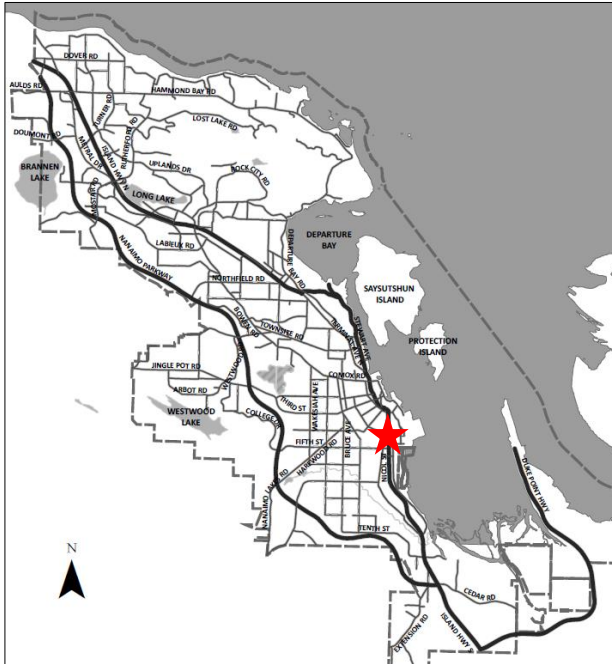


DATE OF MEETING June 19, 2023

AUTHORED BY CALEB HORN, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA489 – 355 NICOL STREET



**Proposal:**  
Site-specific density and height to allow for a personal care facility

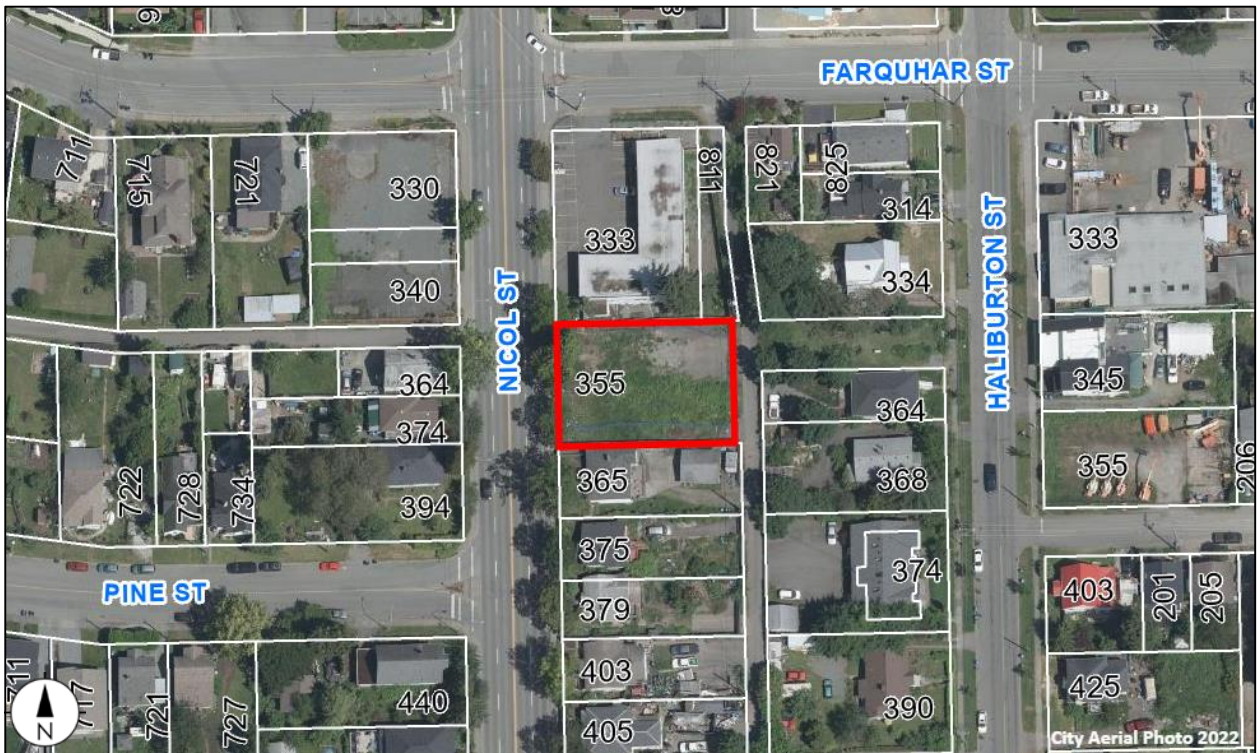


**Current Zoning:**  
CS1 – Community Service One Zone

**Proposed Zoning:**  
CS1 – Community Service One Zone with site-specific density and height

**City Plan Land Use Designation:**  
Residential Corridor

**Lot Area:**  
929m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to rezone 355 Nicol Street with site-specific density and height provisions within the Community Service One (CS1) zone, to facilitate the development of a personal care facility. |

### **Recommendation**

That:

1. “Zoning Amendment Bylaw 2023 No. 4500.209” (to rezone 355 Nicol Street with site-specific density and height provisions within the Community Service One [CS1] zone) pass first reading;
2. “Zoning Amendment Bylaw 2023 No. 4500.209” pass second reading; and,
3. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2023 No. 4500.209” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2023-JUN-19 should Council support the bylaw at third reading.

## **BACKGROUND**

A rezoning application, RA489, was received from Muchalat Projects Ltd. on behalf of the Provincial Rental Housing Corporation to rezone 355 Nicol Street to facilitate a BC Housing supportive housing development. The property is one of four sites identified in the July 2020 Memorandum of Understanding between City of Nanaimo and BC Housing for housing projects. Since that time, BC Housing has partnered with Snuneymuxw First Nation (SFN) who are anticipated to operate a permanent supportive housing development on the site.

### **Subject Property & Site Context**

The subject property is located in the South End Neighbourhood on the east side of Nicol Street, just south of its intersection with Farquhar Street. The lot slopes downhill by approximately 3m towards the rear where there is an abutting public lane. The north portion of the site previously included an Island Crisis Care Society (ICCS) building which was demolished in 2021. There is an unconstructed City road right-of-way on the opposite side of the lane, extending to Haliburton Street (see Attachment A), that has previously been used by the South End community for a food garden in addition to parking uses for the ICCS building.

The surrounding neighbourhood is made up of a mix of residential and commercial uses with Nicol Street acting as a gateway corridor to Downtown Nanaimo. Adjacent properties include a motel to the north at the corner of Nicol Street and Farquhar Street, single dwelling and multi-family dwelling properties across the lane to the east, and single residential dwellings to the south and west. Recent nearby development includes five-storey multi-family residential buildings along Haliburton Street one block to the north, and a recently received rezoning application for a six-storey residential building at the intersection of Nicol Street and Needham Street to the south (RA491).

Nearby amenities include commercial retail uses on Nicol Street (approximately 100m to the north) and Deverill Square Gyro Park (approximately 175m to the northeast) and a transit stop on Haliburton Street (just to the east of the site). |

## **DISCUSSION**

### **Proposed Zoning**

The applicant is proposing to amend the existing Community Service One (CS1) with site-specific density and height provisions for a supportive housing development. The City of Nanaimo “Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) defines supportive housing as a ‘personal care facility’ use. The proposed site-specific provisions are as outlined below:

	<b>Existing Regulation</b>	<b>Proposed Regulation</b>
Floor Area Ratio (FAR)	1.25	2.23
Building Height	14.0m	19.2m

A number of uses are permitted in the existing CS1 zone such as assembly hall, daycare, and seniors’ congregate housing; however, the proposed site-specific provisions would only apply to personal care facility as a principal use.

The site-specific use and density have been proposed in order to accommodate conceptual plans for the supportive housing development which envision a six-storey building with approximately 35 studio units. The conceptual development plans are expected to meet the other CS1 zoning regulations with the exception of the front yard setback, where a variance may be sought at the development permit stage (pending design review). In addition to the Zoning Bylaw regulations, the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” will require a total of seven parking stalls for the anticipated number of sleeping units. The applicant is exploring options to provide some of the required parking off-site and may choose to apply for a parking variance at the time of development permit application in accordance with the City’s *Policy for Consideration of a Parking Variance*.

To provide additional outdoor amenity space for residents, the applicant is proposing to lease the unconstructed road right-of-way on the opposite side of the lane (between 334 and 364 Haliburton Street). It is intended that this area will be programmed for the supportive housing operator (SFN) as an outdoor amenity and healing space, with opportunities for public access when not in use. In order for this space to be leased, a road closure application is being presented for Council’s consideration on the same agenda.

### **Policy Context**

Staff are of the opinion that the proposed rezoning is consistent with City Plan, including the specific policy areas highlighted below.

#### *City Plan – Future Land Use*

City Plan identifies the subject property within the Residential Corridor future land use designation where mid-rise residential apartments and institutional uses are contemplated with typical building heights between three and six storeys. The proposed site-specific zoning regulations meet the intent of City Plan policies by facilitating a six-storey supportive housing use in residential building form within a Residential Corridor within walking distance to amenities and services.

### *City Plan – Affordable Housing*

City Plan (section C3.2) addresses the need for more affordable and supportive housing across the City. Policy C3.2.20 specifically encourages opportunities to increase permanent supportive housing opportunities within the City, and the proposed zoning would achieve this objective.

### *City Plan – Mobility Network*

The subject property is located outside of an urban centre as identified in Figure 36 of City Plan. The site is located on a future primary active mobility route and bus rapid transit line. Proximity to nearby amenities and alternative transportation routes can lead to reduced private vehicle dependency and are locations where increased density is encouraged.

Staff recommend that off-site works be secured for the section of lane between Farquhar Street and the subject property in order to provide an improved pedestrian connection to the supportive housing development. The applicant is aware of and supports the recommended off-site works to include a 6m-wide lane with 2m-wide sidewalk, in addition to street lighting.

### **Community Consultation**

The subject property is within the area of the South End Community Association. The application was forwarded to the association and an email response was received on 2023-MAY-26 (see Attachment F) with general support for the proposed rezoning and specific concerns related to parking for the development and use of the underutilized road right-of-way (the South End Community Food Garden).

In Spring 2022, prior to making a rezoning application, BC Housing led a comprehensive public engagement strategy with area residents and SECA including a mail-out, survey, virtual information session, and two stakeholder meetings. As noted in the Engagement Summary Report (see Attachment G), 66% of survey respondents were very supportive or somewhat supportive of the proposal. BC Housing is continuing to work with stakeholders on refining the design of the building and outdoor amenity space prior to making a development permit application, and public use of the road right-of-way would be addressed through the establishment of a lease agreement.

