

Welcome

Open House

Wednesday, August 19, 2026

Thank you for joining us to learn about the new designs and plans for the Fifth Street Redevelopment.

Please feel free to:



→ Put on a name tag so we can get to know each other.



→ Grab some snacks, refreshments or enjoy the activity table.



→ Ask us questions, share your feedback, and leave a sticky note.

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

Overview



What's Happening?

BC Housing is proposing to build two buildings at 564 Fifth Street. This will allow for the construction of:

34

affordable rent-geared-to-income homes for seniors, families, and people living with disabilities. These homes will replace the former Sanala Apartments.

167

new purpose-built rental homes with rents at near market rates intended for households with moderate and middle incomes.



is leading the development process and will be the long-term housing operator of all homes or apartments.

Updates & Changes



What's New?

- Previous engagement with tenants and the community was held in 2023/2024. At that time, the development was planned to cover the full 5.8 acre site. The original site was comprised of three lots owned by BC Housing, City of Nanaimo, and the Nanaimo-Ladysmith School District.
- Since then, planning, scope, and designs have changed to reflect current budget realities.
- Some elements will not be moving forward as we focus resources to address immediate housing needs in Nanaimo. The development is now focused solely on the BC Housing owned site at 564 Fifth Street, as Phase 1.
- Development of future phases will depend on later provincial budget approvals.

