety of themselves and others
- Offered to people who currently live in Nanaimo and have applied to live in the building
- Residents pay rent at the shelter rate as set by the Ministry of Social Development and Poverty Reduction

Stay in touch

Keep informed

For the latest project information, please visit

letstalkhousingbc.ca/nanaimo-1030-old-victoria-road

or scan the QR code:



Questions?

For questions about the temporary housing development, please email **communityrelations@bchousing.org**.

For questions about the temporary housing program, residents or day-to-day operations, please email **info@vimhs.org**.