

## Process Chronology and Attachments

2018-APR-09

In order to provide the community with an overview of the process related to the consideration of a modular housing project at 1425 Cranberry Ave., Council at their IC meeting of 2018-MAR-19, directed staff to prepare and release a chronology along with associated relevant Staff reports. The attached summary is in response to that direction.

## Modular Housing Site Selection Process

2017-NOV-02 to 2018-MAR-19

### **2017**

#### **2017-NOV-02 Public Safety Meeting**

It was moved and seconded that the Public Safety Committee recommend to Council that Staff start working on the provision of a short term supported housing solution, such as modular homes on City land, and that Staff provide a progress report at the next Public Safety Meeting or via email. The motion carried unanimously.

#### **2017-NOV-20 Regular Council Meeting**

49717 It was moved and seconded that Council direct Staff to start working on the provision of a short term supported housing solution, such as modular homes on City land, and that Staff provide a progress report at the next Public Safety Meeting or via email. The motion carried unanimously.

#### **2017-DEC-18 "IN CAMERA" Council Meeting**

(a) Affordable Modular Housing Initiative

Introduced by Bruce Anderson, Manager, Community and Cultural Development.

25817 It was moved and seconded that Council direct Staff to bring forward, in an Open Council meeting, a report with regard to working in partnership with BC Housing to develop second-stage supported modular housing at 1425 Cranberry Avenue. The motion carried unanimously.

### **2018**

#### **2018-JAN-31 Open House – Proposed Site**

An open house was held by BC Housing, Pacifica, and City of Nanaimo to inform the neighbourhood and seek comment on the proposal to locate a modular housing project for homeless persons on the City-owned site (1425 Cranberry Avenue).

#### **2018-FEB-05 Regular Council Meeting**

It was moved and seconded that Council direct Staff to look into alternative locations for the Supportive Housing project including properties that are not owned by the City. The motion carried.

**2018-FEB-19 "IN CAMERA" Council Meeting**

(d) Modular Housing Site Selection

Introduced by Dale Lindsay, Director of Community Development

It was moved and seconded that the report "Modular Housing Site Selection" dated 2018-FEB-19 be received for information. The motion carried unanimously.

**2018-FEB-19 Regular Council Meeting**

It was moved and seconded that Council direct Staff to withdraw 1425 Cranberry Avenue as a location for potential housing and inform BC Housing that a location for the Rapid Response to Homelessness program will be identified in the near future. The motion carried.

**2018-MAR-05 Regular Council Meeting**

(b) Mayor McKay re: Request to send letter to Minister Selina Robinson, Minister of Municipal Affairs and Housing

It was moved and seconded that the Mayor send a letter on behalf of Mayor and Council and the citizens of Nanaimo to request an extension to the time frame in order to complete the modular housing project as envisioned in the City of Nanaimo. The motion carried unanimously.

**2018-MAR-19 Regular Council Meeting**

(a) Correspondence dated 2018-MAR-06 and 2018-MAR-09 between the City of Nanaimo and the Ministry of Municipal Affairs and Housing regarding modular housing.

## Sheila Gurrie

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**From:** Sheila Gurrie  
**Sent:** Saturday, April 07, 2018 4:04 PM  
**To:** Sheila Gurrie  
**Subject:** FW: Modular Housing Project

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**From:** Bruce Anderson  
**Sent:** Wednesday, January 17, 2018 4:20 PM  
**To:** Mayor&Council <[Mayor&Council@nanaimo.ca](mailto:Mayor&Council@nanaimo.ca)>  
**Cc:** Tracy Samra <[Tracy.Samra@nanaimo.ca](mailto:Tracy.Samra@nanaimo.ca)>; Dale Lindsay <[Dale.Lindsay@nanaimo.ca](mailto:Dale.Lindsay@nanaimo.ca)>  
**Subject:** Modular Housing Project

Mayor and Council,

We have been proceeding with BC Housing to plan and deliver the modular housing project at the 1425 Cranberry Avenue site. As you may recall, this initiative is providing modular housing for those who are homeless or at risk of homelessness. The building will have staff on site 24 hours a day 7 days a week. The next step in the process will be an Open House to announce the site location and provide information to the neighbourhood. Our intention was to hold this Open House in early February and provide a notice later in January. However, we have been informed that some of the neighbours are now aware of the location, and we also received a media enquiry today. Our revised approach, based on this information, is that we will be issuing a joint Press Release with City, BC Housing and Pacifica Housing (the operator) to both acknowledge the modular housing project proposed for this location and to announce the Open House, which has now been scheduled for January 31, 2018, from 6-8pm at the Boys and Girls Club (1400 Cranberry Avenue). We are working today with the Province to prepare the press release; which we expect will be issued tomorrow. In addition, we continue to make preparations for the upcoming Open House as well as proceeding with our project planning. Thank you.



Bruce Anderson, MA, MCIP, RPP  
Manager, Community & Cultural Planning  
City of Nanaimo  
P: (250) 755-4423  
F: (250) 755-4432



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# New supportive housing coming to Nanaimo

January 25, 2018

NANAIMO – People in Nanaimo who are experiencing or at risk of homelessness, including seniors and people with disabilities, will benefit from 44 new homes with 24/7 support services, being built as part of the Province’s modular-housing program.

The B.C. government is partnering with the City of Nanaimo to provide stable and secure homes for vulnerable people in the community that will help them begin the transition into longer-term, permanent housing.

