

July 16, 2025

To: Mayor and Council

Re: 1850 BOXWOOD ROAD, REZONING APPLICATION NO. RA522 - ZONING AMENDMENT BYLAW 2025 NO. 4500.241 - **AGAINST**

Good day Mayor and Council:

I am a Nanaimo resident and rate payer who attended the open house on April 3rd at Beban Park for this proposed complex care project. I asked questions and listened intently. I shared my email with BC Housing and the City requesting to be kept informed of developments. I received nothing.

I am writing to you to indicate I am against the zoning amendment to permit the building of a 22-unit complex care facility at 1850 Boxwood Rd. It is detrimental to neighbourhood development, both business and residential, increases safety risks to the community and is a misuse of taxpayer funded resources.

Neighbourhood Development.

The area is zoned Light Industrial Tech. We are starting to see businesses move into the area since Covid ended. Small Business is employment growth, innovation, and an extended municipal tax base. This type of health care facility would change that. It would significantly affect how the area would develop organically.

There is an eleven-unit townhouse strata that overlooks the proposed site. At least four of those homes have been put up for sale since the rezoning proposal. I don't believe that is a coincidence. I read it as 36% of the people living in the area 24/7 voicing their opinion. These Nanaimo taxpayers are so against this project they have chosen to move out.

Community Safety.

I live on the [REDACTED]. My area is considered semi-rural. That means I access my local amenities via Boxwood passing 1850 Boxwood as I walk and bike ride to the grocery store, bank, and various services. My behavior is aligned with the City's long-term goal of hubs where one can ride or walk to required services in 15 minutes.

Per the BC Health Website: "Complex care housing supports people living with significant mental health, addictions, or concurrent challenges, and other functional needs, who are at risk of homelessness" (<https://www2.gov.bc.ca/gov/content/health/managing-your-health/mental-health-substance-use/complex-care-housing>)

As I said, I walk and I bike ride. I am affected by this proposal. As a 65-year-old woman, I am worried about my physical safety should this facility be built. It is not just the residents but the criminal element this type of facility attracts. It is naive to think this is not the case. There are no support services in this area and little to do socially in the area but “hang around.” The proposal impedes local taxpayers’ safety to move about freely in their community.

Taxpayer funding.

Narrowly, a new-build may seem cheaper but retrofitting existing buildings are a better use of resources when overall impacts of currently vacant buildings are entertained. It may take some thought and originality but surely our Provincial government has that. BC Housing told me that there would be two full-time people on site, twenty-four seven, three sixty-five. In addition, between five and seven health professionals would also be on site twelve hours each day. The allocation of this expensive expertise for only 22 residents is folly. BC health care is in crisis mode. They must find a better way of spending these health care dollars to benefit more than just 22 people. I understand these people require support, but setting up 22 self-contained apartments, where they can cook, as well as access free meals in a communal dining area all for only \$500.00 per month that is paid for by another arm of the provincial government is an egregious misuse of scarce funding.

Additionally, I don’t believe the Provincial government will be able to sustain the level of upkeep this facility requires. This will lead to a drag on balanced tax base development in the area over the long term.

Final Thoughts:

City Council needs to consider what is best for the overall development of a vibrant Nanaimo. The proposal impedes local business and residential growth and taxpayers’ safety to move about freely in their community.

Please vote **NO** to this amendment and send BC Housing and Island Health back to their drawing board to find a better way, elsewhere, to assist these individuals.

Respectfully,

Christine Smith

[REDACTED]

Nanaimo.

[REDACTED]

From: [REDACTED]
To: [Public Hearing](#)
Subject: REZONING APPLICATION NO. RA522 – 1850 BOXWOOD ROAD
Date: July 16, 2025 4:15:11 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it may concern.

Regarding REZONING APPLICATION NO. RA522 – 1850 BOXWOOD ROAD

As long as I have been in Nanaimo there have been complaints that Nanaimo does not have enough light industrial land for businesses to use and to promote our local economy. We finally have some available on Boxwood and there is now a plan to re-zone it for a “Personal Care Facility” (Homeless shelter). This re-zoning goes against what Nanaimo has been asking for 25 years.

This facility, if built, will remove the land for light industrial which we REALLY NEED in Nanaimo. It will also bring hardship upon all the businesses that have chosen this area of Nanaimo to locate their operations. We all know that these facilities are a negative on a large geographic area when built. There are no exceptions. Every business in the area as well as the hospital, early learning centre and Quarterway school will feel a negative daily impact from this facility. There is a specific reason why as a business we did not choose downtown Nanaimo or other areas close to shelters to locate out business. We specifically chose this area for its distance from problems that impact our business and customers.

