

Welcome

Permanent Supportive Housing &
Future Affordable Housing at
250 Terminal Avenue,
Nanaimo, BC

In-Person Open House:

Monday, March 11, 2024 from 6:00 pm to 8:00 pm

Join the conversation about:

- 250 Terminal Ave Rezoning
- Housing & Homelessness in Nanaimo
- What is Supportive Housing?

Visit stations around the room and chat with project specialists and representatives from BC Housing. Help yourselves to refreshments.



We acknowledge, with gratitude, that the area we are discussing today is situated on the traditional territory of the Snuneymuxw First Nation.

250 Terminal Avenue

Current Use: Temporary Housing with Supports



- The site is currently home to temporary housing with supports called Newcastle Place, which opened in 2018.
- Current residents will be moving to new permanent supportive housing at Cornerstone, 285 Prideaux Street.
- 50 units at Newcastle Place will re-open to provide additional housing with supports in the community while we work to develop permanent housing on the site.

Aerial photo of the 5 properties comprising the site:
250 Terminal Avenue North, 251 & 255 Mount Benson Street,
266 & 268 Bryden Street.

Proposed Use: Permanent Supportive Housing and Future Affordable Housing

PHASE 1: Permanent Supportive Housing

- 5-storey building with 50 studio homes as permanent supportive housing
- Homes for single adults experiencing or at risk of homelessness in Nanaimo

PHASE 2: Affordable Housing

- 5-storey building with approximately 44 affordable homes
- Homes for low-income families, seniors and people with disabilities
- Details to be confirmed

250 Terminal Avenue

Perspective renderings - Ron Hart Architect Ltd.



Perspective from:
South-West



Perspective from:
South-East



Perspective from:
North



Rezoning Plan - Proposed CD Zone

Note: Staff parking and garbage/recycling for Supportive Housing to be located in Future Affordable Housing underground parking.

250 Terminal Avenue

Fast Facts about Building Design

Proposed building height

- 5 storeys towards the west, facing the Terminal Avenue corridor
- 4 storeys towards Bryden and Benson Streets
- 4 storeys towards the east, facing the residential area

Use of ground floor

- In response to community feedback, we have removed commercial space at the ground floor
- Ground floor will now have the entrance, administration offices and an amenity room for residents
- Access for residents and staff only. There will be no walk-in services.



Smoking area

- Located away from private property
- Buffered by the garbage bins, a 6-foot opaque fence and landscaped vegetation

Property buffers

- 6-foot opaque fence along the west property line
- Added vegetation to provide a 1.8-meter landscape buffer
- Outdoor amenity space located 9 meters from neighbouring properties
- Amenity space separated by a 6-foot opaque fence, landscape buffer and bike storage shelter

Lighting

- Designed to minimize cast on neighbouring properties
- Directed only where needed to promote safety and accessibility
- Community considerations for placement, intensity, timing duration and colour

BC Housing in Nanaimo

Recently completed projects



6010 Hammond Bay Road
53 Homes – Affordable Rental Housing



Cornerstone (285 Prideaux Street)
51 Homes – Supportive Housing



Sunfield Manor (1135 Seafield Crescent)
62 Homes – Affordable Housing for seniors and people with disabilities