### **Community Amenity Contribution**

As per Council's *Community Amenity Contribution Policy*, Community Amenity Contributions (CACs) can be waived for 100% of non-market rental dwelling units that meet the following criteria:

- i. the dwelling unit is occupied by one or more individuals whose collective annual before-tax income does not exceed the Housing Income Limit for the City;
- ii. where 12 months' collective rent for the dwelling unit does not exceed 30% of the occupants' collective before-tax annual income;
- iii. the dwelling unit is owned or operated by a non-profit housing partner or public institution; and,
- iv. a Section 483 Housing Agreement is registered on the property title to secure the commitments listed above for the applicable dwelling units.



As the proposed personal care facility is expected to meet this criteria and be operated by a non-profit housing partner, a waiver of CACs can be accepted. Staff recommend that a covenant be secured to require either a Housing Agreement or monetary contribution to the Housing Legacy Reserve Fund, pending confirmation of eligibility criteria prior to building permit issuance.

### **BC Energy Step Code Rezoning Policy**

As per Council's *BC Energy Step Code Rezoning Policy*, a Section 219 covenant will be registered on the subject property as a condition of rezoning to secure a commitment to either: a) exceed the required BC Energy Step Code by one step; or, b) provide a low-carbon energy system, to be determined at the time of building permit issuance.

### **Conditions of Rezoning**

Should Council support the application and pass third reading of "Zoning Amendment Bylaw 2023 No. 4500.209", Staff recommend that the following items be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – Registration of a Section 219 covenant to secure the following prior to building permit issuance:
  - a. a Housing Agreement to secure non-market rental dwelling units as per the City's Community Amenity Contribution Policy; or,
  - b. a monetary contribution equal to \$41 per m<sup>2</sup> of Gross Floor Area for residential uses that do not meet the definition of non-market rental dwelling units, to be used towards the City's Housing Legacy Reserve Fund.
2. *BC Energy Step Code Commitment* – Registration of a Section 219 covenant to secure a commitment in accordance with the City's BC Energy Step Code Rezoning Policy.
3. *Off-Site Improvements* – Registration of a Section 219 covenant to require off-site lane improvements for the section of public lane between Farquhar Street and the subject property (to a modified lane standard with a 6m-wide vehicle lane, 2m-wide sidewalk, and street lighting), to be completed prior to building occupancy.

### **SUMMARY POINTS**

- The application is to rezone 355 Nicol Street with site-specific density and height provisions within the Community Service One (CS1) zone, to facilitate the development of a personal care facility.
- The proposed site-specific zoning regulations meet the intent of the City Plan policies by facilitating a six-storey supportive housing use in residential building form within a Residential Corridor.

## **ATTACHMENTS**

ATTACHMENT A: Subject Property Map  
ATTACHMENT B: Site Context  
ATTACHMENT C: Conceptual Site Plan  
ATTACHMENT D: Conceptual Building Renderings  
ATTACHMENT E: Shadow Study  
ATTACHMENT F: Response from South End Community Association  
ATTACHMENT G: Engagement Summary Report  
“Zoning Amendment Bylaw 2023 No. 4500.209”

### **Submitted by:**

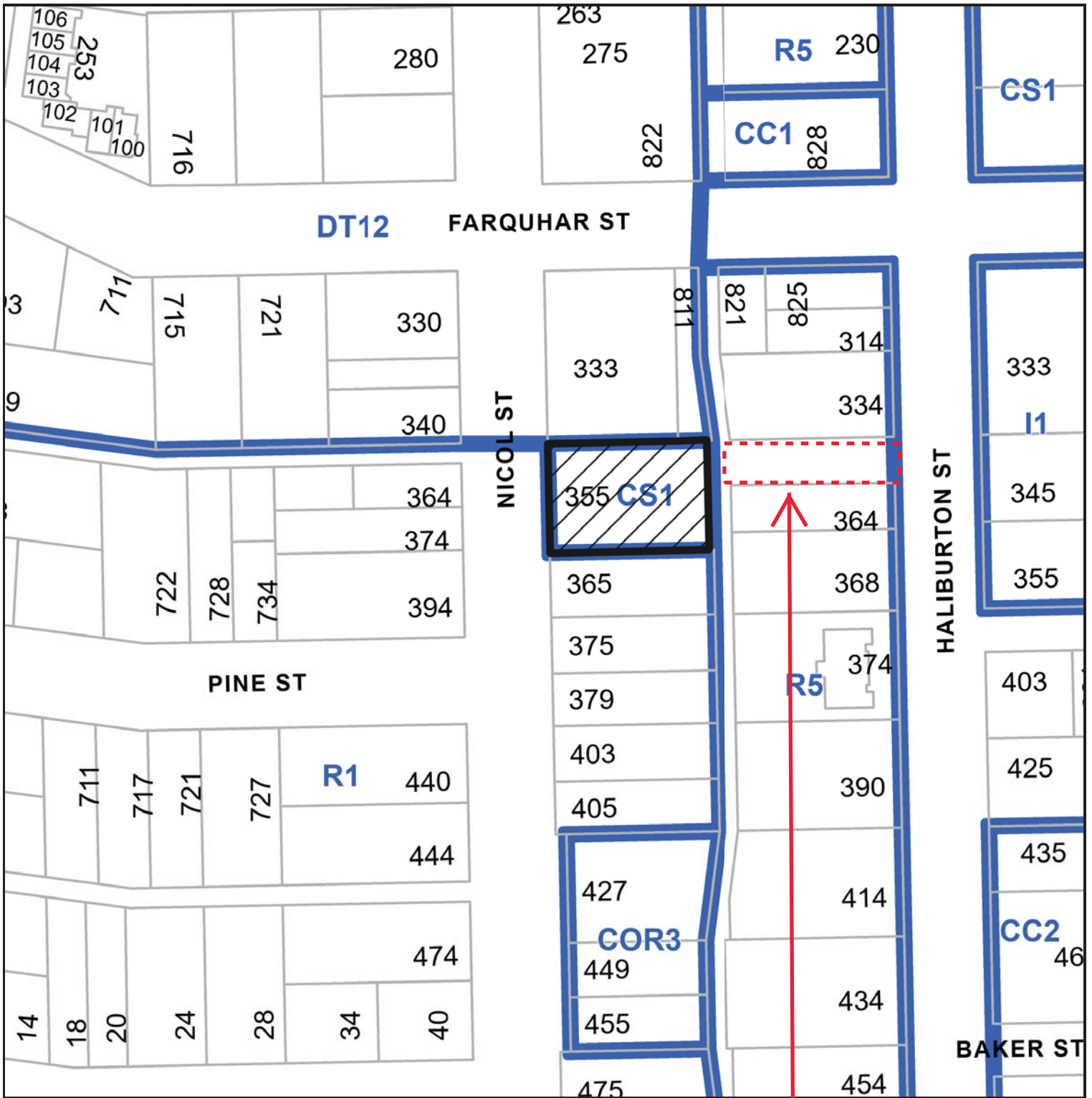
Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services /  
Deputy CAO