“Solving the housing crisis affecting people in Nanaimo and throughout the province won’t be easy, but when we work together, and work quickly, we can create safe, affordable homes for people who need them,” said Selina Robinson, Minister of Municipal Affairs and Housing. “We are working with local governments to address the immediate needs of the people most at risk in their communities by creating a safe space that gives people the best chance to improve their lives.”

Each self-contained home will include a private bathroom and a kitchen. Tenants will also have access to a shared amenity space, a meal program, and support services. Nanaimo

joins nine other B.C communities that are using this form of housing to address homelessness and help people in need.

“The modular-housing initiative provides an opportunity for this community to take action and provide safe and affordable housing for residents who have not been able to find a place to live in Nanaimo,” said Bill McKay, mayor of Nanaimo. “As such, we welcome the opportunity to work with our provincial government partners on this important project and will continue to work collaboratively to create affordable housing options for Nanaimo residents.”

“The people of Nanaimo know that more needs to be done to address homelessness,” said MLA for Nanaimo-North Cowichan Doug Routley. “These supportive housing units are an important first step, and I look forward to our government doing even more to address the lack of affordable housing in the region.”

The three-storey modular building will be located at 1425 Cranberry Ave. and will be operated by Pacifica Housing.

BC Housing will work together with community partners to identify people who are homeless or at risk in Nanaimo who need support to help maintain their homes.

“Pacifica Housing is very excited to be the operator of this new facility,” said Dean Fortin, executive director of Pacifica Housing. “We have a record of successful supportive housing in our Uplands Walk complex in Nanaimo, and will provide the same high-quality care and community connections in the Cranberry Housing.”

Neighbouring residents and businesses are invited to a drop-in open house on Jan. 31 from 6 p.m. to 8 p.m. at 1400 Cranberry Ave. to learn more about the project.

#### Quick Facts:

- The Government of British Columbia is investing approximately \$7.25 million towards the Nanaimo project.
- Pending development and building-permit approvals, construction on the project is expected to begin in the spring of 2018.
- This is part of a provincewide investment of \$291 million to build 2,000 homes throughout the province and more than \$170 million over three years to provide 24/7 staffing and support services.
- Through this program, more than 1,200 new homes for people most in need have started development in the province.

- The Province will be working with local governments and community partners to develop a Homelessness Action Plan to reduce homelessness through permanent housing and services.

**Contacts:**

Lindsay Byers  
Ministry of Municipal Affairs and Housing  
250-952-0617

Rajvir Rao  
BC Housing  
604-456-8917

John Luton  
Pacifica Housing  
250-216-1667

Sheila Gurrie  
City of Nanaimo  
[MediaRequests@Nanaimo.ca](mailto:MediaRequests@Nanaimo.ca)

## **BACKGROUND**

### **Services and supports provided for modular housing**

All new modular-housing buildings in the province are being provided with around-the-clock staffing to help young people, people with disabilities, seniors, and others in critical housing need.

The Province is investing \$170 million over three years to help those with the highest housing needs to build new beginnings. Experienced non-profit housing providers will provide support to tenants based on their assessed needs.

Some of the services and supports that will be provided to young people, seniors, people with disabilities and others who are homeless or in danger of becoming homeless are:

- Meals;
- Connecting residents to community supports such as education and employment opportunities and health and wellness services;

- Individual or group support services such as life skills, community information and social and recreational programs;
- Case planning and needs assessment;
- Other supports designed to assist residents in meeting their personal and housing goals, including culturally specific programs;
- Assistance to access income assistance, pension benefits, disability benefits, obtaining a BC Services Card or establishing a bank account;
- Support for residents to learn how to operate and maintain a home; and
- No-cost laundry services, either on-site or off-site.

Contacts:

Lindsay Byers  
Ministry of Municipal Affairs and Housing  
250-952-0617

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Housing Assistance

Partner Services



January 24, 2017

Dear neighbours,

**Re: Proposed Modular Housing at 1425 Cranberry Avenue**

We are writing to inform you that BC Housing, in partnership with the City of Nanaimo, will be developing the City-owned property at 1425 Cranberry Avenue for new housing over the next year. The plan is for modular housing with supports, operated by Pacifica Housing Society, to provide homes for people experiencing homelessness.

We would like to invite you to a neighbourhood open house where you can learn more about the project and ask any questions you may have.

**NEIGHBOURHOOD OPEN HOUSE – DROP IN**

**DATE:** Wednesday, January 31<sup>st</sup>, 2018  
**TIME:** 6:00 p.m. through 8:00 p.m. (drop-in)  
**PLACE:** Boys & Girls Club, 1400 Cranberry Avenue

*The City of Nanaimo, in partnership with BC Housing and Pacifica, will be holding a drop-in open house to share information on the proposed development.*

***What is happening at 1425 Cranberry Ave?***

BC Housing, the City of Nanaimo, and Pacifica are working together to address the urgent need for housing and supports for individuals who are experiencing or at risk of homelessness in our community.

The plan is to provide up to 44 units of modular housing with 24/7 onsite supports. Each self-contained unit will include a bathroom and kitchen. There will be landscaping and a shared amenity space. Residents pay rent in line with rent geared-to-income.

The goal is to open in fall 2018. You may notice work beginning later this month to explore site conditions.