Samaritan Place (702 Nicol Street)
51 Homes – Supportive Housing

Selected projects in development

- Women's Transition Housing Fund Projects
- 355 Nicol Street – Opening 2026

Homelessness in Nanaimo

Currently in the community

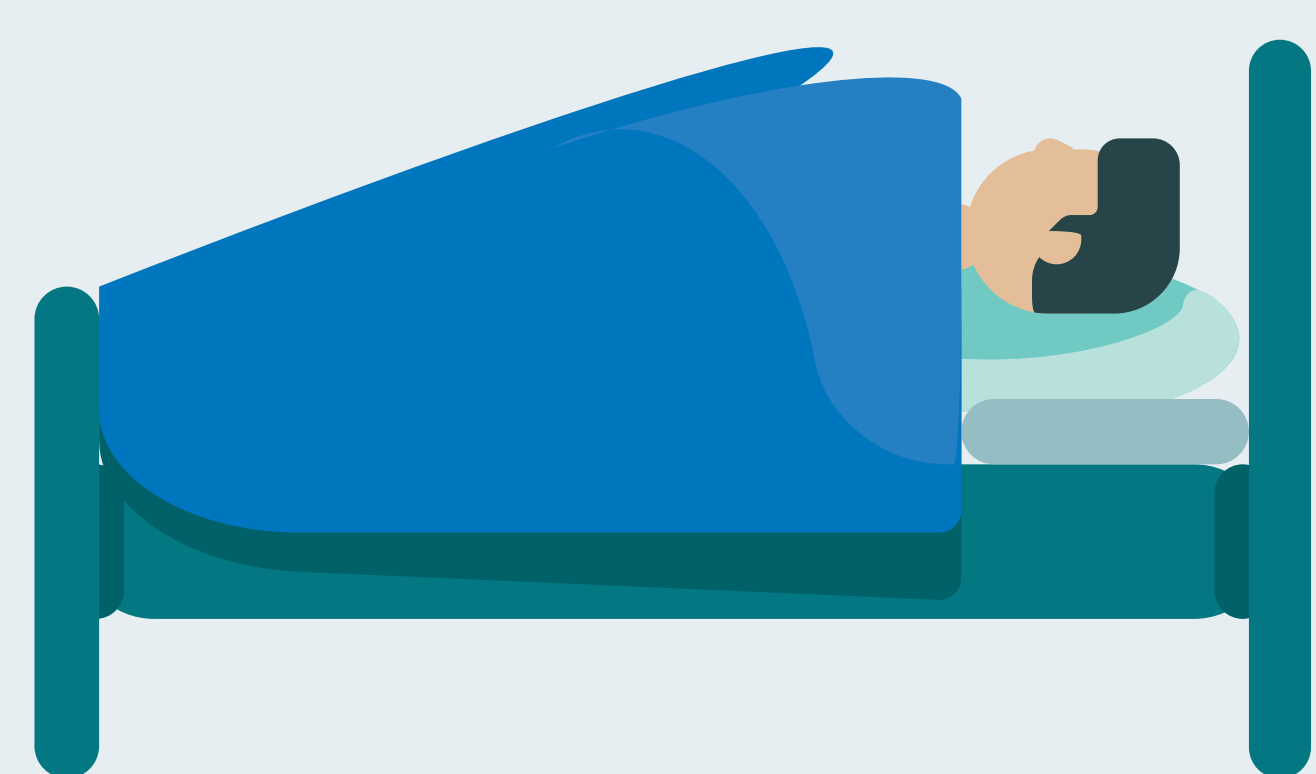


- **515 people** were identified as **experiencing homelessness in Nanaimo.***
- **At least 6,000 people** in Nanaimo are **living on the edge of homelessness.****

* Source: 2023 Point-in-Time Count report by the United Way and Canadian Mental Health. Note that the actual number is likely higher, as point-in-time counts do not reflect people who are couch surfing or sheltering in vehicles and who may also urgently need housing.

** Source: Nanaimo's Health and Housing Action Plan (December 2020).

Our response – Housing First



- **STEP 1** – Offer people experiencing or at risk of homelessness **safe, long-term housing** appropriate for their needs.
- **STEP 2** – Provide **supports, services and guidance** to maintain housing and achieve other personal goals.

What is Supportive Housing?

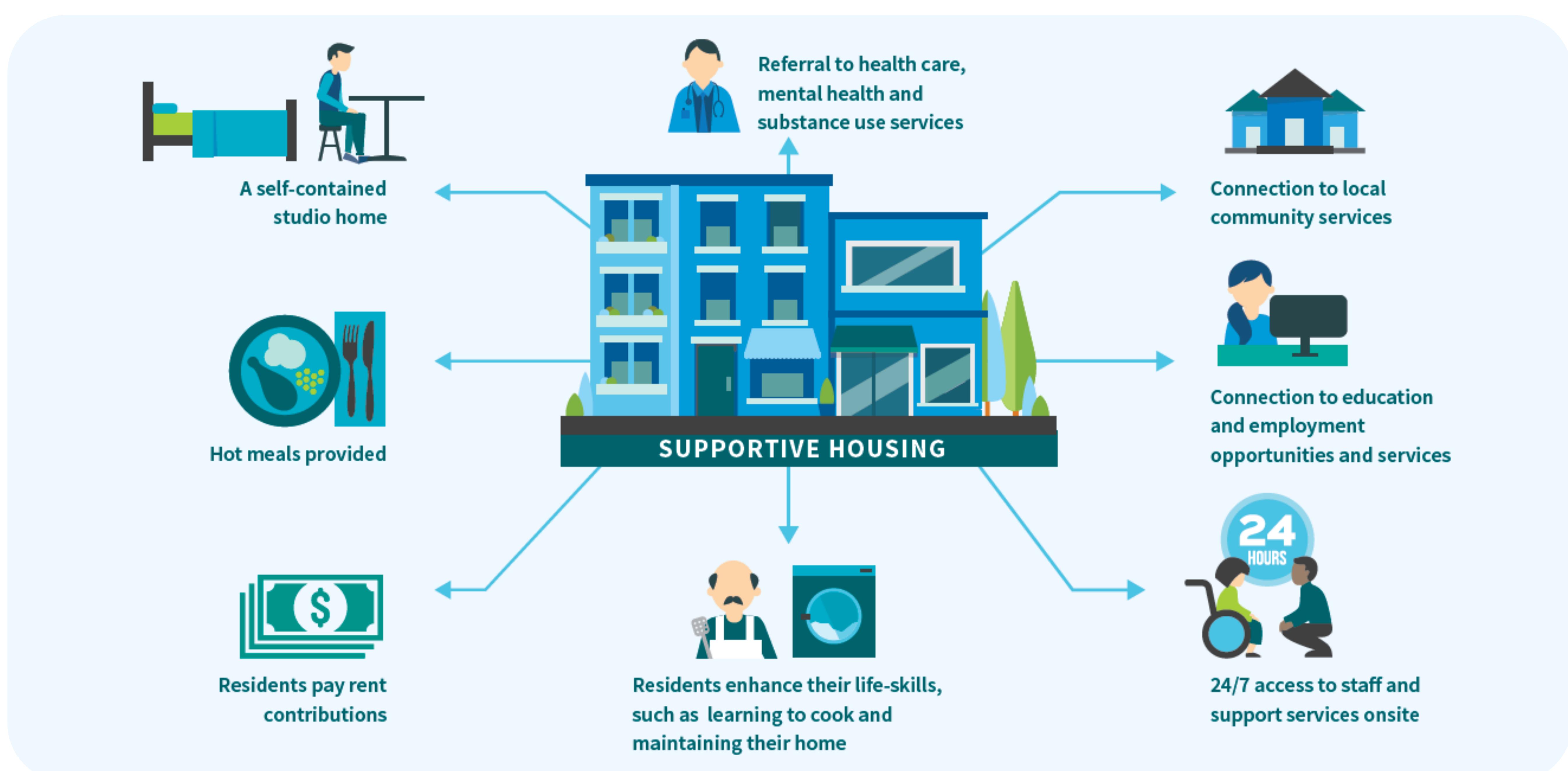
Subsidized housing with on-site supports