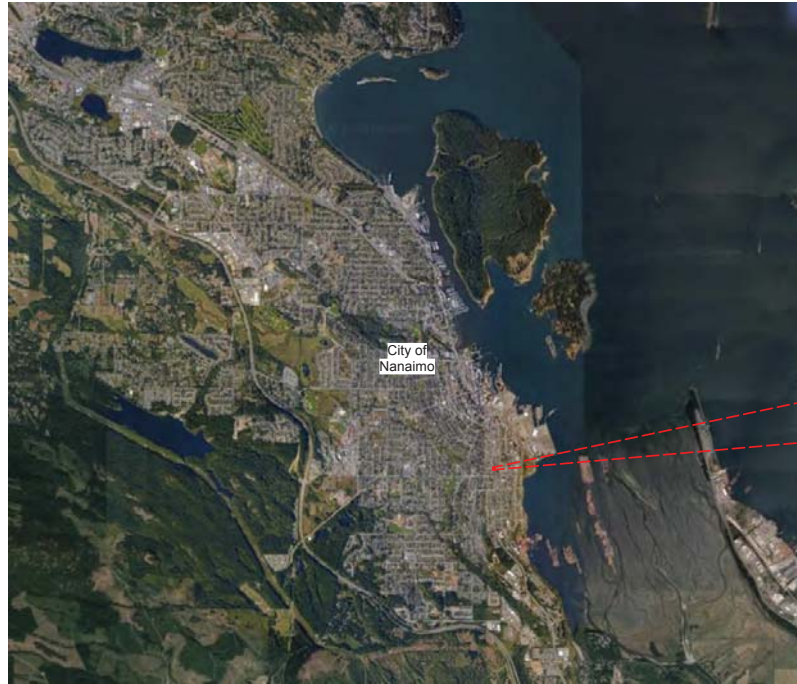
# ATTACHMENT A SUBJECT PROPERTY MAP



 355 NICOL STREET

LOCATION OF  
UNCONSTRUCTED  
ROAD RIGHT-OF-  
WAY

# ATTACHMENT B SITE CONTEXT



3 Community context and zoning  
Scale: NTS



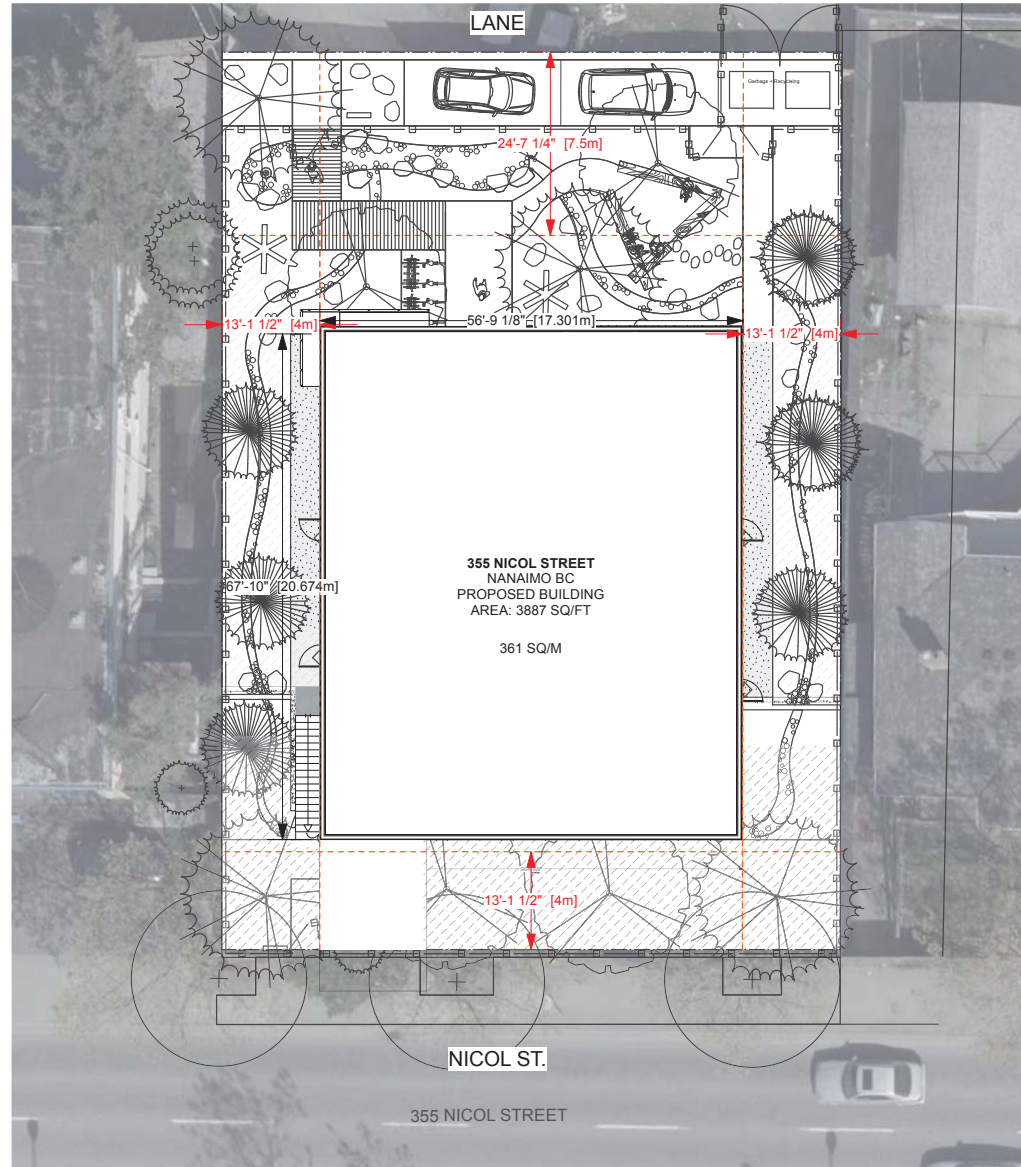
4 Street view looking south east  
Scale: NTS



1 Street view looking south  
Scale: NTS



# ATTACHMENT C CONCEPTUAL SITE PLAN



2 Site Plan  
Scale: 1:200

# ATTACHMENT D CONCEPTUAL BUILDING RENDERING



MacDonald Heritage Architect Ltd.  
1122 West Columbia Ave.  
V6R 2K7

BC Housing

355 Nicol St

E	2023-03-28	Issued For the zoning R1
D	2022-07-19	Issued For Pre-Zoning
C	2022-02-12	Issued For Review
Rev	Y W S	Issue

DATE:

Renders

SCALE:

A3.03

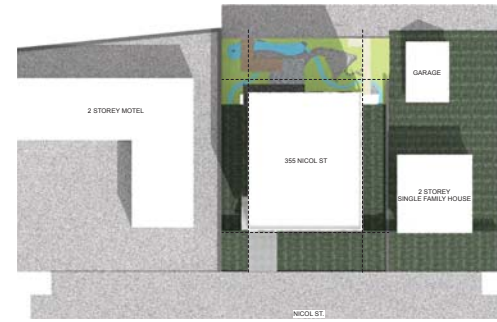
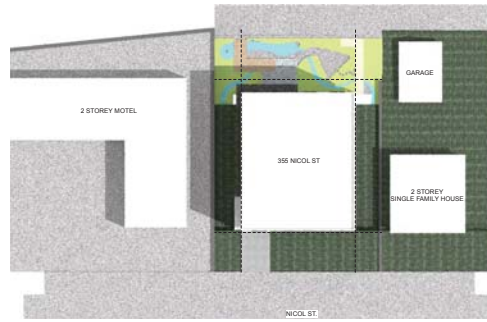
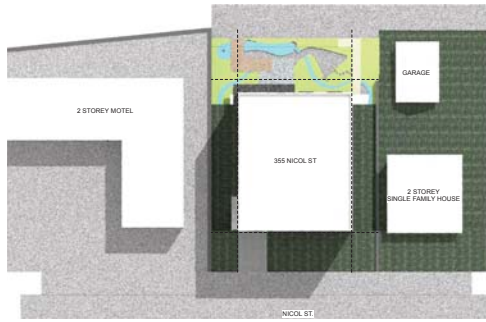
# ATTACHMENT E SHADOW STUDY

SHADOW ANALYSIS

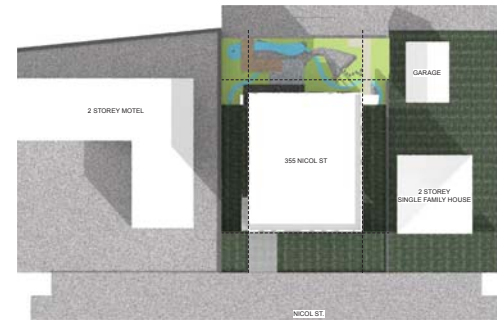
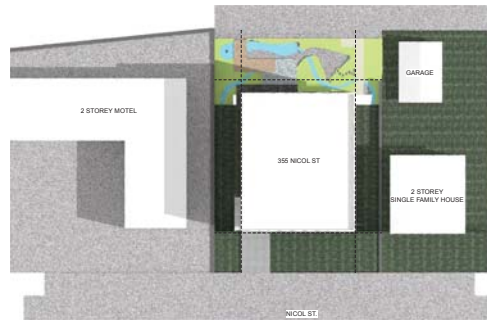
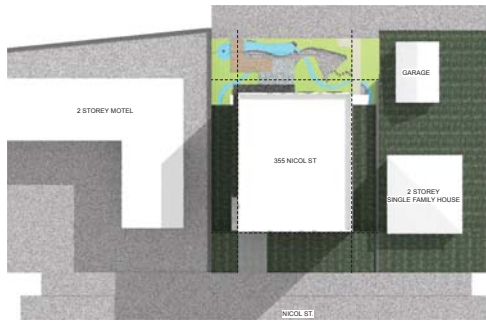
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1 PM

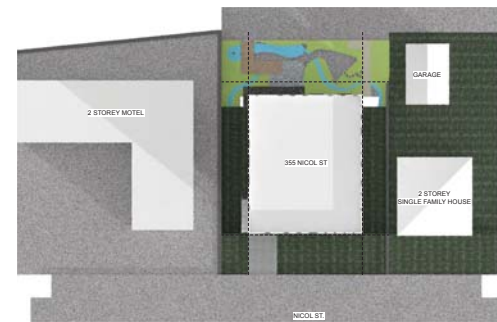
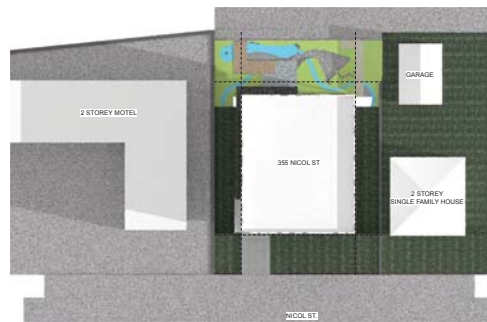
3 PM



JUNE



MARCH/SEPTEMBER



DECEMBER



MacDonald Hargrett Architect Ltd.  
1122 West Columbia Ave.  
V6B 3B7

BC Housing

355 Nicol St

E 2023-03-28 Issued For the zoning B1  
D 2023-07-19 Issued For Pre-Zoning  
C 2023-02-15 Issued for Review  
Rev | Y | W | S | Issue

Sheet 10/11  
Shadow analysis

00000000  
A0.01

**ATTACHMENT F**  
**RESPONSE FROM SOUTH END COMMUNITY ASSOCIATION**

**Caleb Horn**

---

**To:** Caleb Horn  
**Subject:** Re: REFERRAL - 355 Nicol Street Application for Rezoning (RA000489)

**From:** Sydney Robertson [REDACTED]  
**Sent:** Thursday, May 25, 2023 6:32 PM  
**To:** Caleb Horn [REDACTED]  
**Subject:** Re: REFERRAL - 355 Nicol Street Application for Rezoning (RA000489)

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

Dear Mayor, Council and City Staff,

Thank you for the opportunity to relay some feedback to the City from the South End Community Association about the supportive housing building planned for 355 Nicol Street.

I first want to say that we're very supportive of the Snuneymuxw First Nation in this endeavour and we're impressed with the thoughtful vision they bring to the project. We look forward to more conversations together and building this important relationship.

In that vein, we're hoping to hear soon about a Community Advisory Committee (or other similar discussion forum) for this project. We'd like to have some early discussion of the details that could ensure the best possible integration into the surrounding community. (For example, hearing about the array of supports that would be available to the people living at Samaritan Place helped allay some neighbours' concerns during the months leading up to that building opening its doors.)

Two specific items we would like to discuss are parking spaces and the neighbouring Food Forest.

Parking was raised as a concern when the project was discussed at a SECA meeting last spring. In our first discussions with BC Housing about both the proposed supportive housing buildings, we expressed concern that the parking planned for Samaritan Place at 702 Nicol Street wouldn't be adequate and were assured that there wouldn't be many cars. Even with some added spaces, we've since seen that there are just not enough parking stalls at that site to accommodate all the staff, support people, and people living in this housing with cars. We can't imagine the situation at 355 Nicol Street being very different, except that there is no nearby cul-de-sac to handle overflow parking.

The Food Forest is a special place and deserves some focussed discussion. There was broad support expressed at the SECA meeting for the SFN using the Food Forest, especially as a spiritual and therapeutic space, but some concern about fencing it off from the community. We would welcome the opportunity to talk about the Food Forest, as well as the possibility of building community relationships in caring for that land.

And last but not least, we want to be clear that while we support this proposal at 355 Nicol Street, the South End Community Association still advocates for a much more dispersed model for the siting of social housing of all types. We'll work with our community partners to make this project a success, but we need future projects to be sited across the entire city, so as not to add to the overburdening of this small geographic area with the social supports every neighbourhood should share in absorbing.