As well our strata agreed to access to our property via a stairway that borders 1850 Boxwood. This access was granted under certain perimeters including that the land that it was bordering was for light industrial. If this facility was built it would be contradictory to what was agreed upon and we would have to re-consider this access. We already have some issues with security, unwanted parking/camping, drug use which will be compounded if this facility was to be built and the stairway was to stay in place.

These facilities are needed in Nanaimo. However they should be located closer to where the epicentre of need is. That is close to down town. There is LOTS of land available that was put aside for a big arena (“Multiplex”) which is NOT located close to schools or day cares and is not zoned light industrial that should be used for this and other facilities like this. This would STILL located close to amenities as well as a medical clinic and other outreach services instead of a “care island” by itself in a LIGHT INDUSTRIAL area.

Sincerely,

Normon Thibault.
[REDACTED]



Business owner in Nanaimo since 1999



Norm Thibault



Frontrunners Nanaimo

250-591-4786 / 101-1825 Bowen Rd Nanaimo, BC V9S 1H1

www.nanaimo.frontrunners.ca

New Balance Nanaimo

250-591-1995 / 103-1825 Bowen Rd Nanaimo, BC V9S 1H1

www.newbalancenanaio.ca

Cross on the Rock

www.crossontherock.com

From: Robin Dutton <[REDACTED]>

Sent: Thursday, July 17, 2025 9:17 AM

To: Mayor Leonard Krog <Leonard.Krog@nanaimo.ca>; Sheryl Armstrong <Sheryl.Armstrong@nanaimo.ca>; Tyler Brown <Tyler.Brown@nanaimo.ca>; Hilary Eastmure <Hilary.Eastmure@nanaimo.ca>; Ben Geselbracht <Ben.Geselbracht@nanaimo.ca>; Erin Hemmens <Erin.Hemmens@nanaimo.ca>; Paul Manly <Paul.Manly@nanaimo.ca>; Janice Perrino <Janice.Perrino@nanaimo.ca>; Ian Thorpe <Ian.Thorpe@nanaimo.ca>

Subject: Letter of opposition to Boxwood facility.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mayor Krog and Members of Nanaimo City Council,

I am the owner of Coal City Cycles, located just minutes from the proposed site at 1850 Boxwood Road. My store caters primarily to families with young children, weekend riders, and cycling clubs. I am writing to express my concern and opposition to the rezoning and proposed 20–22-unit complex care housing facility slated for Boxwood Road.

1. Proximity to Families and Children's Recreation

Our cycling programs welcome many young children and families, including those attending the CEFA childcare facility immediately adjacent to the site, as well as an elementary school within 500 meters. The nature of Phase 1 complex care housing permits active substance use and transitional mental health care on site. While I support compassionate care, placing such a facility next to high-traffic family areas poses clear concerns regarding safety perceptions, public comfort, and parental peace of mind.

2. Traffic, Amenity Strain, and Pedestrian Safety

Boxwood Road currently sees modest traffic from families biking or driving to our store and nearby residential developments. The addition of up to 22 units, with 24/7 staffing and regular service deliveries, will significantly increase vehicular and pedestrian traffic. The design advisory panel noted the building is angled to maximize sunlight and minimize shadows, but did not fully address the impact of increased traffic flow on local pedestrians and potential safety issues.

3. Deterrent to Family-Oriented Business Environment

Coal City Cycles has thrived because our customers feel comfortable bringing kids and guests into a welcoming, low-stress space. If the facility houses adults dealing with addiction, mental health issues or brain injuries in a lower-barrier environment, it may deter families or groups who visit our shop or use adjacent public spaces. As an example, when there was a warming shelter in the former bakery on Bowen Rd, our facility saw a dramatic increase in drug paraphernalia and unsavoury characters sleeping and loitering in our parking lot, which proved to be a deterrent for some patrons.

4. Insufficient Mitigation and Public Input for Nearby Residents

While BC Housing, Island Health, and the Ministry of Health held open houses in early April and engaged directly with site neighbours, broader consultation with business-owners serving children appears limited. The rezoning has already passed its first two readings unanimously as of June 16, ahead of detailed traffic and safety plans .

Requested Actions & Alternatives

To minimize risk and protect family access:

- Pause the rezoning process. Delay further approvals until a comprehensive traffic and pedestrian safety study is completed, specifically addressing child access, paths, and sightlines.
- Require an on-site security presence during early morning and evening hours to reassure nearby families and businesses.
- Establish a liaison committee including local family-focused businesses, parents, and childcare operators to monitor the project as it develops.
- Consider alternative locations further removed from daycare, school and family-recreation zones, but still within Nanaimo's core to serve those in need.