Samaritan Place, Supportive Housing
at 702 Nicol Street, Nanaimo

- Homes are for local people at risk of or experiencing homelessness
- Typically self-contained studio apartments
- Culturally informed support services and individual case planning

What services are typically available?



Supportive Housing Residents

Who will live here?

- Adults over the age of 19:
 - including seniors and people with disabilities
 - experiencing or at risk of homelessness
 - in need of supports to maintain housing
 - all genders welcome
- Priority given to Nanaimo residents
- All residents pay rent and sign a program agreement around expectations and behaviours

Tenancing process

- Apply via Supportive Housing Registry (BC Housing)
- Assessed with input from local service providers (Coordinated Access and Assessment Table)
- People offered homes with services that best meet their individual needs
- Ensures a balanced resident mix



Safety and Security

BC Housing is committed to building a safe community for residents and neighbours by working with the City of Nanaimo and community partners



Did you know?

Supportive Housing in a community has been shown to:

- Reduce health care and corrections costs by 33%*
- Reduce hospital stays by 50%**
- Reduce ambulance usage by 64%**

*Source: Patterson, Michelle, et al., 2008. Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia. Centre for Applied Research in Mental Health and Addiction, Simon Fraser University.

**Source: Malatest & Associates Ltd., 2019. Measuring Supportive Housing Outcomes Evaluation.

Timeline

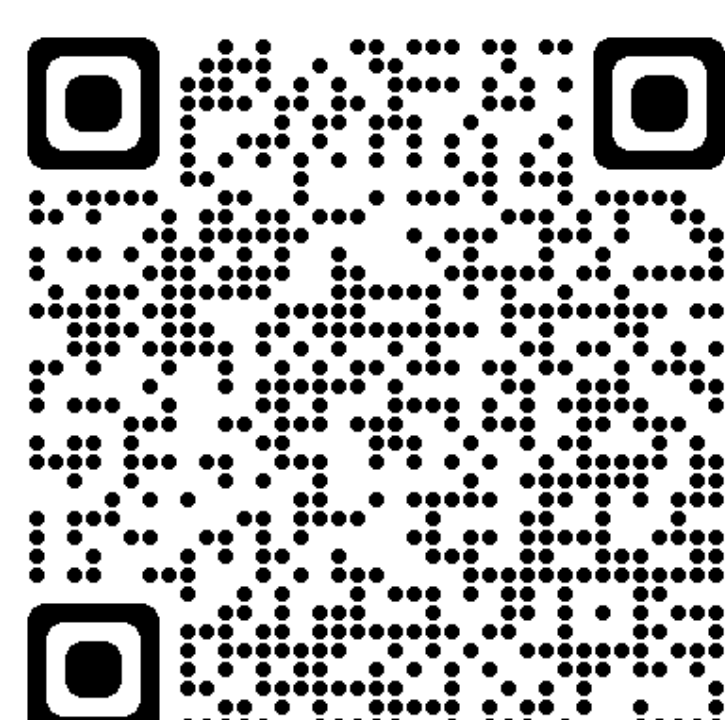


Stay in Touch

We commit to keeping lines of communication open, answering questions and addressing any concerns.

Project webpage

To stay informed, please visit: letstalkhousingbc.ca/Nanaimo-250-Terminal-Ave



BC Housing inbox

We welcome comments and questions by email to: communityrelations@bchousing.org