SECA is looking forward to supporting this endeavour in whatever way we can. Thank you for your thoughtful consideration.

Sydney Robertson

ATTACHMENT G  
ENGAGEMENT SUMMARY REPORT



# ENGAGEMENT SUMMARY REPORT

JUNE 2022

355 NICOL STREET SUPPORTIVE HOUSING

DESIGN ENGAGEMENT

April 28 – May 26, 2022

[letstalkhousingbc.ca/nanaimo-355-nicol-street](http://letstalkhousingbc.ca/nanaimo-355-nicol-street)

Prepared by BC Housing, in partnership with Snuneymuxw First Nation

**RECEIVED**  
**RA489**  
**2022-DEC-21**  
Current Planning

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## APPENDICES

- A: Notification materials
- B: Discussion guide and feedback form
- C: Information session presentation

## 1. PURPOSE

BC Housing, in partnership with Snuneymuxw First Nation, held a design engagement for the 355 Nicol Street project from April 28 to May 26, 2022. We shared draft designs of the proposed supportive housing and collected feedback as part of our rezoning application to the City of Nanaimo.

This report provides a record of the design engagement and a summary of the feedback we received. Engagement materials, including an online feedback form and discussion guide, were available online at [letstalkhousingbc.ca/nanaimo-355-nicol-street](https://letstalkhousingbc.ca/nanaimo-355-nicol-street).

## 2. BACKGROUND

BC Housing, Snuneymuxw First Nation, and the City of Nanaimo have partnered to propose supportive housing at 355 Nicol Street. Once complete, the new permanent supportive homes would provide long-term housing for Snuneymuxw members and other Indigenous people experiencing or at risk of homelessness.

Located on the traditional territories of Snuneymuxw First Nation, the building would have five floors, with 35 studio apartments, four of which would be fully accessible. It would be integrated with Snuneymuxw cultural supports and prioritize Snuneymuxw members first, followed by other First Nation, Métis, and Inuit people.

The building is part of BC Housing's two separate Memorandums of Understanding (MOUs) with the City of Nanaimo and Snuneymuxw First Nation respectively. These partnerships are a commitment to act on housing needs in Nanaimo, and the unique housing challenges facing Indigenous community members.

After engaging with community members in the south end of Nanaimo in the summer of 2020, BC Housing and our partners used the feedback received to shape and improve on the project designs. Following the completion of further site planning and in recognition of the urgent need for homes, a floor was added to the design of the building, requiring a rezoning application to the City. As part of that application, we invited the community to provide input that will help shape the final designs.

The design engagement presented:

- Draft building designs and the values that guide it
- Snuneymuxw First Nation as the operator
- Parking and sustainability solutions
- Proposed improvements to an adjacent City-owned right-of-way
- Building design elements.

### **How input is being considered**

Input received through the design engagement is being used by BC Housing to help shape the final project design, along with technical, socio-cultural, and financial factors, as part of our rezoning application to the City of Nanaimo.



### 3. PARTICIPATION

There were a total of **40** community interactions during the design engagement period.

- **26** feedback forms were received through the [Let's Talk page](#)
- **6** people attended the virtual information session
- **7** people participated in two stakeholder meetings
- **1** open-ended submission was received through email

### 4. ENGAGEMENT TOPICS

The design engagement provided information about the operator for 355 Nicol Street, Snuneymuxw First Nation. During the design engagement, BC Housing also shared draft designs of the building, information about the proposed culturally appropriate approach to housing, and parking and sustainability solutions.

Feedback topics included:

- Proposed improvements to an adjacent City-owned right-of-way
- Building design elements

There was also an opportunity to provide additional comments about the project.

### 5. NOTIFICATION

Notification activities to inform the community about engagement opportunities included:

- **Neighbourhood letter:** 1,510 letters were mailed out to residents and local businesses in the south end of Nanaimo.
- **Snuneymuxw newsletter:** 300 discussion guides and feedback forms were delivered to Snuneymuxw members living on-reserve as well as placed in key community locations.
- **Organic media:** Information about the design engagement was provided to local media outlets. Articles covering the engagement appeared in the following publications:
  - Nanaimo News Now – print and digital
  - Nanaimo News Bulletin – print and digital
  - The Discourse – weekly subscriber e-newsletter
- **Social media campaign:** Facebook advertisements were used to notify south end community members of the engagement. In total, the campaign achieved:
  - Over 31,300 impressions (number of times an ad was shown)
  - Over 4,700 engagements (number of times people interacted with an ad)
  - 368 clicks to the Let's Talk page

- **Shared media:** Information on the engagement was shared widely by community groups and local representatives, including:
  - What's Up in the South End Nanaimo Facebook page – over 5,800 members
  - Nanaimo Talk Facebook page– over 5,000 members
  - South End Community Association Facebook page – approximately 700 followers
  - Nanaimo-North Cowichan MLA Doug Routley's e-newsletter

*A copy of the notification materials can be found in **Appendix A**.*

## **6. ENGAGEMENT METHODS**

Several methods were used to engage with Nanaimo's south end community, including early engagement with Snuneymuxw members.

### **DISCUSSION GUIDE AND FEEDBACK FORM**

The discussion guide and feedback form was divided into two sections: topics for information and topics for feedback. The first section of the discussion guide provided information on the following:

- Background about 355 Nicol Street
- Snuneymuxw First Nation as the operator
- Building design and values
- Culturally appropriate housing
- Parking and sustainability

The feedback form included information and questions related to the draft project designs. Three quantitative questions and three qualitative questions were asked, providing respondents with several opportunities to write comments on the following topics:

- Proposed improvements to an adjacent City-owned right-of-way
- Design elements

The form also included an opportunity to provide additional comments.

*A copy of the discussion guide and feedback form can be found in **Appendix B**.*

### **ONLINE MATERIALS**

All engagement materials were available at [letstalkhousingbc.ca/nanaimo-355-nicol-street](http://letstalkhousingbc.ca/nanaimo-355-nicol-street), including an online feedback form.

Online feedback submissions were encouraged while hardcopy submission was available through Snuneymuxw First Nation's office.

## **STAKEHOLDER MEETINGS**

**7** people participated in two stakeholder meetings hosted by Snuneymuxw First Nation on April 27, 2022.

The meetings provided the opportunity for community groups, immediate neighbours, and other stakeholders to hear first-hand about the vision for 355 Nicol Street. Participants asked in-depth questions, raised concerns, and explored opportunities for collaboration.

## **VIRTUAL INFORMATION SESSION**

**6** people attended a virtual information session about the project held on Wednesday, May 25, 2022.

Originally scheduled for May 18<sup>th</sup>, the session was postponed due to power disruptions in the community. At the rescheduled session, a joint presentation was delivered by BC Housing and Snuneymuxw First Nation. Attendees had the opportunity to meet the project team, view designs, and ask questions about 355 Nicol Street. Attendees were also encouraged to complete the feedback form online.

*Please refer to pages 10 and 11 for a summary of key themes from the stakeholder meetings and virtual information session.*

## **7. ENGAGEMENT RESULTS**

Pages 7 to 9 presents summary results from the **26** feedback forms and **1** open-ended submission received.

*Please note that not all respondents answered every question. Quantitative results are displayed by number of selections. Some totals may not add up to 100% due to rounding. The total number of mentions for qualitative data may exceed the total number of respondents as participants may have commented on more than one topic. Themes with a single mention have not been included in the qualitative results in this report, but all comments will be reviewed and considered by the project team.*

### **How input is being considered**

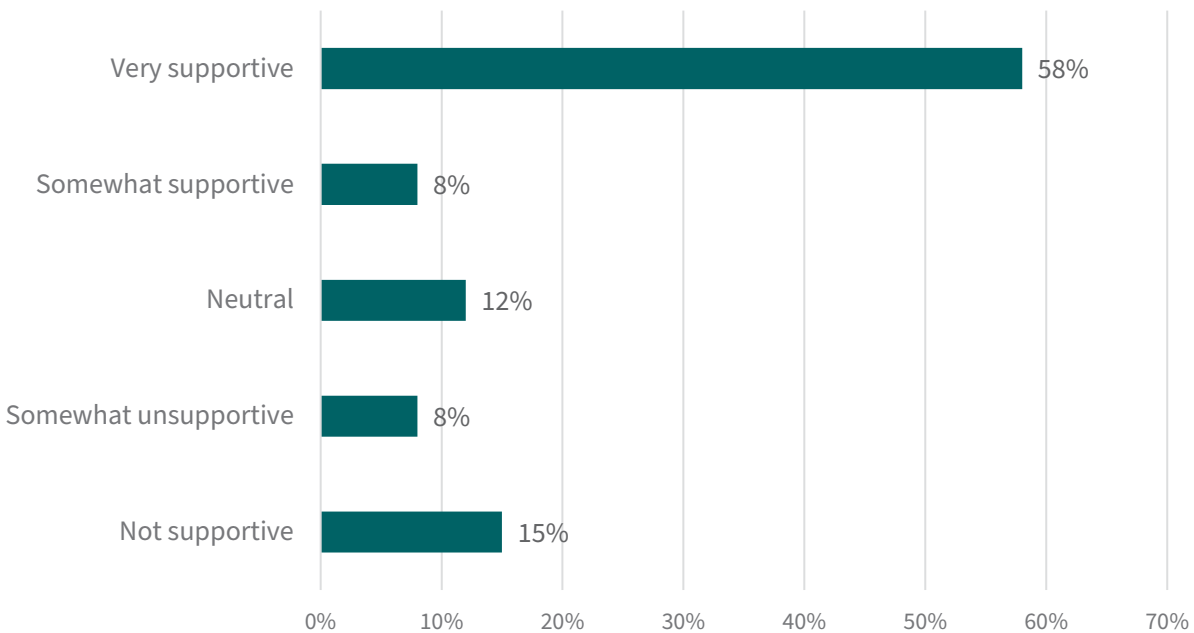
Input received through the design engagement is being used by BC Housing to help shape the final project design, along with technical, socio-cultural, and financial factors, as part of our rezoning application to the City of Nanaimo.

## TOPIC 1: RIGHT-OF-WAY IMPROVEMENTS

Participants were provided with information about proposed improvements to the City-owned property (right-of-way land) adjacent to the east side of 355 Nicol Street. These improvements include landscaping and design that would make it a fenced outdoor space for residents and a cared-for, family-friendly community space for the south end neighbourhood.