We wholeheartedly support the intention to provide safe, stable housing for vulnerable adults. However, the selected Boxwood Road location, with trail access to childcare, elementary schooling, and family recreation businesses like mine, is inappropriate for a lower-barrier complex care facility. Please reconsider this location or institute stronger safeguards to ensure that families and businesses can continue to safely engage in our community.

Thank you for your time and consideration.

Sincerely,
Robin Dutton

Owner, Coal City Cycles

Owners of Strata Plan EPS2245

c/o [REDACTED]
Nanaimo, BC V9T 2H1
Tel: (250) 758-3411

July 17, 2025

City of Nanaimo Planning Department
455 Wallace Street
Nanaimo, BC
V9R 5J6

Via Email: public.hearing@nanaimo.ca

Attention: Planning & Development

Re: 1850 Boxwood Road Rezoning Application RA000522

Regarding the application to rezone 1850 Boxwood Road to allow a personal care facility, be advised the Owners of Strata Plan EPS2245, collective owners of the property located at 1825 Bowen Road, are strongly opposed to the rezoning and subsequent construction of a complex care housing development at that location.

Our property backs directly onto 1850 Boxwood Road, and in 2017 the City of Nanaimo requested a statutory right-of-way and permission to construct a public pedestrian walkway connecting the 2 properties. A right-of-way was granted, and a stairway was built. We, the Owners of Strata Plan EPS2245, agreed to the write-of-way under the terms and understanding that 1850 Boxwood Road was zoned "light industrial", and foot traffic would be minimal. Rezoning to allow the erection of a housing facility at 1850 Boxwood Road will dramatically increase pedestrian traffic through our property and, with the stairway providing convenient access to and from the proposed development, there will be an increase of unauthorized vehicles exploiting our parking lot.

Furthermore, stakeholders of our neighboring property at 1815 Bowen Road occupied by CEFA Early Learning center, whose clients are infants to toddlers, have expressed very strong opposition to the construction of a complex care housing development in close proximity to their business. And with Quarterway School just steps away, the location is inappropriate for this type of housing development.

With considerable opposition to the proposed development, and already limited number of light industrial properties in the Nanaimo area, we urge city council to maintain the current zoning as-is.

Collectively, The Owners of Strata Plan EPS2245

From: [REDACTED]
To: [Public Hearing](#)
Subject: 1850 Boxwood Rd Rezoning Application RA000522
Date: July 17, 2025 11:42:52 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Re: Rezoning Application RA000522

As a business I would like to express our concern and opposition to the rezoning of 1850 Boxwood Rd to allow for a personal care facility. When we built 1825 Bowen Rd with Windley Contracting, 1850 Boxwood Rd was zoned light industrial. We chose this area with the vision of what it has become, and this did not include a personal care facility backing on to our property.

Like many businesses in Nanaimo, there is constant issues surrounding mental health. Some of the issues we have dealt with around our property include overdoses behind our building, campouts in front of unit 103, campouts in front of the access to the second floor of 1825 Bowen rd, an assault against a courier driver who was hit over the head with a chair by someone experiencing some sort of 'high', verbal abuse towards staff and customers, fires around the building and surrounding bushes and human feces around the property.

We strongly feel that going against the current zoning and adding a personal care facility will further add to these issues, making it even harder to conduct business in the this city.

Furthermore, the right-of-way that was granted to the city in 2017 connecting 1825 Bowen Rd and 1850 Boxwood Rd via a staircase was based on this area being zoned light industrial. This area at the back of the parking lot is already a gathering spot for overnight stays/campouts this will only increase with the proposed change.

Finally, the proximity to a child day care facility and an elementary school that already experiences drug paraphernalia on its property is another reason to consider relocating this project.

With an already limited supply of light industrial properties in Nanaimo, and the proximity too long standing businesses and child care facilities/schools we hope the City of nanaimo will reconsider this change in zoning.

Thank you,
Stefan Jakobsen




Stefan Jakobsen

[fronrunners.ca](#)

Fronrunners Nanaimo

250-591-4786





101-1825 Bowen Rd Nanaimo, BC V9S 1H1

Frontrunners Cumberland

250-336-0082

2699 Dunsmuir Ave Unit B Cumberland, BC V0R 1S0

From: [REDACTED]
To: [Public Hearing](#)
Subject: 4500.241 bylaw opposition
Date: July 17, 2025 12:22:11 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I have concerns with the location of this facility being built. This is a location with major traffic, school, business and residential. My concern is some of the client's residing there or drug use in the area could potentially cause greater need for security and frequent police presents. Nanaimo has scene the problems in neighbouring areas of the Labieux Road and Terminal Avenue locations. I do not disagree that Facilities are needed, but feel a location with less populated areas would be safer and cause less pressures for that residential and business area on Boxwood Road. Thank you for your consideration.