***Who will operate the housing?***

The new housing will be owned by BC Housing and will be operated by an experienced local non-profit partner and housing provider, Pacifica. The responsibilities of Pacifica will include property management, operations management and tenant selection. Once residents move in, staff will be on-site to support residents.

***What security measures will be put into place?***

The safety of our future residents, staff and the surrounding community is a priority for BC Housing, the City of Nanaimo and Pacifica Housing. The housing will have staff available 24 hours a day, 7 days a week to ensure residents are supported and that any concerns are addressed in a timely manner. Pacifica is an experienced local non-profit housing operator and is committed to being a good neighbour.

***What will the modular housing look like?***

Every effort will be made to ensure that the housing and the site improvements fits into the style of the neighbourhood.

***How long will the housing be operating?***

This is permanent housing.

We look forward to speaking with you at the Open House. Any questions about this initiative can be directed to:

**City of Nanaimo**

Name Bruce Anderson, Manager  
Email: [socialplanning@nanaimo.ca](mailto:socialplanning@nanaimo.ca)

**BC Housing**

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

**Pacifica Housing**

Dean Fortin, Executive Director  
Email: [dfortin@pacificahousing.ca](mailto:dfortin@pacificahousing.ca)

b. City of Nanaimo's Capital Project, Planning, Design, Delivery and Operation Process Review Presentation

Arun Narayanan, MBA, PMP, Manager, Infrastructure & Capital Projects Advisory and Chris Baisley, P.Eng., MBA, Director, Infrastructure and Capital Projects, Deloitte LLP, to provide a presentation regarding the City of Nanaimo's Capital Project, Planning, Design, Delivery and Operation Process Review.

7. **MAYOR'S REPORT:**

8. **ADMINISTRATION:**

a. Committee Recommendations

1. Public Safety Committee Meeting Recommendation from 2017-NOV-02

To be introduced by Councillor Armstrong.

It was moved and seconded that the Public Safety Committee recommend to Council that Staff start working on the provision of a short term supported housing solution, such as modular homes on City land, and that Staff provide a progress report at the next Public Safety Meeting or via email. The motion carried unanimously.

2. Finance and Audit Committee Meeting Recommendations from 2017-NOV-09

To be introduced by Councillor Bestwick.

It was moved and seconded that the Finance and Audit Committee recommend that Council not provide funding for an emergency shelter for youth for the 2017/2018 winter season. The motion carried unanimously.

It was moved and seconded that the Finance and Audit Committee recommend that Council approve a \$4,070 funding request from the Community Engagement Task Force in support of a public engagement event scheduled for 2017-NOV-23 at the Vancouver Island Conference Centre. The motion carried.

It was moved and seconded that the Finance and Audit Committee recommend that Council approve the request from the Vancouver Island Raiders Football Club for a Travel Assistance Grant in the amount of \$2,000 for forty (40) players to attend the Canadian National Semi-Finals being held in Saskatoon, Saskatchewan on 2017-OCT-29. The motion carried unanimously.

# In Camera Report for Decision

City of Nanaimo

DATE OF MEETING DECEMBER 18, 2017

AUTHORED BY JOHN HORN, SOCIAL PLANNER

SUBJECT AFFORDABLE MODULAR HOUSING INITIATIVE

## OVERVIEW

### **Purpose of Report**

To obtain Council direction on the provision of City-owned land for the development of second-stage supported modular housing in partnership with BC Housing.

### **Reason for “In Camera”**

Community Charter Section 90(1)(e)

“the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality”

### **Recommendation**

That Council direct Staff to bring forward, in an Open Council Meeting, a report with regard to working in partnership with BC Housing to develop second-stage supported modular housing at 1425 Cranberry Avenue.

### **Resolution to Rise and Report**

Release upon completion of terms of agreement with BC Housing and Council approval.

## BACKGROUND

In 2017, BC Housing announced a new program; “Modular Supportive Housing” (EOI 1070-1718-90), intended to support local communities to address the issue of homelessness in a cost-effective and timely manner.

Staff from BC Housing have indicated a desire to partner with the City of Nanaimo to locate an allocation of modular housing units in Nanaimo in the range of 40 units. BC Housing has indicated the provision of modular housing would include both capital and operating contributions from the province.

The approach to tenant selection for the proposed project is to configure the units as second-stage housing, so that current supportive housing providers can identify residents of their building who have reached a place in their recovery where they could live in a less restrictive, but still supported environment. This would open units in the supported housing facilities that could be used to move people who are currently homeless on the streets of Nanaimo into safe, supported, affordable housing. This approach is supported by the recently-adopted strategic plan for Nanaimo’s Homelessness Coalition, which calls for more granularity in the housing stock to allow those who have achieved stability and have improved their self-sufficiency to move along the housing continuum to less resource-intensive options.

The proposed site for supported modular housing (1425 Cranberry Avenue) is owned by the City of Nanaimo and appropriately zoned (CS-1/ R12). Only a portion of the site would be required (0.39 acres), leaving sufficient land to address future road requirements for the Cranberry connector. The proposed site is a portion of the property legally described as Section 22, Range 18, Section 19, Range 4, Cranberry District, Plan 1332, Except 38710.

The proposed site is close to shopping and amenities (Southgate Mall) and located across from Fire Hall No. 4. There is a bus stop adjacent the site. The proposed location for supported modular housing supports the policy goal of distributing affordable housing across the community and avoiding concentration of social housing.

