

Small-Group Information Session

# **Complex Care Housing**

**1850 Boxwood Road**

**Nanaimo, BC**

April 2, 2025



**BC HOUSING**



island health

# Project Partners

Different agencies working together can provide the many different health and housing services that local residents need.



Will provide health care services, including nursing and primary care.



Will lead development of this site and project, and will hold the contract with the operator of the building. BC Housing would own the site, once complete.



Third partner TBD  
An experienced non-profit housing operator to be chosen through a fair and open process.

# Presenters

## Jennifer Fox

Regional Director,  
Vancouver Island Region,  
BC Housing

## Elsabe Fourie

Sr. Development Manager,  
Vancouver Island,  
BC Housing

## Sarah Smith

Director, Regional  
Development, BC  
Housing

## Lisa Murphy

Director Clinical Services,  
Nanaimo, Island Health

## Lisa Brinkman

Manager, Community  
Planning, City of  
Nanaimo

## Christy Wood

Manager, Social Planning &  
Public Safety, City of  
Nanaimo

## Adam James

Principal Architect, Ryder  
Architecture

# For Our Time Together, **We Commit To:**



Come together in the  
spirit of community



Share information openly  
and transparently



Balance time for sharing  
information and answering  
questions

# For Our Time Together, **We Ask That All Participants**



Use respectful,  
people-first language

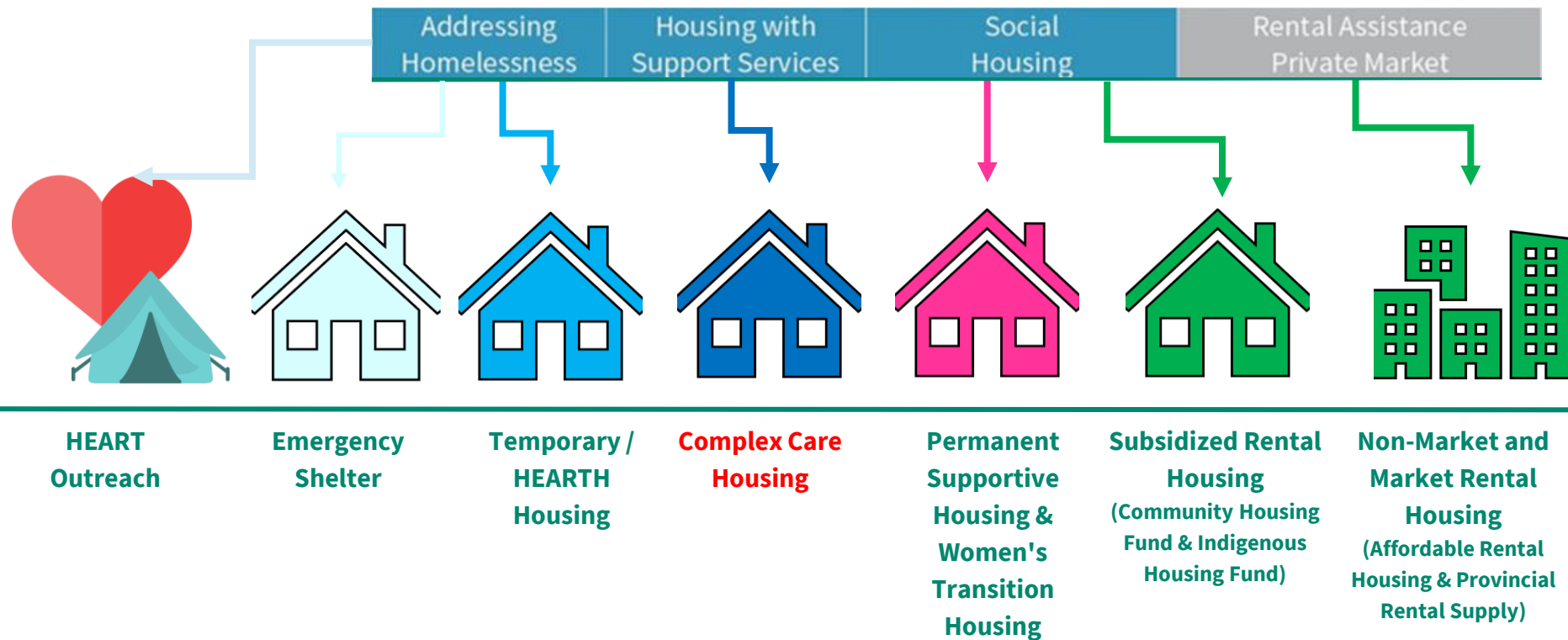


Ask brief, genuine questions  
and allow space for answers

# Agenda

1. The Housing Spectrum
2. Complex Care Housing
3. About the Development
4. Questions

# The Housing Spectrum



# What is Complex Care Housing (CCH)?

Complex Care Housing provides ***deeply affordable homes*** with supports for residents with complex care needs.

Services include a robust suite of health, cultural and social supports.

Many services are available to residents ***under one roof and in their own home***, for as long as they need.

The services provided may vary between projects and are based on the unique needs identified in the community.

# CCH: Filling an important housing need



People with complex health needs often face **cycles of evictions, shelter stays and emergency department visits**.

Through CCH, multiple agencies work together to **help people get the care and housing they need**.

Residents of CCH are **more likely to remained housed** and stay connected to services.



## **Services include:**

- Primary care and nursing
- Specialized mental health and substance use care
- Supports with activities of daily living
- Daily meals
- Social, cultural and recreational programs

## Project Overview:

# CCH Housing at 1850 Boxwood Road



On February 18, 2025, BC Housing applied to the City of Nanaimo for rezoning and development permit. A building permit will also be required.

The proposed three-storey building will be designed to have approximately 20 studio homes with kitchenettes and private bathrooms. Additionally:



- Health, social and cultural services provided on site
- All residents will have a care plan and pay rent
- 24/7 staffing provided on site

The building will be designed to provide a welcoming, home-like atmosphere that fits into the local neighbourhood.

# 1850



To proceed with the project, a rezoning application (6-12 months), a development permit application, and a building permit are all required.

# Who Would Live at 1850 Boxwood?

- Adults (19+) of all genders who are experiencing or at risk of homelessness
- Residents will have other physical health challenges, developmental disabilities or functional impairments
- People with complex mental health and/or substance use challenges or other health issues (e.g. brain injuries)



# Community Benefits

## Housing programs like CCH are an important part of community and resident well-being

- Having CCH in a community means there are **fewer vulnerable people sheltering outdoors**. This increases their personal safety and well being, and supports community safety overall.
- The collaborative wrap-around services provided **reduce hospital visits and interactions with emergency services**. This fosters long-term well being for residents as well as communities.
- Housing staff will be on site 24/7. We will share a direct phone number to the building and address any neighbour concerns quickly and collaboratively.

# Engagement Next Steps

Rezoning and development application submitted to the City of Nanaimo

**February 2025**

Let's Talk project webpage published for information and feedback

**February 28, 2025**

Small group information sessions and community open house

**April 2-3, 2025**

Second engagement opportunity when housing operator is chosen

**TBD**

Notification letter and invitation mailed to neighbours within a 200-metre radius for small group information sessions and community open house

**February 21-28 2025**

Email invitations sent to interest holders for community open house

**March 3, 2025**

Engagement Summary Report posted on Let's Talk project page

**April 23, 2025**

Opening celebration and tours (TBD) and direct contact information shared with neighbours

**TBD**

# Questions

# Project Information



[letstalkhousingbc.ca/nanaimo-1850-boxwood-road](https://letstalkhousingbc.ca/nanaimo-1850-boxwood-road)



[communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)