*See page 10 of the discussion guide in Appendix B.*

### Question 1: How do you feel about the proposed improvements to the right-of-way?



### Question 2: Do you have any feedback you'd like to provide about the proposed improvements to the right-of-way?

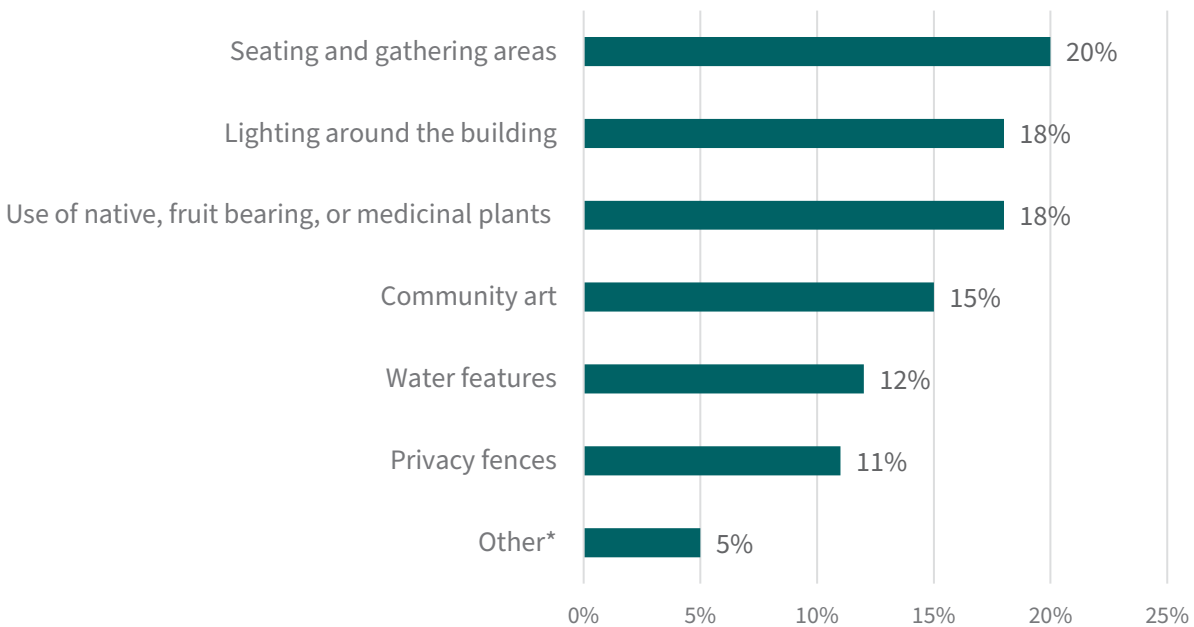
Key themes	Number of mentions
Support for the proposed improvements and fencing the right-of-way.	5
Interest in maintaining the food forest or to incorporate it into the proposed improvements.	3
Interest in mitigating crime, substance use, and camping on the right-of-way.	2
Comment that the space should be accessible for the whole neighbourhood.	2

## TOPIC 2: DESIGN ELEMENTS

Participants were asked to provide feedback on elements of the building’s design. While major features of the building’s design have been fixed due to the project being in an advanced stage of development, this was an opportunity to identify important elements that could be incorporated into the final design.

*See page 11 of the discussion guide in Appendix B.*

### Question 3: What design elements are most important to you? Choose all that apply.



*\*Other elements suggested were open spaces, incorporating universal design, retaining mature trees, and sufficient parking.*

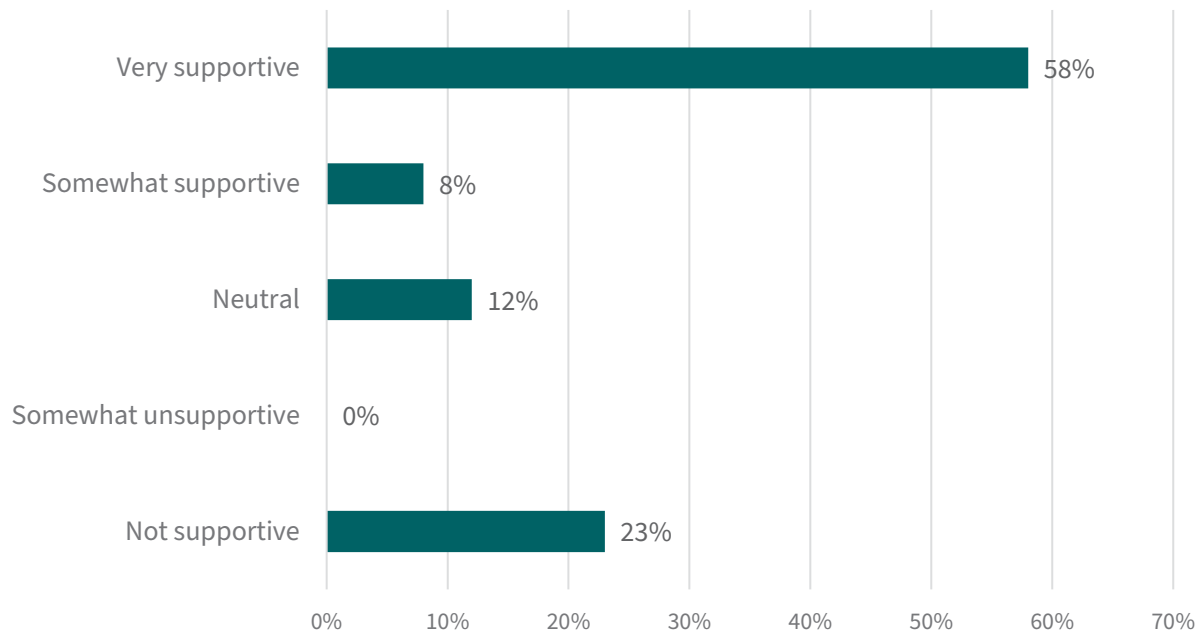
### Question 4: Why are these design elements important to you and how would you like them to be part of the design?

Key themes	Number of mentions
General support for proposed design elements, including privacy fences, art, lighting, water features, and use of native plants.	7
Comment on the need for greenspaces for residents and community members to enjoy.	3
Appreciation and support for Snuneymuxw First Nation's leadership.	2
Suggestion that space be created for residents, families, and community members to come together.	2
Suggestion that environmentally friendly measures be applied to reduce energy consumption, and trees be preserved.	2

**ADDITIONAL COMMENTS**

**Question 5: After reviewing the designs and information provided, how do you feel about the 355 Nicol Street project?**

*See page 11 of the discussion guide in Appendix B.*



**Question 6: Do you have any additional feedback you’d like to provide about the project?**

Key themes	Number of mentions
General support for the project and leadership of Snuneymuxw First Nation.	8
Various comments about building design, features, and style.	3
Suggestion that principles of Universal Design be applied to promote accessibility.	2

*Reminder: themes with a single mention have not been included in the qualitative results in this report, but all comments will be reviewed and considered by the Project Team.*



## STAKEHOLDER MEETING KEY THEMES

The following themes were raised over the course of the two stakeholder meetings hosted by Snuneymuxw First Nation:

Topic	Key themes
<b>Right-of-way improvements</b>	<ul style="list-style-type: none"> <li>• Strong support to fence the right-of-way and make it a bookable space for the community.</li> <li>• Support for the proposed improvements to the right-of-way, specifically making it a more usable community space, with benches, water features, and native plants.</li> <li>• Interest in mitigating encampment, safety, and vandalism concerns at the right-of-way.</li> <li>• Interest in hosting weekly ‘Neighbourhood Evenings’ at the right-of-way for community events.</li> <li>• Suggestion that park designation of the right-of-way be pursued.</li> </ul>
<b>Concentration of services</b>	<ul style="list-style-type: none"> <li>• Concern about the concentration of support services in the south end by various organizations, such as the Salvation Army shelter, a recently opened safe injection site, and BC Housing’s supportive housing at 702 Nicol Street.</li> <li>• Recognition that services delivered at 355 Nicol Street would be different and tailored to the needs of residents, thanks to Snuneymuxw First Nation’s leadership.</li> </ul>
<b>Operator and programming</b>	<ul style="list-style-type: none"> <li>• Desire to work collaboratively with community groups, neighbours, and other service providers to address community needs and concerns.</li> <li>• Support for Snuneymuxw First Nation’s healing programs and the need for greenspaces to encourage healing.</li> <li>• Interest in opportunity for community members and school children to participate in Snuneymuxw First Nation’s knowledge sharing programs.</li> </ul>
<b>Building design</b>	<ul style="list-style-type: none"> <li>• Support for use of the laneway east of 355 Nicol Street as its main access.</li> <li>• Interest in collaborating with the City of Nanaimo and other partners to transform the laneway into a multi-modal pathway.</li> <li>• Support for the height and density of the building.</li> <li>• Support for preserving the boulevard trees in front of 355 Nicol Street.</li> </ul>

## **VIRTUAL INFORMATION SESSION KEY THEMES**

The following are key themes raised by participants during the information session. Participants submitted their questions and comments through the Zoom Webinar platform and received responses from the Project Team in real time. In total, **7** questions and comments were submitted.

- Support for Snuneymuxw First Nation's leadership on the project.
- Questions about whether the building would be prefabricated modular units and flexibility of suite layout.
- Support for building and landscaping design.
- Interest in how the project addresses diverse population needs in Nanaimo across the housing continuum.
- General support for the project in the neighbourhood.

## APPENDIX A: NOTIFICATION MATERIALS

- Neighbourhood letter
- Organic media coverage
- Social media ads

April 28, 2022

Dear neighbour,

We are proud to announce that Snuneymuxw First Nation (SFN) will be the operator of the new supportive housing development at **355 Nicol Street**. The building would provide long-term housing for Snuneymuxw members and other Indigenous people experiencing or at risk of homelessness.

At this time, we would also like to invite you and other members of Nanaimo's south end community to participate in a design engagement prior to BC Housing's rezoning application for the proposed development.

### **Meet our operator**

SFN is best positioned to operate 355 Nicol Street as they have the relationships, experience, and knowledge needed to make this housing a success. SFN currently own and operate over 100 homes across their four reserves and oversee capital projects representing almost \$40 million. They also manage an effective Snuneymuxw homeless outreach program.

### **We want to hear from you**

From **April 28 to May 26, 2022**, you can learn more about 355 Nicol Street and share your feedback with us by visiting [letstalkhousingbc.ca/nanaimo-355-nicol-street](https://letstalkhousingbc.ca/nanaimo-355-nicol-street) or by scanning the QR code.



#### **Virtual information session**

Join us on **Wednesday, May 18, 2022, from 6:00-8:00PM\*** to meet our project team, view designs, and ask questions about 355 Nicol Street.