From: [REDACTED]
To: [Public Hearing](#)
Cc: [REDACTED]
Subject: Strong Opposition to Proposed Personal Care Facility Rezoning Application RA000522
Date: July 17, 2025 12:39:23 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I am writing to formally express my strong opposition to the proposed rezoning that would permit a supervised drug injection facility at 1850 Boxwood, directly across the street from my home — and critically, from a daycare facility that serves young children in our community.

While I understand the public health intentions behind harm reduction and addiction services, I believe this location is entirely inappropriate for such a facility due to the following concerns:

1. Proximity to Children and Families:

Locating a drug injection site directly across from a daycare raises serious questions about child safety and community responsibility. The presence of vulnerable children should be a major factor in site selection. Parents and caregivers deserve assurance that their children are learning and playing in a secure, stable environment.

2. Impact on Community Safety and Livability:

Residents — myself included — are deeply concerned about the potential for increased loitering, drug-related litter, and general disruption in what has been, until now, a quiet and family-friendly area. These risks are amplified by the presence of a daycare and the many families living in close proximity.

3. Effect on Property Value and Sense of Security:

This proposal came after I made a significant financial and emotional

investment in purchasing my home. A development of this nature so close to residential properties and childcare services will almost certainly affect property values and create anxiety for current and future residents.

4. Lack of Community Consultation:

Many of us feel blindsided by this proposed rezoning. Decisions of this magnitude require transparent communication and meaningful engagement with residents — especially when the implications are so significant. Based on the numerous previous meetings that have already taken place without the input of residents, I fear that tonight's public hearing is simply a "check the box" facade and a decision has already been made.

I urge you to pause and reconsider this proposal. Addiction support services are essential, but their location must be chosen with extreme care, balancing the needs of those accessing support with the safety and stability of the surrounding community — especially its youngest members.

I respectfully request that alternative locations, better suited to such a facility, be considered.

Thank you for your time and attention.

Wendy and Keith Bircher



To: Nanaimo City Council

Re: Opposition to Proposed 22-Unit Complex Care Facility at 1850 Boxwood Road

Dear Mayor and Council,

We are writing today to express our strong concerns regarding the proposed 22-unit complex care housing facility at 1850 Boxwood Road in Nanaimo.

Our early learning centre, located at 1850 Boxwood Road – Unit 22, has operated adjacent to this property for the past 6 years. We recognize that Nanaimo is in urgent need of supportive housing. At the same time, working families in our region are also in critical need of accessible, high-quality childcare and early learning options. While we will not attempt to rank which need is more urgent, we trust that you—our elected representatives—will carefully consider the impacts on both.

Families across the Nanaimo region have placed their trust in our centre to care for and educate their children, ages 1-5. With an enrollment of 132 students per day and 160 families, we take great pride in providing a safe, secure, and nurturing learning environment.

We are deeply concerned that placing a complex care facility directly beside our centre could jeopardize the safety and emotional well-being of the children in our care. The proximity of this development presents a risk we believe is too significant to ignore.

To be clear, we support the creation of complex care housing and recognize the growing need to serve Nanaimo's most vulnerable residents. We commend the City for its leadership in addressing this issue. However, we strongly believe this can be achieved in a location that does not put young children at risk.

Our childcare facility already faces ongoing safety challenges. We have experienced frequent visits from individuals experiencing homelessness, including incidents involving fires set near our entrance, smoke infiltration into our building, and attempts to access restricted areas such as the electrical room.

In response to these concerns, we have invested in enhanced security measures, including the installation of security cameras, at a cost of approximately \$1,000 per month. Despite these efforts, the risks remain, and we are concerned that the proposed facility will only heighten these challenges.

We respectfully urge the Council to reconsider the proposed location and explore alternative sites that would allow for both the compassionate care of vulnerable individuals and the protection of the young children who attend our centre.

Sincerely,

Sara Najafi
CEFA Early Learning Nanaimo
Email: [REDACTED]

CEFA Early Learning - Nanaimo
1815 Bowen Rd, Nanaimo, BC V9S 1H
250 755 6502
nanaimo@cefa.ca