Staff will proceed to work with BC Housing to further develop this modular housing opportunity for Nanaimo. Next steps will include the following:

- Property review: Development/feasibility/servicing (and associated costs)
- Program detail: Provincial capital and operating investment; tenant type; process for development with BC Housing
- Housing concept: Determine housing form, scale and density; siting
- Consultation: Neighbourhood (adjacent residents and association)

This program, supported modular housing, is a one-time initiative being offered by BC Housing with a limited amount of units available across the province, and a strong demand from other BC communities. In order to avail of this opportunity, Nanaimo will need to move forward quickly with an identified site that is appropriate and available.

## OPTIONS

1. That Council direct Staff to bring forward in open a report with regard to working in partnership with BC Housing to develop second-stage supported modular housing at 1425 Cranberry Avenue.
  - **Budget Implication:** Provision of land and a contribution to the associated off-site works and services, as well as relief of Development Cost Charges associated with the project. These costs could be resourced from the City of Nanaimo's Housing Legacy Reserve fund.
  - **Policy Implication:** Supports the Official Community Plan Objective 3.2, "provide opportunities for affordable housing", and maximize the use of senior government and municipal programs to provide lower-cost housing.
  - **Engagement Implication:** Engagement with the local community adjacent to the site will be a necessary component of the proposed development.
  - **Strategic Priorities Implication:** Furthers the community value of social equity and responds to the Council priority initiative of Affordable Housing.
  
2. That Council provide alternative direction. |

**SUMMARY POINTS**

- An opportunity to develop an affordable supported housing option in the range of 40 units with the majority of costs borne by the provincial government.
- The modular housing aspect of the proposed development means that completed units could be ready for occupancy in less than 12 months.
- The proposed location meets all relevant criteria and achieves applicable policy goals.

**ATTACHMENTS**

ATTACHMENT A: Property Analysis (1425 Cranberry Avenue)

**Submitted by:**

Bruce Anderson  
Manager, Community & Cultural Planning

**Concurrence by:**

Dale Lindsay  
Director, Community Development

# ATTACHMENT A

## CITY OF NANAIMO

THE HARBOUR CITY

### PROPERTY ANALYSIS

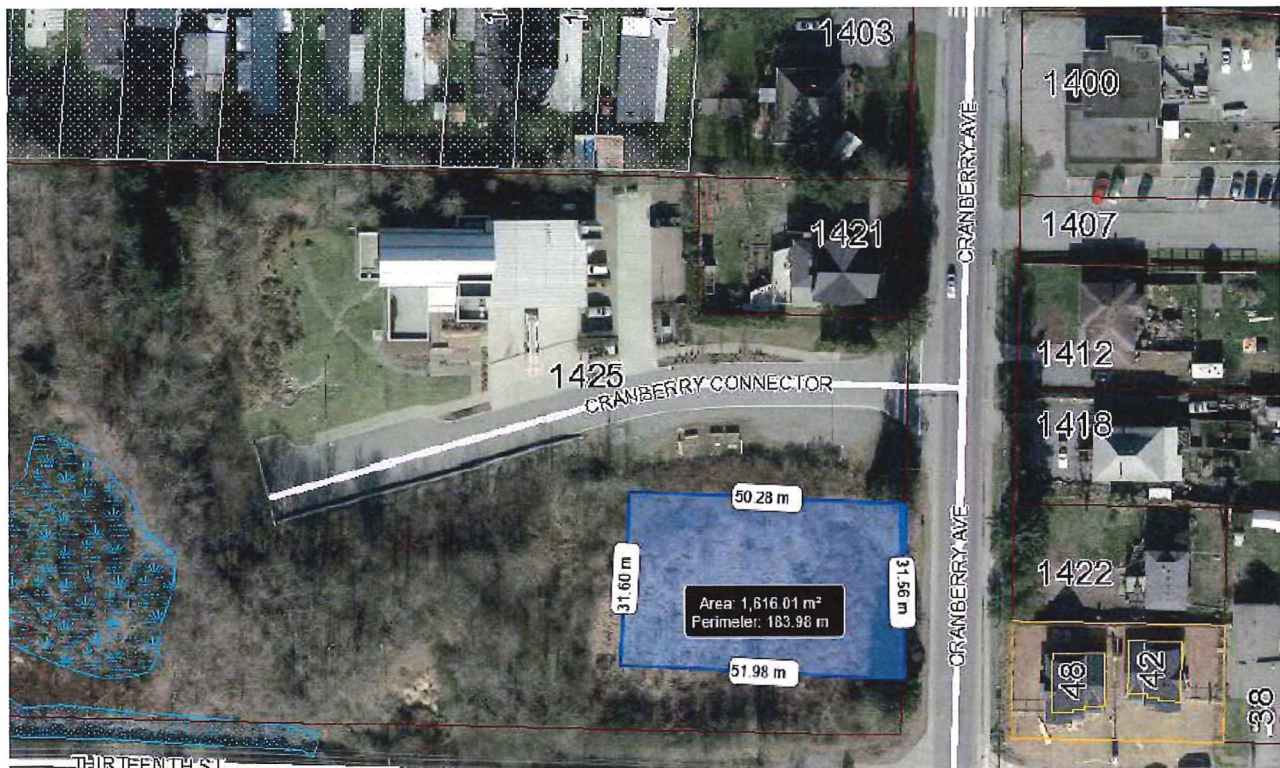
2017-NOV-03

Address: 1425 Cranberry Avenue

### PROPERTY DESCRIPTION

1. Location: South Nanaimo
2. Size: estimate of area required 1,600m<sup>2</sup> (.39 acres)
3. Assessment Information (2017) Total Land value: \$144,000 (for area required)
4. Zoning: CS1/R12
5. Comments: Fire hall across street from land. Future road requirements for Cranberry connector