Location & Design



Design Elements

201

Homes

- 19 studios
- 74 one-beds
- 70 two-beds
- 38 three-beds

171

Parking Stalls

including visitor
and loading spots

212

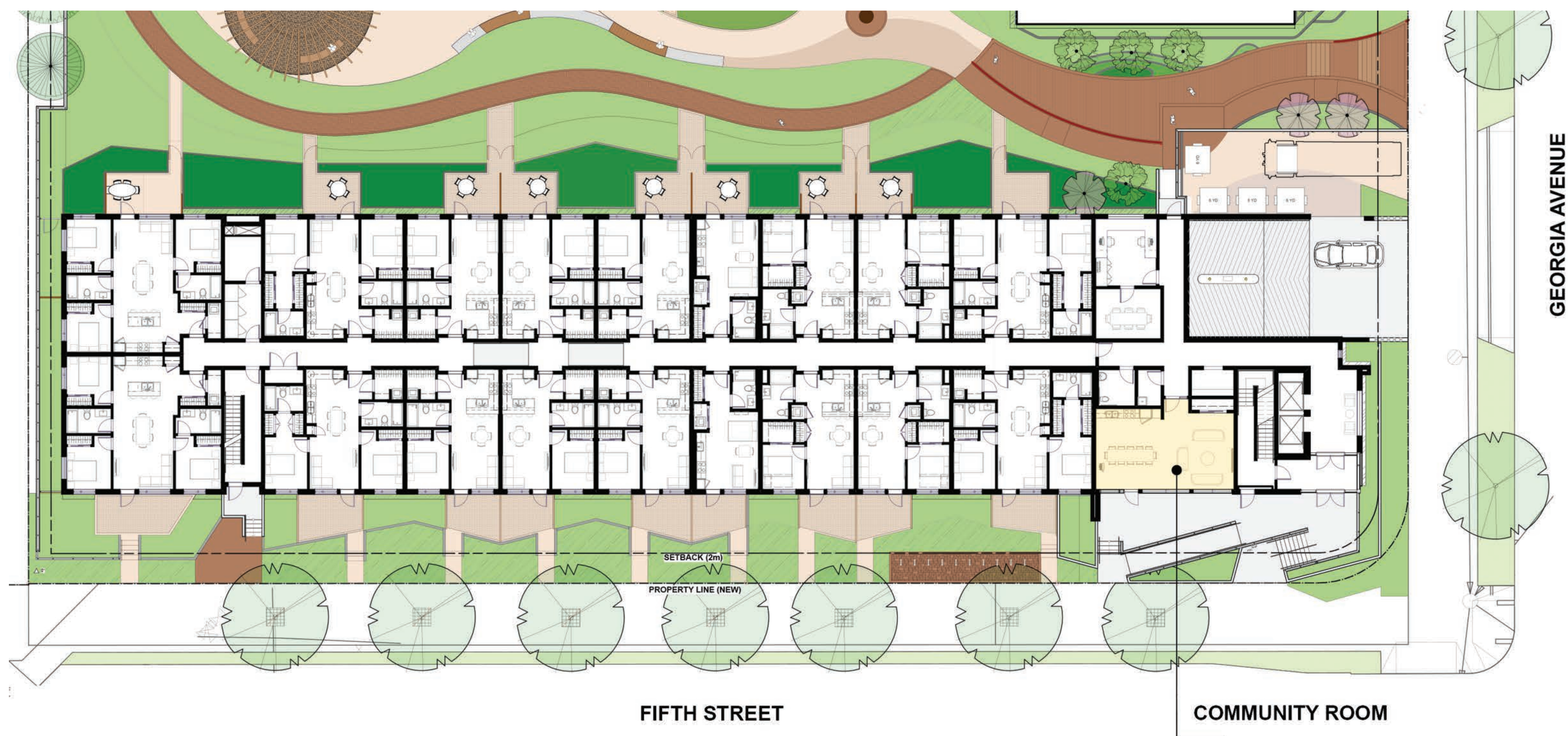
Bicycle
Parking Spaces



Main Entries

off Fifth Street and
Georgia Avenue

Location & Design



Design Elements

Indigenous Cultural Elements

- Medicinal Indigenous plant garden
- Arrival plaza
- Indigenous artwork on façade

Community Spaces

- Shared community amenity room in Building B
- Shared public access through courtyard
- Public multi-use path to the north

Other Amenities for Residents

- Balconies and outdoor living spaces
- Shared BBQ area
- Children's playground

Renderings of Buildings A and B



Looking at Building B from the corner of Fifth Street and Georgia Avenue



View of Building A from Georgia Avenue

Renderings provided by MHA Architects Ltd. Subject to change.

Meet the Operator



M'akola Housing Society is the largest Indigenous affordable housing provider in BC, serving more than 5,000 family members and managing more than 2,400 homes in communities across the province. M'akola Housing Society first opened in Victoria in 1984 to support Indigenous families and has expanded north in subsequent decades to provide safe and affordable housing to individuals, couples, Elders, and families across the Island.

MHS in Nanaimo

Along with their Nanaimo regional office, M'akola Housing Society (MHS) operates six existing properties (136 homes) in the city of Nanaimo. As a longterm operator and neighbour, MHS is excited to be part of this project and supports the addition of rental housing in this key neighbourhood corridor.



Housing at 564 Fifth Street

The 167 purpose-built rental homes proposed at 564 Fifth Street are expected to be offered at close to market rent, however, M'akola Housing Society and the project team are committed to pursuing all opportunities to increase affordability of these homes.

- Eligibility will be governed by an Operating Agreement with BC Housing.
- As an Indigenous housing provider, priority will be given to Indigenous applicants.

How do I Apply?

M'akola will make information for applicants available on their website closer to construction completion.

For Inquires:

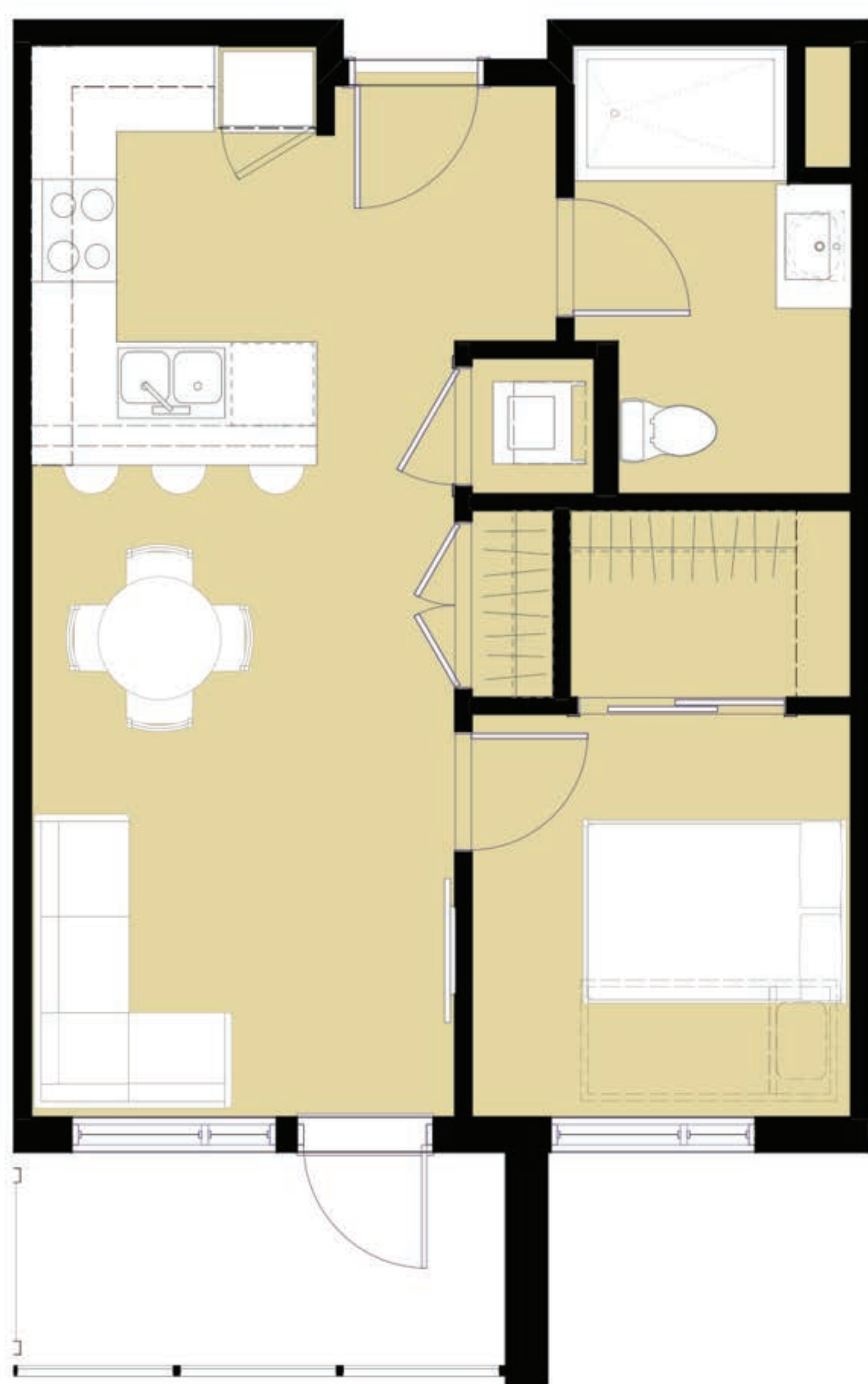
applications@makola.bc.ca



Typical Unit

Adaptable one-bedroom

557 sqft



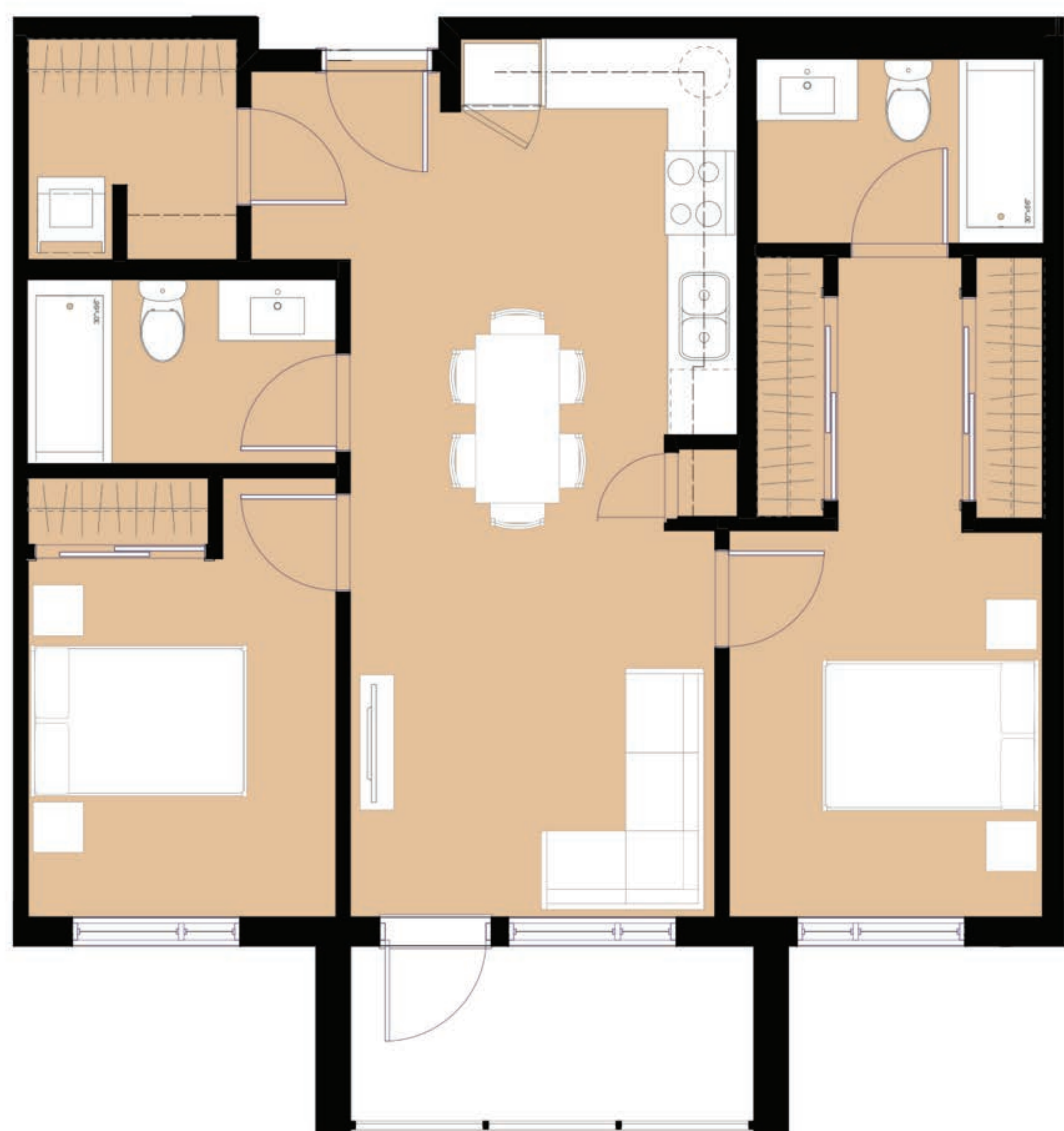
One-bedroom home

557 sqft



Two-bedroom home

831 sqft



Three-bedroom home

1012 sqft



BC Housing Commitments— Former Sanala Tenants

BC Housing is committed to supporting former residents of this site (Sanala Apartments) in the following ways:



Communication:

BC Housing maintains regular communication with former residents (Sanala Apartments).



Rent Geared to Income (RGI):

Replacement unit RGI rates in Phase 1 will be based on incomes below the Housing Income Limits (HILs), currently set at 30% of household income.



Current Housing:

All former residents were assisted to find suitable, secure alternate housing, until Phase 1 is complete. No one is without a home because of the redevelopment.



Housing Eligibility:

Priority is for former residents who will be offered an appropriate home after redevelopment through a fair process, based on HILs eligibility, family size, and household needs.