*\*Please register in advance by visiting the project site above.*

You can also pick up a copy of the Discussion Guide and Feedback Form by visiting SFN's office at 668 Centre Street, Nanaimo.

If you have any questions about the design engagement or how you can participate, please contact BC Housing at [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).

Thank you.

Kind regards,

BC Housing and Snuneymuxw First Nation

# Organic media coverage

☰ [f](#) [t](#) [i](#) [v](#)

## NANAIMO NEWS BULLETIN

News COVID-19 Travel National Obituaries e-Editions Classifieds Video Marketplace **TV**

Subscribe Login Today's Home Autos Contests Cannabis Jobs Trending Now Business Puz

Read more below

**OPEN HOUSES EVERY SATURDAY 2 - 4 PM**



An artist rendering of a possible design for the new supportive housing complex at 355 Nicol St. in Nanaimo in which, Snuneymuxw First Nation has been selected as the building's operator. (Image submitted)

## Snuneymuxw will operate next supportive housing complex coming to Nanaimo's Nicol Street

Community engagement for the project will include virtual discussion May 18

NANAIMO NEWS STAFF / May 3, 2022 1:25 p.m. / LOCAL NEWS / NEWS



Snuneymuxw First Nation has been named as the operator for the next supportive housing complex being planned on Nicol Street.

NanaimoNews **NOW** [☰ SECTIONS](#) [NEWS COVID-19](#)



Rendering of a five-storey supportive housing complex to be built at 355 Nicol St to be operated by Snuneymuxw First Nation (BC Housing)

**MOVING FORWARD**

By NanaimoNewsNOW Staff

## Operator chosen for supportive housing project on Nicol Street

May 4, 2022 | 5:28 AM

NANAIMO — A supportive housing complex planned in south Nanaimo will be operated by Snuneymuxw First Nation (SFN).

BC Housing outlined in an email to NanaimoNewsNOW, the First Nation best met their criteria to run the envisioned 35 unit complex.

"SFN is best positioned to operate 355 Nicol Street as they have the relationships, experience, and knowledge needed to make this housing a success."

The permanent, purpose-built housing facility to include 24/7 on-site supports is intended to address the over-representation of Indigenous people among Nanaimo's homeless population.

Article continues below ad

## Social media ads

**BC Housing**  
Sponsored ·

BC Housing is proud to announce that Snuneymuxw First Nation will be the operator of a new, innovative supportive housing development at 355 Nicol Street. This five-storey building would have 35 studio apartments, providing long-term housing for Snuneymuxw members and other Indigenous people experiencing or at risk of homelessness.

As supportive housing, staff will be on-site 24 hours a day, with SFN guiding operational best practices. Residents at 355 Nicol would have access to... [See more](#)

**Let's Talk about 355 Nicol Street**  
Learn more at [letstalkhousingbc.ca/nanaimo-355-nicol-street](http://letstalkhousingbc.ca/nanaimo-355-nicol-street)

**BC HOUSING**

**We want to hear from you!**  
Learn about Indigenous s...

[Learn more](#)

**Let's Talk about 355 Nicol**  
Learn more at [letstalkhousingbc.ca/nanaimo-355-nicol-street](http://letstalkhousingbc.ca/nanaimo-355-nicol-street)

**Let's Talk about 355 Nicol**  
Learn about Indigenous s...

[Share](#)

**BC Housing**  
Sponsored · [Show 2 More](#) ·

**Let's Talk about 355 Nicol Street**  
Learn more at [letstalkhousingbc.ca/nanaimo-355-nicol-street](http://letstalkhousingbc.ca/nanaimo-355-nicol-street)

**BC Housing is proud to announce that Snuneymuxw First Nation will be...** [More](#)

[Learn more](#)

*Instagram*

**bchousing**  
Sponsored

**Let's Talk about 355 Nicol Street**  
Learn more at [letstalkhousingbc.ca/nanaimo-355-nicol-street](http://letstalkhousingbc.ca/nanaimo-355-nicol-street)

[Learn more](#)

bchousing BC Housing is proud to announce that Snuneymuxw First Nation will be the operator of... [more](#)

**BC Housing**  
Sponsored ·

New Info Session Date! Due to the recent power outages in Nanaimo, we've moved our virtual info session to Wednesday, May 25th.

-----

In Nanaimo, Indigenous Peoples are over-represented among the homeless population. Data shows that one third of people experiencing homelessness identified as being of Indigenous ancestry, despite making up only 8% of the general population... [See more](#)

**Let's Talk about Indigenous housing a...**  
Learn about Indigenous s...

[Learn more](#)

**System Failures**

Barriers to an... pu  
Transition pl... on

Discharge planning fr  
funded institutions a  
(e.g. hospitals and co

[Share](#)



## APPENDIX B: DISCUSSION GUIDE AND FEEDBACK FORM



*Rendering of proposed supportive housing at 355 Nicol Street.*

# 355 Nicol Street Supportive Housing

## Discussion Guide and Feedback Form

 Design Engagement

 April 28 – May 26, 2022

 [letstalkhousingbc.ca/nanaimo-355-nicol-street](https://letstalkhousingbc.ca/nanaimo-355-nicol-street)

# We want to hear from you



In the summer of 2020, BC Housing engaged with community members in the south end of Nanaimo about supportive housing opportunities in their neighbourhood. Feedback received during that engagement was used to shape and improve on the project designs.

Now that draft designs for supportive housing at 355 Nicol Street are ready, BC Housing is excited to share them with the community and once again collect feedback prior to our rezoning application to the City of Nanaimo. This round of design engagement is being held from **April 28 to May 26, 2022**.

Everyone living in the neighbourhood is invited to view the designs, learn about this supportive housing, and share feedback.

This Discussion Guide provides information about the background of 355 Nicol Street, introduces the operator, and shares draft building designs. It also includes a Feedback Form so you can provide your input on proposed improvements to a strip of City-owned right-of-way land, and design elements for the site.

There is also an opportunity for additional comments.

Please see page 9 for the Feedback Form or complete it online at: [letstalkhousingbc.ca/nanaimo-355-nicol-street](https://letstalkhousingbc.ca/nanaimo-355-nicol-street). You can also scan this QR code.



# Ways you can learn more and provide feedback

## → Attend a virtual information session

- 6:00-8:00pm - Wednesday, May 18, 2022
- Please register in advance by visiting the project site below

## → Read the Discussion Guide and complete the Feedback Form online:

- [letstalkhousingbc.ca/nanaimo-355-nicol-street](http://letstalkhousingbc.ca/nanaimo-355-nicol-street)

## → Drop off a completed Feedback Form at:

- 668 Centre St, Nanaimo, BC V9R 4Z4

## How input will be used



Your feedback is important to us. Input received through this design engagement will help shape the final project design and will be considered by BC Housing, along with technical, socio-cultural, and financial factors, in our rezoning application to the City of Nanaimo.

## Project Timeline

### July 2020

- BC Housing - City of Nanaimo MOU to deliver new homes

### August 2020

- Virtual Neighbourhood Meetings with the community

### February 2021

- Samaritan House demolition

### June 2021

- BC Housing - Snuneymuxw First Nation MOU to deliver Indigenous housing

### May 2022

We Are Here

- Design engagement and operator announcement

### June 2022

- Anticipated submission of rezoning application

### Spring 2023

- Construction begins\* (TBC)

### Fall/Winter 2023

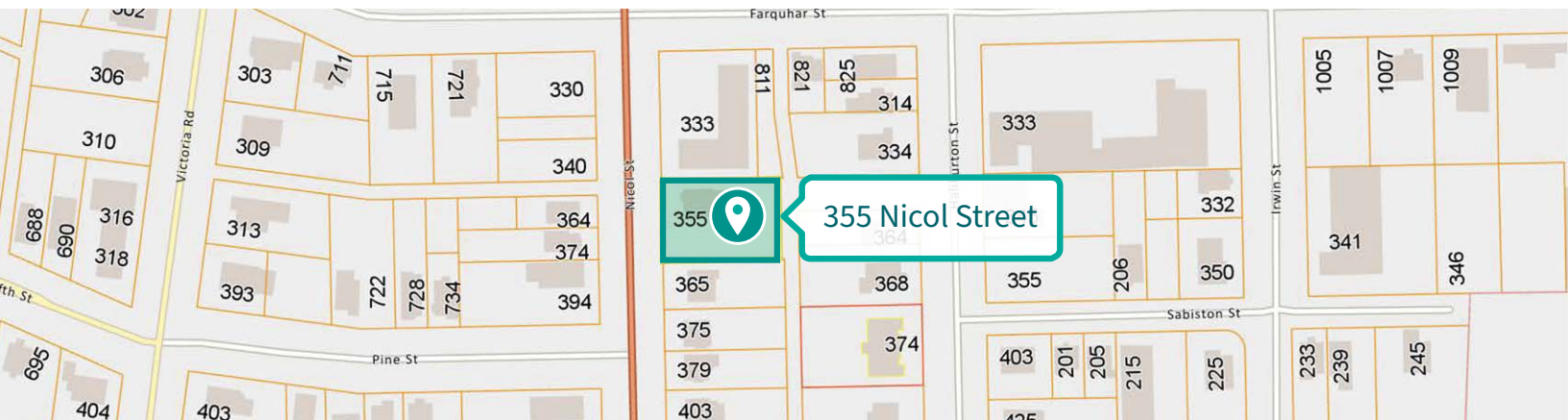
- Residents move into building\*

\*Construction and project completion schedules to be determined pending rezoning approval.

# About 355 Nicol Street

The **355 Nicol Street** supportive housing project is part of a partnership between BC Housing, the Snuneymuxw First Nation, and the City of Nanaimo. Once completed, the new permanent supportive homes at 355 Nicol Street would provide long-term housing for Snuneymuxw members and other Indigenous people experiencing or at risk of homelessness.

355 Nicol Street is the former site of Samaritan House, a building owned by Island Crisis Care Society that provided shelter and transition housing to women experiencing or at risk of homelessness. As of March 2022, residents of the former Samaritan House have moved to the newly-build Samaritan Place at 702 Nicol Street.



Located on the traditional territories of the Snuneymuxw First Nation, the building would have five floors, with 35 studio apartments, four of which would be fully accessible. It would be integrated with Snuneymuxw cultural supports and prioritize Snuneymuxw members first, followed by other First Nation, Métis, and Inuit people.