### AERIAL PHOTO



# "In Camera" Information Report

*City of Nanaimo*

File Number: CLL00070

DATE OF MEETING |February 19, 2018|

AUTHORED BY |BILL CORSAN, DEPUTY DIRECTOR, COMMUNITY DEVELOPMENT|

SUBJECT |MODULAR HOUSING SITE SELECTION|

## OVERVIEW

### **Purpose of Report**

|To provide Council with information on alternative locations for a BC Housing modular housing project, including properties that are not owned by the City. |

### **Reason for "In Camera"**

|*Community Charter* Section 90(1)

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the municipality |

### **Recommendation**

|That the report "Modular Housing Site Selection" dated 2018-FEB-19 be received for information.|

### **Resolution to Rise and Report**

|To be released once received by Council, with the exception of and Attachment C.|

## DISCUSSION

|The City of Nanaimo is in the process of developing an Affordable Housing Strategy to map out a framework for how the City delivers a range of housing options to the community. The work is expected to be complete by the fall of 2018.

The new provincial government has committed itself to addressing homelessness and the affordability issues. The first step they have taken is the creation of a Rapid Response to Homelessness (RRH) Program delivered by BC Housing. The program provides staff-supported housing for individuals who are homeless or at risk of homelessness. The intent of the program is to have housing built and occupied in this calendar year (2018). The province is achieving the tight timeline by using modular housing that is assembled on site. The units are fully self-contained bachelor apartments with bathroom, kitchen, etc.

At the 2017-DEC-18 Special "In Camera" Council meeting, Staff were directed to bring forward, in an Open Council meeting, a report with regard to working in partnership with BC Housing to develop a second-stage supported modular housing at a City-owned property at 1425 Cranberry Avenue using funding from the RRH Program.

In advance of bringing a report to Council, BC Housing, Pacifica and the City hosted a public open house on 2018-JAN-31 in the Chase River Neighbourhood to introduce the project and solicit feedback.

Following delegations regarding the proposed development Council, at their Regular Meeting of 2018-FEB-05, moved and seconded that

*"Council direct Staff to look into alternative locations for the Supportive Housing project including properties that are not owned by the City."*

This 'In Camera' Staff report presents the results of the site selection process used to identify an alternative site that meets the needs of the RRH Program. The report is 'In Camera' to protect the identity of the private properties examined through this process. A corresponding report with decisions for Council on this topic will be presented at this evening's agenda.

### **City-Owned Properties**

Staff reviewed all City-owned properties within the boundaries of the city using the following set of criteria:

- Size of Parcel: The site needs to be of sufficient size to support the modular housing project. A parcel of 0.50 acres was deemed as the minimum lot size based on previous supportive housing projects in the city.
- Vacant or Minimal Improvements: The site needs to be in a state that can accommodate development quickly and involve little or no demolition work.
- Compatible Official Community Plan (OCP) Designation and Zoning: The RHH requires the housing to be constructed and occupied in 2018. This constraint requires the OCP Designation and Zoning to be suitable as there is insufficient time for either bylaw to be amended.
- Servicing in Place: The RHH requires the housing to be constructed and occupied in 2018, which means City services such as potable water, sanitary sewer, and storm water need to be either in place or close to the property line.
- Site Conditions: The site needs to be buildable with a minimum amount of site preparation to meet with timeline.
- Existing Plans for Property: In some cases, Council has committed a City-owned property for a specific project.

Attachment A outlines 13 properties that meet the minimum parcel size. This list was further refined to six sites using the above criteria (Attachment B). Only three sites met most of the criteria (1425 Cranberry Avenue, 295/299 Selby Street, and 640 Fourth Street).



## Privately-Owned Properties in Chase River

A similar set of criteria was applied to the site selection for privately-owned properties in the Chase River neighbourhood:

- Size of Parcel: The site needs to be of sufficient size to support the modular housing project. A parcel of 0.50 acres was deemed as the minimum lot size based on previous supportive housing projects in the city.
- Vacant or Minimal Improvements: The site needs to be in a state that can accommodate development quickly and involve little or no demolition work.
- Compatible OCP Designation & Zoning: The RRH program requires the housing to be constructed and occupied in 2018. This constraint requires the OCP Designation and Zoning to be suitable as there is insufficient time for amendments to the bylaws.
- Servicing in Place: The RRH program requires the housing to be constructed and occupied in 2018, which means City services such as potable water, sanitary sewer, and storm water need to be either in place or close to the property line.
- Site Conditions: The site needs to be buildable with a minimum amount of site preparation to meet with timeline.
- Estimated Cost: Both the Property Reserve Fund and the Property Acquisition Fund have been committed to other acquisitions and there are limited resources that can be used to acquire private land. The Housing Legacy Fund has a budget of \$2.4m, which is to cover not only the cost of acquisitions, but also costs associated with Development Cost Charge (DCC) Exemptions and works and services for future housing projects.

A review of privately-owned properties in the Chase River Neighbourhood resulted in 19 properties (Attachment C) being identified as potential sites. Once the criteria was applied, none of the sites met the zoning requirements for a Personal Care Facility of this scale.