First Right of Refusal:

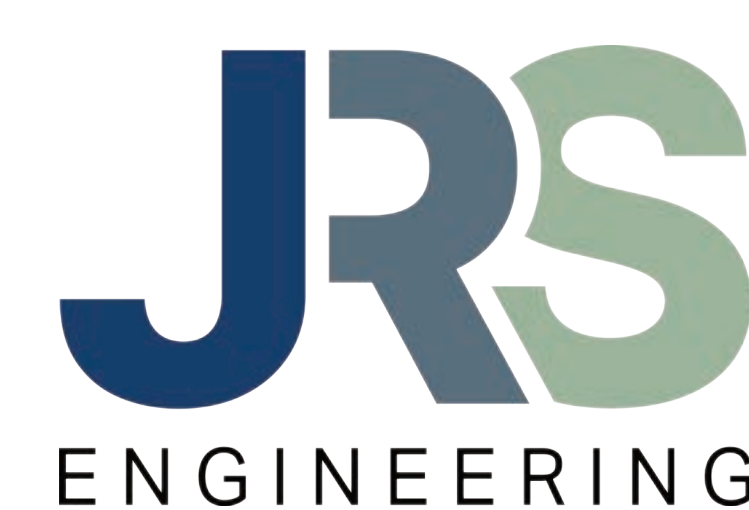
Former residents will be offered a home in the new Phase 1 building before anyone else.



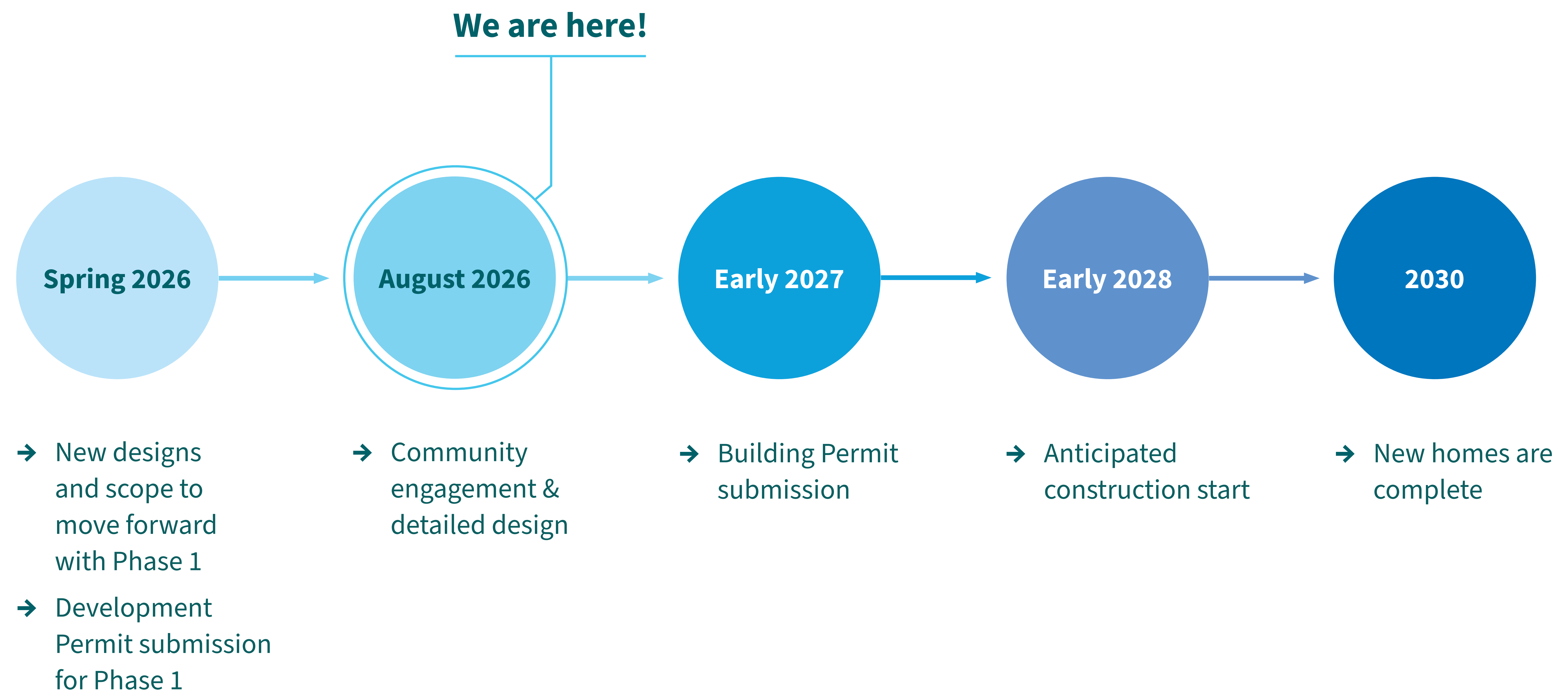
Moving Costs & Assistance:

BC Housing will pay for reasonable moving costs. This can include hiring movers and reconnecting utilities like telephone and cable.

Development Team

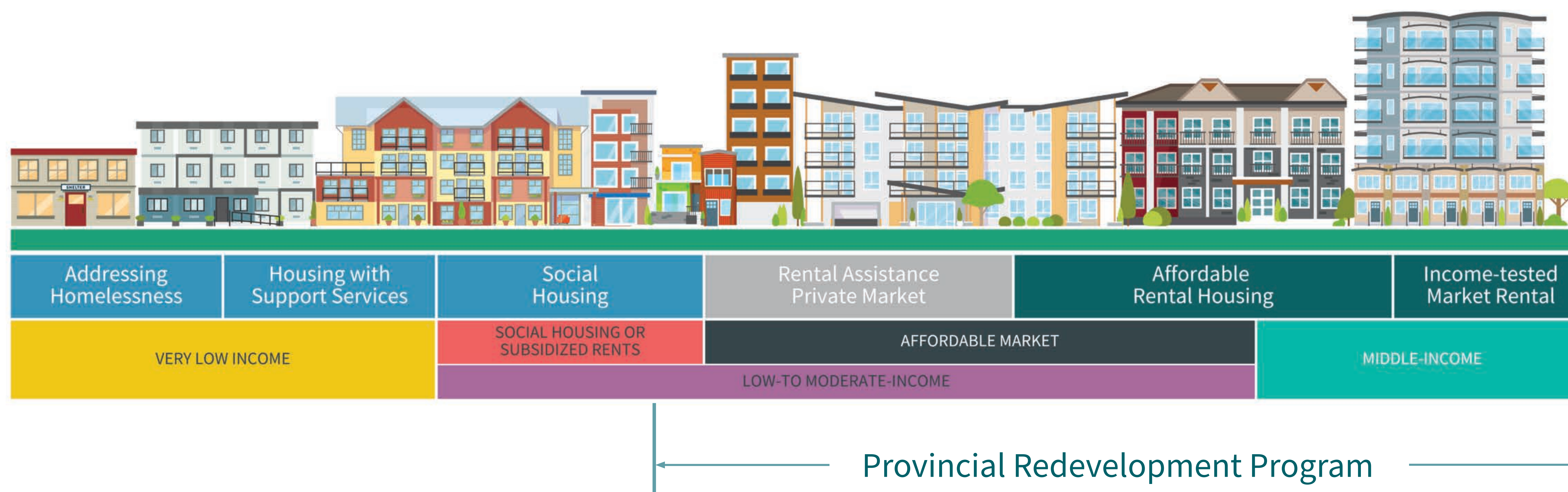


Development Timeline



Provincial Redevelopment Program & BC Housing Continuum

The Provincial Redevelopment Program aims to redevelop provincially-owned properties to renew existing low-income housing while creating purpose-built rental housing options for individuals and families of middle and moderate incomes.



Share your feedback!

Add a sticky note!



You can reach out anytime at communityrelations@bchousing.org