## Collaborative Approach

355 Nicol Street is part of BC Housing's two separate Memorandums of Understanding (MOUs) with the Snuneymuxw First Nation and the City of Nanaimo respectively. Together, these landmark MOUs represent a concerted effort to build new housing in the community, with a focus on delivering housing for Snuneymuxw members and other Indigenous people experiencing homelessness.

These partnerships are a commitment to act on housing needs in Nanaimo, and the unique housing challenges facing Snuneymuxw members.

## Zoning

355 Nicol Street is currently zoned at *CS1: Community Service One*, which allows for use as supportive housing. Following the completion of further site planning and in recognition of the urgent need for homes, BC Housing added a floor to the design of the building.

The added floor space would allow us to make efficient use of the site by creating more homes while meeting lot coverage requirements. These changes to density and height will require a rezoning application to the City of Nanaimo. As part of that application, we welcome community input that will shape our final designs and submission.

## What is supportive housing?

Supportive housing is an opportunity for people to leave the streets and shelter system for safe and stable housing that will contribute to an improved quality of life.

At 355 Nicol Street, residents would have a self-contained studio home with supports provided on-site to ensure they can achieve and maintain housing stability. Supports typically include cultural supports, 24/7 staff presence, wellness checks, life skills training, employment assistance, and connection to other services. All residents sign a program agreement and pay rent.

In addition to the typical supports provided in all supportive housing, 355 Nicol Street will also have integrated cultural supports, provided by SFN, the operator.



# Meet our operator



We are proud to announce that Snuneymuxw First Nation (SFN) will be the operator of this new purpose-built housing. SFN is best positioned to operate 355 Nicol Street as they have the relationships, experience, and knowledge needed to make this housing a success. SFN currently own and operate over 100 homes across their four reserves and oversee capital projects representing almost \$40 million, with housing projects currently under development worth another \$50 million. They also manage an effective Snuneymuxw homeless outreach program.

## Cultural support

Under the operational leadership of Snuneymuxw First Nation, residents would have access to the SFN Longhouse Learning + Healing Framework (LLHF). The framework includes what is needed to support physical, mental, spiritual, and emotional health, and includes the use of traditional foods, medicines, teachings, and access to ancestral cultural knowledge. SFN and BC Housing know the LLHF is instrumental in supporting Snuneymuxw street-entrenched community members transition into permanent housing. The LLHF is holistic, perpetual, and proven over thousands of years.



Rendering of east entrance to 355 Nicol Street.



## Prioritizing Snuneymuxw members and Indigenous peoples

Snuneymuxw people are over-represented among Nanaimo's local homeless population. In Nanaimo, data suggests that more than one third of people experiencing homelessness self-identified as having Indigenous ancestry, despite making up only 8% of the general population. To help address that, the housing will prioritize Snuneymuxw members first, followed by other First Nation, Métis, and Inuit people. If any vacancies remain, SFN will work with BC Housing to identify potential non-Indigenous residents.



## 24/7 staffing

As with all supportive homes, staff would be on-site 24 hours a day, seven days a week at 355 Nicol Street. They would be supported by a manager, who would be on-site Monday to Friday, in addition to various other staff who will provide on-site services to residents.

All staff would have the appropriate training and skills necessary to support residents. As required by BC Housing, these include crisis prevention training; First Aid/CPR; mental health first aid training; domestic violence and safety planning; substance use awareness and safety training; and trauma-informed training.



## Walking together

BC Housing is committed to walking alongside Snuneymuxw First Nation and working with the south end community to ensure the success of this new permanent, purpose-built supportive housing building.

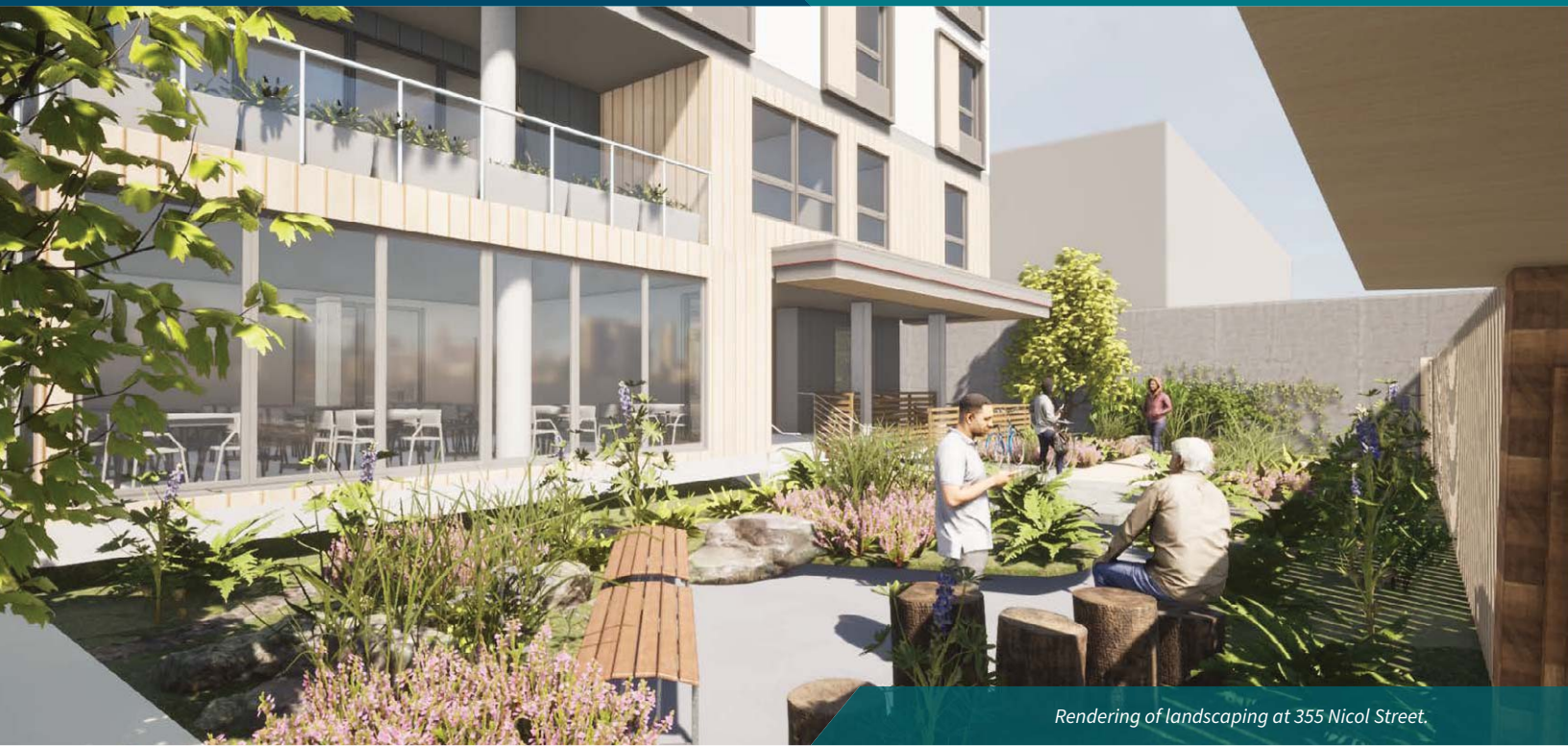
## Did you know?

Snuneymuxw First Nation and BC Housing would work with local partners and first responders to help foster a neighbourhood that is safe for all. While staff will be on-site 24/7, their primary focus will be to ensure that residents are safe and supported. Just like any other residence, issues outside the property may involve other authorities like City bylaw and the RCMP.

Prior to opening, we will share a list of key contacts you can call, depending on the situation.







Rendering of landscaping at 355 Nicol Street.

# Building design and values

The building has been designed in partnership with SFN to provide a healing space that is safe, welcoming, and connected to the land and the greater community.





# Culturally appropriate housing

355 Nicol Street would be a permanent, purpose-built supportive housing for Snuneymuxw members and other Indigenous people. The housing would be culturally appropriate and designed with Snuneymuxw values at its core. This is intended to complement the on-site support services that would help people transition off the streets permanently and heal.

## Culturally appropriate elements include:

- ➔ A building design that is connected to the natural world
- ➔ Natural building materials where possible
- ➔ Landscape design centred on native and traditional medicinal plants
- ➔ Incorporating a sensory experience into the design elements, allowing residents to be seen, felt, and heard (For example, the landscape design includes a running water feature that will be visible and heard from the communal space within the building, providing a connection to the natural world.)
- ➔ Thoughtful spaces that promote physical, mental, spiritual, and emotional wellbeing



## Quick stats

**22,393**  
square feet

**5**  
floors\*

**35** units,  
**4** fully  
accessible

**Indoor**  
program room

**Outdoor**  
gathering space

\*Subject to rezoning application

# Parking and sustainability



We recognize that parking is an ongoing concern for residents in the south end community. At the same time, due to the limited footprint of the site, our designers have prioritized living and green spaces, believing that investing in such spaces would have a better impact on residents and the community.

We continue to work with SFN and the City to arrive at a final project design that balances parking and living spaces.

## Sustainable solutions

Through the careful design of 355 Nicol Street, sustainable features have been incorporated into the building to incentivize active transportation and the use of existing public transportation networks. SFN will also work with the City and other partners to develop creative and sustainable solutions to the community's parking challenges.

### 1. Cycling facilities:



The building would have secure bicycle parking and a bicycle repair station.

### 2. Encouraging transit use:



SFN would encourage residents to utilize transit through programs such as shuttles and transit passes. These programs would be finalized as the building opens.

### 3. Existing parking facilities:



SFN would work with service providers to make use of existing SFN parking facilities nearby to reduce the number of vehicles on-site.



## Traffic impact assessment

BC Housing is conducting a traffic impact assessment as part of our rezoning application. The findings from this assessment will help us work with SFN and the City to better understand the movement of traffic around the site and identify other potential solutions.

# Feedback

This section of the Discussion Guide includes information on the topics for feedback and an opportunity for you to provide general input.