## Discussion

The RRH Program requires the host municipality to be able to provide a property that is of sufficient size, serviced, and with the necessary land use controls in place to enable development to take place immediately to meet the goal of occupancy by the end of 2018.

There are two additional City-owned sites that could be used for the RRH program. One is 295/299 Selby Street, located in the downtown core, where there is already a concentration of existing services. Another is 640 Fourth Street, located between Vancouver Island University, the Rotary Bowl and Nanaimo District Secondary School. The City recently acquired this property, and more detailed site planning and consultation is required before it can be recommended for development.

The privately-owned sites in the Chase River area do not have the correct land use designation and zoning to support the project. There is insufficient time to complete the OCP amendments and rezoning process for this specific program.

The site located at 1425 Cranberry Avenue is the most compatible site for the RRH modular housing program.

Going forward, Council may wish for the Affordable Housing Strategy to include a land acquisition list to support future projects, which would enable the City to bank land and carry out consultation with each neighbourhood in an appropriate time frame. |

### **SUMMARY POINTS**

- BC Housing has developed a Rapid Response Housing (RRH) Program to address homelessness in communities across BC. As part of the program, modular housing is being used to ensure occupancy can be achieved no later than the end of 2018.
- Staff were directed to work with BC Housing to deliver a project on City-owned land at 1425 Cranberry Avenue.
- Following feedback from the Community, Staff were asked to identify alternative sites both public and private for the RRH Program.
- In addition to 1425 Cranberry Avenue, there are two other City-owned sites that meet the evaluation criteria for the RRH Program. Staff do not recommend these downtown and VIU sites as they do not meet the dispersal model of affordable housing.
- Nineteen private sector sites were examined against the criteria. None of these sites could be used for the RRH Program due to their current OCP designation and zoning with insufficient time to amend.
- Staff would recommend that the Affordable Housing Strategy include an acquisition program to bank properties that will allow the City to deliver projects in a coordinated manner. |

### **ATTACHMENTS**

ATTACHMENT A: Preliminary List of City-Owned Properties and Map

ATTACHMENT B: City-Owned Property- Sites Matching Most of the Criteria and Map

ATTACHMENT C: Privately-Owned Property – Sites Matching Most of the Criteria and Map  
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#### **Submitted by:**

Bill Corsan  
Deputy Director, Community Development

#### **Concurrence by:**

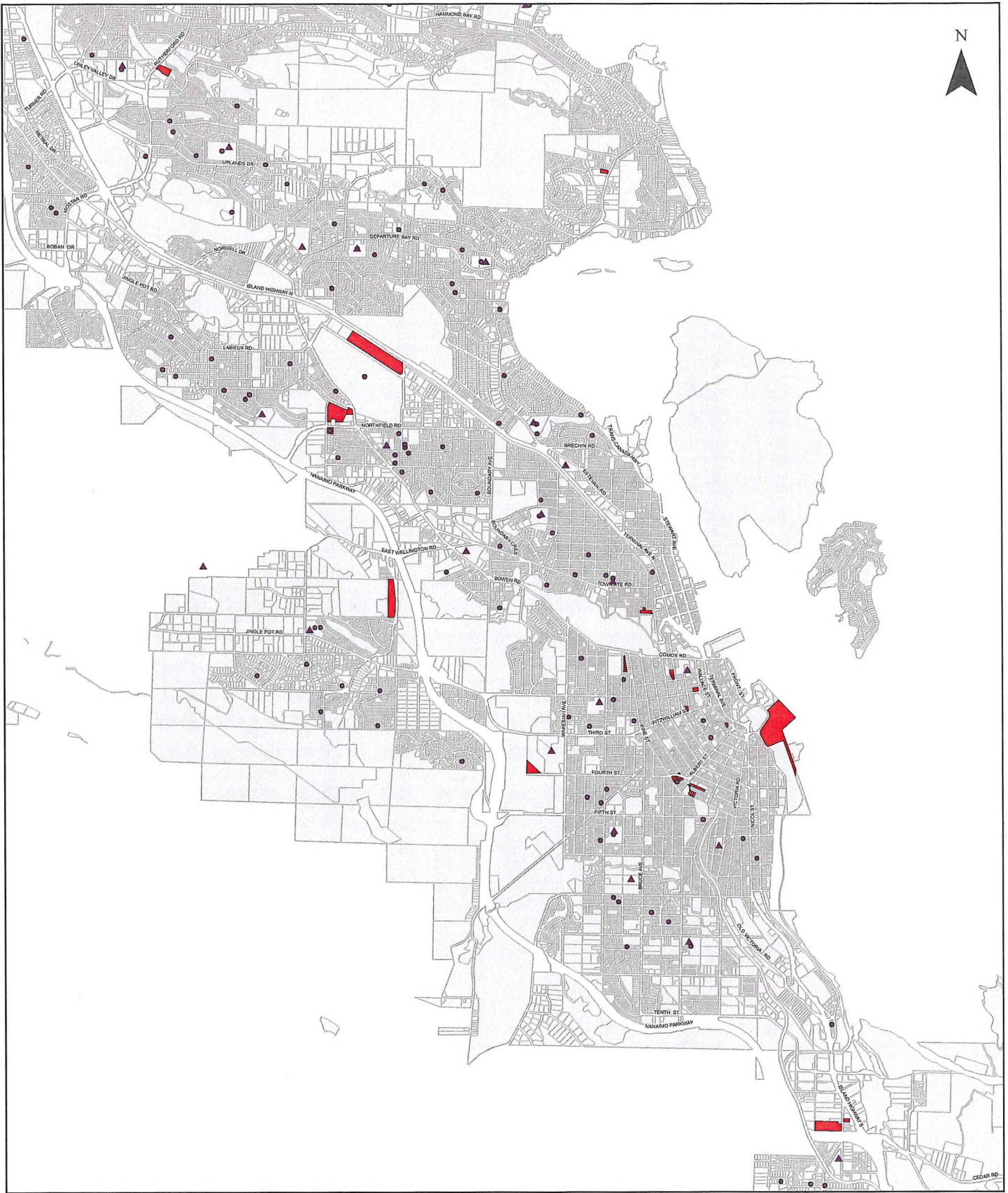
Dale Lindsay  
Director, Community Development |

