



**BC HOUSING**

# HEART and HEARTH Update

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*1300 Island Highway HEARTH*

# Territorial Acknowledgement

BC Housing acknowledges that we conduct our activities on the homelands of thousands of Indigenous peoples and many Nations across British Columbia.

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

# Topics for Today

1. HEARTH project updates
2. HEARTH tenanting updates
3. HEART & HEARTH success stories
4. Shelters in Nanaimo
5. Housing investments in Nanaimo



# Nanaimo HEARTH project updates

Address	Operator	Status	Occupancy as of March 14
1300 Island Highway	Connective	Opened Spring 2025	43/50 units
1030 Old Victoria Road	VIMHS	Opened Summer 2025	52/59 units
250 Terminal Avenue Newcastle HEARTH	ICCS	Opened December 2018 Shifted to HEARTH in 2024	44/50 units
1298 Nelson Street Sparrow	N/A	<i>Not moving forward due to building condition</i>	<i>(0/78) units</i>

Total HEARTH units: **159**  
Currently tenanted: **139** (87%)



## Note on 250 Terminal Ave (Newcastle HEARTH)

- Will require phased closure so that structures can be removed ahead of construction of permanent supportive housing on site
- Engagement plan underway; more details to come.

# Nanaimo HEARTH tenanting

Address	Units	Tenanting Strategy	Outcomes
1300 Island Highway	50	HEARTH Strategic Working Group	53% from shelter 30% from encampment(s) 16% from other
1030 Old Victoria Road	59	HEARTH Strategic Working Group	50% from shelter 53% from encampment(s) 7% from other
250 Terminal Avenue (Newcastle HEARTH)	50	HEARTH Strategic Working Group	100% from shelter

- Non-profit and building service model shapes tenanting plan
- Community and City priorities in the Encampment Response Plan informed tenanting approach (via CAA table)



# HEARTH Success Stories: 1030 Old Victoria Road

## 1030 Old Victoria Road – Resident Journey



- Previously lived outside in the bushes in North Nanaimo
- Referred from the Nanaimo Sobering and Assessment Centre
- It took several months to feel safe indoors - initially slept on the floor
- Experienced significant physical and mental health improvements
- Currently working to obtain ID
- Interested in re-entering the workforce as a flagger
- Has started painting as a creative outlet
- Regularly visits Nanaimo Aquatic Centre to support their wellness

## Other program highlights from VIMHS:

- Many tenants have customized their units with plants and pictures
- Monthly "Fine Dining Fridays" where residents dress up and the cook adds extra flourishes to the meals
- Tenants have joined an impromptu running group to support staff who are training for a half-marathon



# Shelters in Nanaimo

Location	Spaces	Operator	Status
<b>19 Nicol Street</b> Salvation Army New Hope Centre	24 (perm) men only	Salvation Army	Opened 2007
<b>702 Nicol Street</b> Samaritan Place	14 (perm) women only	Island Crisis Care Society	Opened 2022
<b>595 Townsite Road</b> Unitarian Shelter	25 (perm)	Nanaimo Family Life Association	Opened 2008
<b>301 Machleary Street</b> St. Peters Winter Shelter	60 (temp)	Nanaimo Family Life Association	Closing March 31, 2026
<b>520 Prideaux Street</b> Risebridge Winter Shelter	24 (temp)	Risebridge Society	Closing April 30, 2026
<b>55 Victoria Road</b> The Hub Shelter	20 (temp)	Nanaimo Family Life Association	Closing March 31, 2026 Working group seeking a new location

Total shelter spaces: **167**

- 63 permanent
- 104 temporary (winter)

Shelter use:

- **425** people accessed shelters in Nanaimo (April - July 2025)
- **43** people moved from shelters into housing (April – July 2025)



# Supportive Housing – Open

Location	Homes	Operator	Status
<b>437 Wesley Street</b> Wesley Street Housing	36	CMHA Mid-Island	Opened February 2013
<b>6025 Uplands Drive</b> Uplands Walk	34	Pacifica	Opened February 2015
<b>2060 Labieux</b> Nikao (Temporary)	86 *	Pacifica	Opened December 2018
<b>702 Nicol Street</b> Samaritan Place	51	ICCSS	Opened March 2022
<b>285 Prideaux Street</b> Cornerstone	51	Connective	Opened May 2024

Total supportive homes currently operating: **258** (222 since 2017)



\* Note on **2060 Labieux Road** (Nikao) temporary housing

- Open since December 2018
- 66 of 86 units occupied. BCH is planning for a phased closure of this site so that structures can be removed as City prepares for public works yard construction

# Permanent Supportive Housing – Underway

Location	Homes	Operator	Status
<b>355 Nicol Street</b>	35	SFN	Estimated construction start spring 2026 <b>Estimated occupancy spring 2028</b>
<b>250 Terminal Avenue</b>	50	TBD	Community feedback incorporated Estimated construction start spring 2027 <b>Estimated occupancy fall 2028</b>
<b>McKenzie Avenue</b> (Adjacent to 1030 Old Victoria Road HEARTH)	60	TBD	Pending rezoning, purchase and permits Estimated construction start early 2027 <b>Estimated occupancy mid-2029</b>
<b>1850 Boxwood Road</b> Complex Care Housing	22	TBD w/Island Health	Estimated construction start spring 2026 <b>Estimated occupancy fall 2027</b>

Total supportive homes underway: **167**



# Women's Transition Housing Fund (WTHF)

Location	Homes	Operator	Status
<b>Cedar Woman House</b> Confidential Address	10	Snuneymuxw First Nation	Opened in 2019
<b>Haven House</b> Confidential Address	47	Haven Society	Opened in April 2025 30 second-stage, 17 transition beds
<b>Xpey Selhni</b> Confidential Address	42	Snuneymuxw First Nation	Estimated construction start mid- to late 2026 <b>Estimated occupancy Spring 2028</b>

Buildings under WTHF provide housing for woman-led families. Addresses are not disclosed for the safety of residents.

Total WTHF open or underway: **99**



*Haven House client intake room*

# Additional Housing Investments in Nanaimo

Housing Type	Homes open or underway since 2017
Low- to Moderate-Income Housing	291
Mixed Market Housing * (Community Housing Fund)	274
Middle-Income Housing	450
Provincial Redevelopment Fund (5th Street & Howard Avenue)**	199

\*Each CHF-funded building is 20% shelter rate, 50% rent-geared-to-income, and 30% market rate.

\*\*34 non-market rental homes (Sanala replacement) + 165 near-market rentals

Total additional homes for Nanaimo: **1,214**



# Investments along the Housing Continuum

Shelter and housing open or underway in Nanaimo since 2017



HEARTH	Supportive Housing/CCH	Women's Transition Housing	Low to Moderate Income	Middle Income	'Other' housing
159 units	391 homes	99 homes	547 homes	450 homes	217 homes

# Thank you