**Please provide your feedback by:  
Thursday, May 26, 2022.**




## Submitting your feedback

To provide your feedback online, please scan this QR code, or visit:

[letstalkhousingbc.ca/nanaimo-355-nicol-street](https://letstalkhousingbc.ca/nanaimo-355-nicol-street)



You can also drop off a completed Feedback Form at:

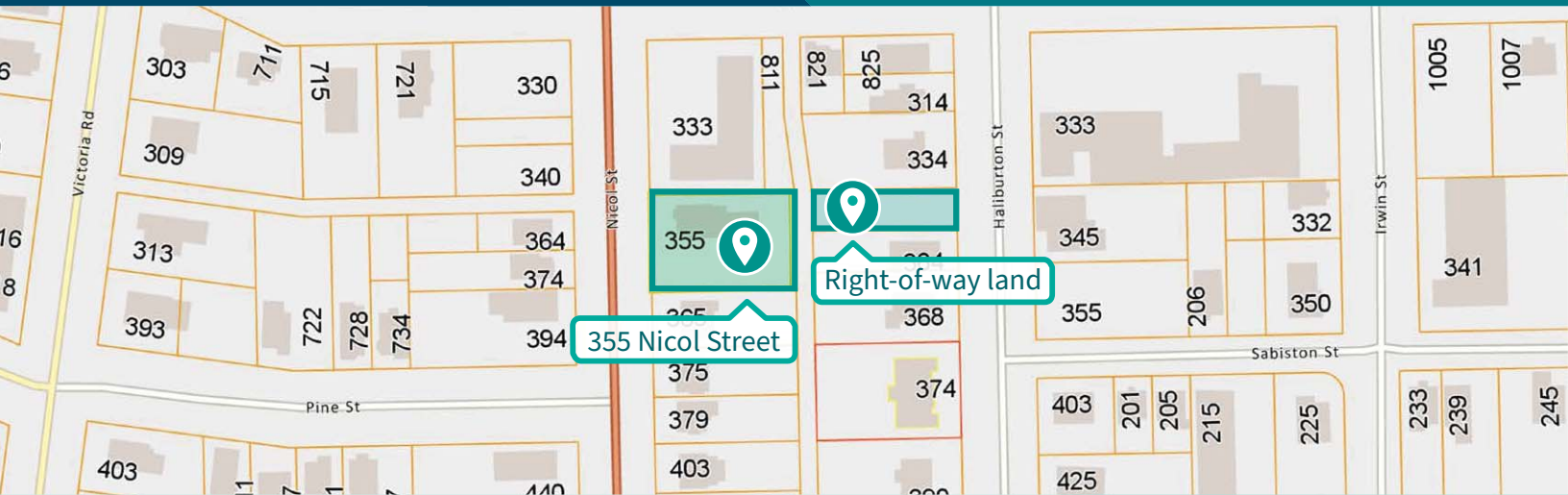
 **668 Centre St.,  
Nanaimo, BC V9R 4Z4**

## How input will be used



Your feedback is important to us. Input received through this design engagement will help shape the final project design and will be considered by BC Housing, along with technical, socio-cultural, and financial factors, in our rezoning application to the City of Nanaimo.





# Right-of-way improvements

The limited footprint of 355 Nicol Street meant that designers had to maximize every square foot and add another floor to create the units needed for the community.

At the same time, it was important that residents have a safe outdoor space where they can gather for programs, connect with the land, and benefit from native and traditional medicinal plants.

That's why BC Housing and SFN are proposing to improve the City-owned property (right-of-way land) adjacent to the east side of 355 Nicol Street (see map) for the benefit of residents and the community.

In recent years, this right-of-way has been used as a food forest. As part of this project, we are proposing improvements to landscaping and design that would make it a secure outdoor space for residents and a cared-for, family-friendly community space for the south end neighbourhood.

## Improvements to the right-of-way would include:

- ➔ Enhancing the food forest with traditional medicinal plants
- ➔ Privacy fencing
- ➔ Addition of native plant species and a tree
- ➔ Rainwater features
- ➔ Seating
- ➔ Snuneymuxw art pieces

In our proposal, the outdoor space would be fenced to provide privacy for residents who are benefiting from the healing properties of the space. We envision a secure space where residents can participate in Indigenous, land-based cultural programming. This space would also be made available to the community for gatherings and events and to further their own healing. To balance the needs of both residents and the community, we welcome your input on how the outdoor space can best serve all our needs.



**Question 1: How do you feel about the proposed improvements to the right-of-way?**

1 – very supportive                             

5 – not supportive at all      1      2      3      4      5



**Question 2: Do you have any feedback you'd like to provide about the proposed improvements to the right-of-way?**

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# Design elements

While major features of the building's design have been fixed due to the project's advanced stage in development, we welcome your feedback on certain design elements.



**Question 3: What design elements are most important to you? Choose all that apply.**

Use of native, fruit bearing, or medicinal plants

Privacy fences

Water features

Lighting around the building

Community art

Seating and gathering areas

Other (please specify)

---



**Question 4: Why are these design elements important to you and how would you like them to be part of the design?**

---

---

## So, what do you think?



**Question 5: After reviewing the designs and information provided, how do you feel about the 355 Nicol Street project?**

1 – very supportive  
5 – not supportive at all

1

2

3

4

5



**Question 6: Do you have any additional feedback you'd like to provide about the project?**

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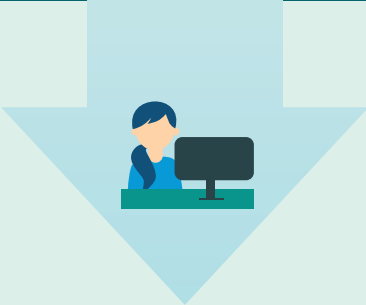
# Deadline for feedback: May 26, 2022

➔ To provide your feedback online, please scan this QR code.



➔ You can also visit [letstalkhousingbc.ca/nanaimo-355-nicol-street](https://letstalkhousingbc.ca/nanaimo-355-nicol-street)

## How input will be used



Your feedback is important to us. Input received through this design engagement will help shape the final project design and will be considered by BC Housing, along with technical, socio-cultural, and financial factors, in our rezoning application to the City of Nanaimo.



BC Housing collects personal information in accordance with sections 26 (c) and (e) of the Freedom of Information and Protection of Privacy Act. Your personal information is collected for the purpose of the 355 Nicol Street Project. If you have any questions about your privacy, please contact BC Housing’s Privacy Office at [fippa@bchousing.org](mailto:fippa@bchousing.org).

APPENDIX C: INFORMATION SESSION PRESENTATION



# 355 Nicol Street Design Engagement

Virtual Information Session

Zoom Webinar

May 25, 2022



## Welcome & prayer

Joan Brown  
Chief Administrative Officer,  
Snuneymuxw First Nation



## Housekeeping



- This session is hosted on Zoom Webinar
- Ask a question or provide feedback by using the **Q&A function**
- All Q&A messages will be recorded as part of the engagement
- Having technical difficulties?
  - Send us an email at [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)

### Privacy statement

*By participating in this session, you consent to your personal information being accessed inside Canada by Zoom for the purposes of software implementation, maintenance, repair, troubleshooting, upgrading or data recovery. In addition, Zoom conducts data and usage analytics on personal information such as IP address which may be shared with third parties and stored outside of Canada.*

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3

## Introductions



4

## Agenda

Time	Item
6:05 PM	Welcome & prayer
6:15 PM	Introductions
6:20 PM	Design engagement
6:30 PM	Presentation <ul style="list-style-type: none"><li>• Snuneymuxw First Nation</li><li>• About 355 Nicol Street</li><li>• Building design</li><li>• Right-of-way improvements</li></ul>
7:15 PM	Q&A
7:50 PM	Closing statements



## Design engagement

We want to hear from you



April 28 to May 26, 2022



## Ways you can provide feedback

### Submitting your feedback

To provide your feedback online, please scan this QR code, or visit:

[letstalkhousingbc.ca/nanaimo-355-nicol-street](https://letstalkhousingbc.ca/nanaimo-355-nicol-street)



You can also drop off a completed Feedback Form at:

 **668 Centre St.,  
Nanaimo, BC V9R 4Z4**

## Walking together


Joan Brown  
Chief Administrative Officer,  
Snuneymuxw First Nation


John McEown  
Director, Regional Development,  
Vancouver Island, BC Housing






## Snuneymuxw First Nation

 Best positioned with the relationships, experience, and knowledge needed

 Own and operate >100 homes

 Oversee ~\$40 million capital projects

 \$50 million worth of housing under development

 Snuneymuxw homeless outreach program



9

## About 355 Nicol Street



**22,393**  
square feet

**5**  
floors

**35** units,  
**4** fully  
accessible

**Indoor**  
program room

**Outdoor**  
gathering space



10

## Supportive housing @ 355 Nicol Street



Self-contained studio home



On-site cultural supports



24/7 staff presence



Program agreements



11

## Rezoning application



Currently zoned at *CS1: Community Service One*



Adding density and height to meet urgent need for homes



Rezoning application required to make efficient use of site







## Culturally appropriate housing



## Right-of-way improvements

**Proposal:** a secure outdoor space for residents and a cared-for, family-friendly community space for the south end neighbourhood

- Enhancing the food forest with traditional medicinal plants
- Privacy fencing
- Addition of native plant species and a tree
- Rainwater features
- Seating



## We want to hear from you

Deadline for feedback: May 26, 2022

➔ Read the Discussion Guide and complete the Feedback Form online:

• [letstalkhousingbc.ca/nanaimo-355-nicol-street](http://letstalkhousingbc.ca/nanaimo-355-nicol-street)

➔ Drop off a completed Feedback Form at:

• 668 Centre St, Nanaimo, BC V9R 4Z4

You can also scan this QR code



# Questions?



## Deadline for feedback: May 26, 2022

➔ To provide your feedback online, please scan this QR code.



➔ You can also visit [letstalkhousingbc.ca/nanaimo-355-nicol-street](https://letstalkhousingbc.ca/nanaimo-355-nicol-street)

Thank you



CITY OF NANAIMO

BYLAW NO. 4500.209

A BYLAW TO AMEND THE "CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 479, 480, 481, 482, and 548 of the *Local Government Act*,

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw 2023 No. 4500.209".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
  - 1) By adding the following as Subsection 14.3.1.1 immediately below Subsection 14.3.1:
 

14.3.1.1 Notwithstanding Subsection 14.3.1, on the lands legally described as LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP29088 (355 Nicol Street), the Floor Area Ratio for a personal care facility shall not exceed 2.23.
  - 2) By adding the following as Subsection 14.6.2 immediately below 14.6.1:
 

14.6.2 Notwithstanding Subsection 14.6.1, on the lands legally described as LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP29088 (355 Nicol Street), the maximum allowable height of a principal building for a personal care facility shall not exceed 19.2m.

PASSED FIRST READING: \_\_\_\_\_  
 PASSED SECOND READING: \_\_\_\_\_  
 PUBLIC HEARING HELD: \_\_\_\_\_  
 PASSED THIRD READING: \_\_\_\_\_  
 MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: \_\_\_\_\_  
 ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