||

# ATTACHMENT A

## PRELIMINARY LIST OF CITY OWNED PROPERTIES – Not Advanced

	ADDRESS	SIZE (ACRES)	COMMENTS
1.	2249 Northfield Road	1.00	Currently licensed to Katie's Korner until December 31, 2019. Would need to relocate tenant Would need to demolish building Cannot be used in the short term
2.	89 and 91 Prideaux Street	0.83	City of Nanaimo Parks and Recreation Works Yard Currently used as storage and parking Cannot be used in the short term
3.	500 Machleary Street	0.86	Steep slope Former dump site, could have contamination Limited access
4.	2230 Boxwood Road and 2241 Bowen Road	7.56	Lands have been acquired for Boxwood Connector No access or servicing at this time Preload required Cannot be used in the short term
5.	40-90 Craig Street	.90	Lands adjacent to Bowen Road Cemetery
6.	467 Wallace Street	0.50	Public gardens in front of City Hall Would require removal of gardens
7.	340 Wentworth Street	0.53	Currently used as the Wentworth Parking Lot Cannot be used in the short term without finding other parking facility
8.	350 Park Street	0.90	Purchased for future road connection from Holly Rd. to Wall St. Informally used as a trailway to connect to 110 Wall Street
9.	155 Westwood Road	6.81	Land is within the Agricultural Land Reserve Site is not near services or transit Requires Agricultural Land Commission approval for development
10.	2020 Labieux Road	18.95	City Public Works Yard
11.	897, 889 Albert Street, 474 & 478 Pine Street And 485 Machleary Street	1.21	Steep slope Stream and riparian areas Former dump site, could have contamination Limited access
12.	1400 Cranberry Avenue	0.53	Utilized by Boys and Girls Club for parking lot and tennis court Requires demolition of existing facility and relocation of Boys and Girls Club
13.	530, 540 and 550 Pine Street	0.74	Adjacent to protected watercourse and environmentally sensitive area No formal road access established New road access would have to cross watercourse



**City of Nanaimo**  
 Preliminary List of City Owned Properties - Not Advanced

Published: February 15, 2018



GIS

-  Schools
-  City Owned Property
-  Licenced Daycares

1:25,000

gis.support@nanaimo.ca

**DISCLAIMER**

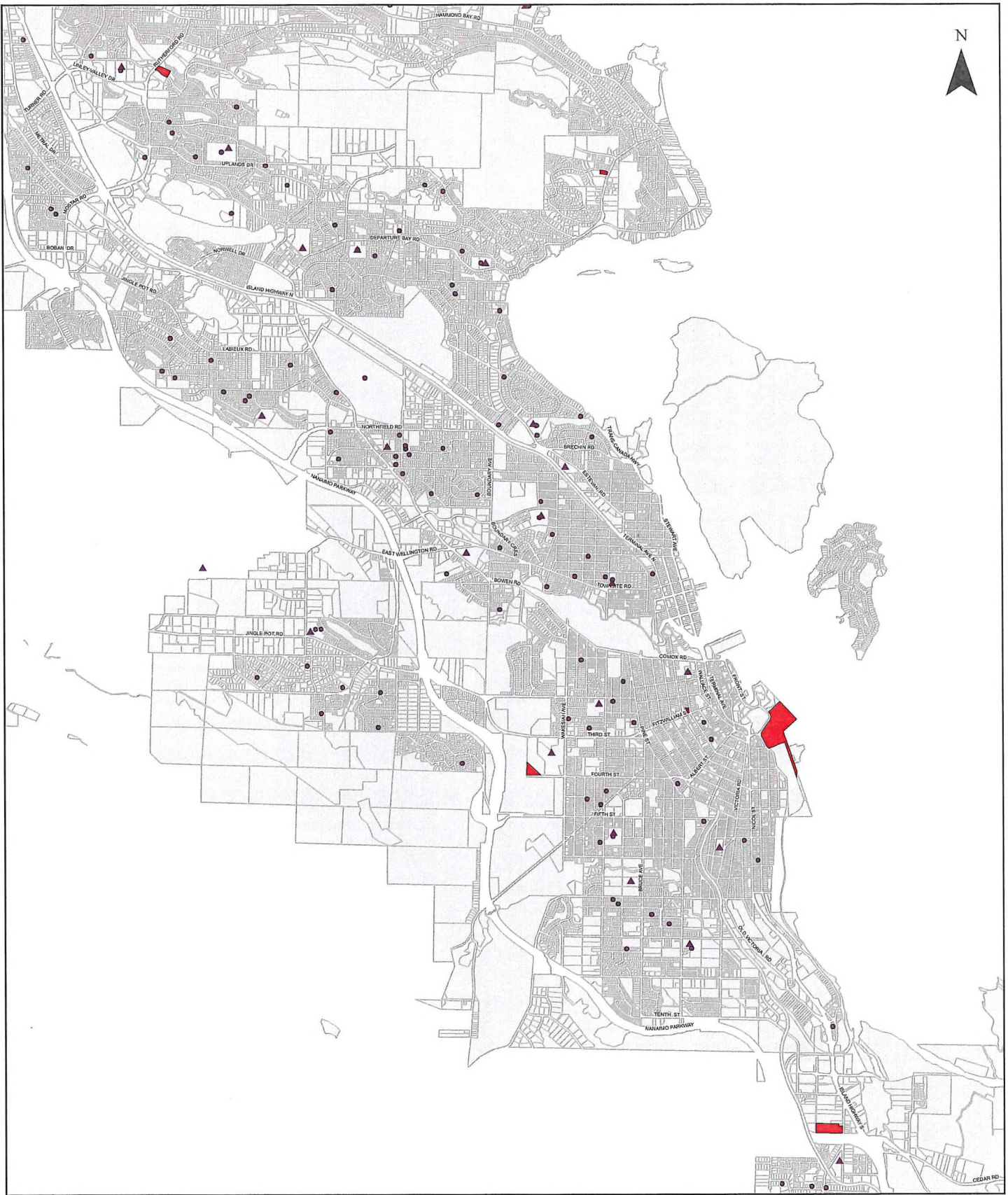
This map is intended for general information only. The City of Nanaimo makes no representation or warranty regarding the accuracy or completeness of the information presented and assumes no responsibility for any damage, loss or injury resulting from the use of this product.

## ATTACHMENT B

### CITY OWNED PROPERTY – Sites Matching Most of the Criteria

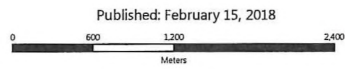
	ADDRESS	SIZE	Vacant	OCP + ZONING	Servicing	Site Conditions	City Plans for Property	Additional Comments
14.	1425 Cranberry Avenue	6.75	Yes	CS1 Yes	Yes	Flat, buildable	Cranberry Connector Project	Site currently proposed for Modular Housing
15.	295 and 299 Selby Street	0.36	Yes	DT2 Yes	Yes	Flat, buildable	Medium term holding property	Selection of site would concentrate services in downtown core
16.	640 Fourth Street	2.55	Yes	CS1 Yes	No	Sloping site, requires drainage to be addressed	Medium term holding property	Adjacent to VIU and NDSS More site work required to understand constraints
17.	5290 Rutherford Road	2.28	Yes	R10 No	Partial	Flat, buildable	Preparing 5 lot subdivision	Not compatible with neighbourhood density, Lack of services, Lack of transit options
18.	1 Port Drive	26.7	Yes	W2 No	No	Flat, buildable, may require remediation work.	Master Plan underway for property	Seaspan Right of Way prevents development in the short term
19.	611 Nottingham Drive	0.74	Yes	R10 No	Yes	Flat, buildable	Purchased for additional Firehall	Not compatible with neighbourhood density Lack of services

*Note: Sites 1, 2 and 3 are largely compatible with the criteria.*



**City of Nanaimo**  
 City Owned Properties - Sites Matching Most of the Criteria

-  Schools
-  City Owned Property
-  Licenced Daycares



1:25,000



gis.support@nanaimo.ca

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2. Fred Pollock spoke regarding the timeframe for the proposed Modular Housing project at 1425 Cranberry Avenue, site location, and safety concerns at the proposed location.
3. Christina Scott spoke regarding the adjacent Chase River Elementary School, risks associated with this type of housing, the timeframe for this proposed project, and requested that other locations be considered.

V. Mema returned to the Shaw Auditorium at 8:12 p.m.

It was moved and seconded that Council direct Staff to withdraw 1425 Cranberry Avenue as a location for potential housing and inform BC Housing that a location for the Rapid Response to Homelessness program will be identified in the near future. The motion carried. *Opposed: Councillors Brennan and Fuller*

The Council Meeting recessed at 8:38 p.m.  
The Council Meeting reconvened at 8:48 p.m.

6. ADMINISTRATION:

(a) Advisory Committee Minutes

It was moved and seconded that the Minutes of the Nanaimo Youth Advisory Council Meeting held on Wednesday, 2017-NOV-15 be received for information. The motion carried unanimously.

(b) Fire Station #1 Borrowing Bylaw

Introduced by Victor Mema, Deputy Chief Administrative Officer.

It was moved and seconded that "Fire Station #1 Borrowing Bylaw 2018 No. 7257" (To authorize the borrowing of up to \$17,000,000 for the reconstruction of Fire Station Number 1 ["Fire Station #1"]), pass first reading. The motion carried.  
*Opposed: Councillors Bestwick, Fuller, Hong and Kipp*

It was moved and seconded that "Fire Station #1 Borrowing Bylaw 2018 No. 7257" pass second reading. The motion carried.  
*Opposed: Councillors Bestwick, Fuller, Hong and Kipp*

It was moved and seconded that "Fire Station #1 Borrowing Bylaw 2018 No. 7257" pass third reading. The motion carried.  
*Opposed: Councillors Bestwick, Fuller, Hong and Kipp*