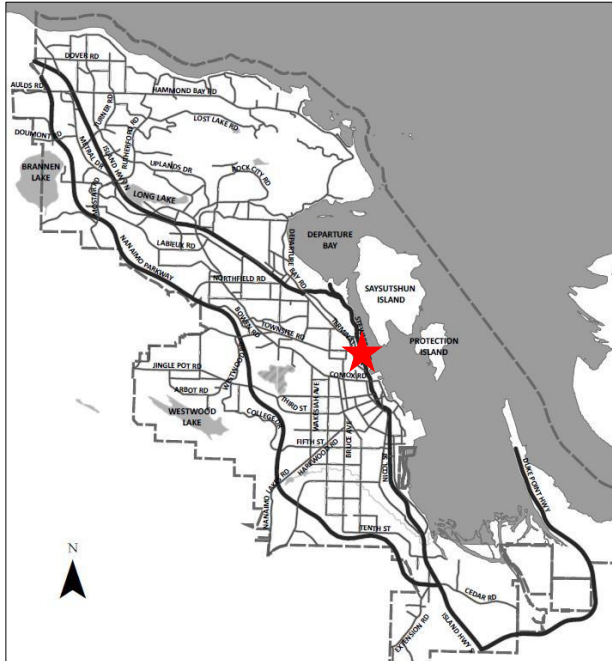


DATE OF MEETING | June 17, 2024 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING
NANCY SKEELS, PROPERTY SERVICES AGENT, REAL ESTATE |

SUBJECT | **REZONING APPLICATION NO. RA495 AND HIGHWAY CLOSURE
APPLICATION NO. LD4291 – 266, 268 BRYDEN STREET, 251, 255
MT BENSON STREET, AND 250 TERMINAL AVENUE NORTH**



Proposal:
To allow for a personal care facility and affordable housing development



Current Zoning:
R1 – Single Dwelling Residential
R8 – Medium Density Residential
COR2 – Mixed Use Corridor
COR3 – Community Corridor

Proposed Zoning:
CD14 – Comprehensive Development
District Zone Fourteen

City Plan Land Use Designation:
Neighbourhood

Lot Area:
3,241m²



City Aerial Photo 2022

OVERVIEW

Purpose of Report

To present for Council's consideration an application to rezone 266, 268 Bryden Street, 251, 255 Mt Benson Street, and 250 Terminal Avenue North from Single Dwelling Residential (R1), Medium Density Residential (R8), Mixed Use Corridor (COR2), and Community Corridor (COR3) to Comprehensive Development District Zone Fourteen (CD14), to facilitate a personal care facility and affordable housing development; and,

To obtain Council's approval to close a portion of Bryden Street adjacent to 266 and 268 Bryden Street and obtain approval to enter into a Land Exchange Agreement with the owner of 268 Bryden Street, 255 Mt Benson Street, and 250 Terminal Avenue North to dedicate a part of the properties for road in exchange for the road closure area. |

Recommendation

Rezoning

That:

1. "Zoning Amendment Bylaw 2024 No. 4500.226" (to rezone 266, 268 Bryden Street, 251, 255 Mt Benson Street, and 250 Terminal Avenue North from Single Dwelling Residential [R1], Medium Density Residential [R8], Mixed Use Corridor [COR2], and Community Corridor [COR3] to Comprehensive Development District Zone Fourteen [CD14]) pass first reading;
2. "Zoning Amendment Bylaw 2024 No. 4500.226" pass second reading;
3. "Zoning Amendment Bylaw 2024 No. 4500.226" pass third reading; and,
4. Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2024 No. 4500.226", as outlined in the "Conditions of Rezoning" section of the Staff Report dated 2024-JUN-17, prior to final adoption.

Highway Closure

That:

1. Council authorize the road closure and disposition of a portion of Bryden Street and direct Staff to enter into a Road Closure and Land Exchange Agreement;
2. "Highway Closure and Dedication Removal Bylaw 2024 No. 7372" (to provide for highway closure and dedication removal of a portion of Bryden Street adjacent to 266 and 268 Bryden Street) pass first reading;
3. "Highway Closure and Dedication Removal Bylaw 2024 No. 7372" pass second reading; and,
4. Council direct Staff to proceed with public notice for the closure and disposition of a portion of Bryden Street. |

BACKGROUND

A rezoning application, RA495, was received from Ron Hart Architect Ltd., on behalf of the Provincial Rental Housing Corporation, to facilitate a BC Housing development. The site was previously identified in the July 2020 Memorandum of Understanding (MOU) between the City of Nanaimo and BC Housing as a location for permanent supportive and affordable housing. Currently, the site hosts temporary supportive housing.

The owner has also applied for a highway closure, LD4291, to close an excess portion of Bryden Street adjacent to the subject properties to facilitate the development. The highway closure will be considered together with a land exchange to dedicate a portion of the subject properties adjacent to Terminal Avenue North as road.

Subject Property and Site Context

The subject properties are located in the Newcastle Neighbourhood just north of Downtown Nanaimo. The properties have frontage on Terminal Avenue to the west, Mt Benson Street to the north, and Bryden Street to the south. The temporary modular supportive housing, Newcastle Place, has been operating on the site since 2018 and is operated by the Island Crisis Care Society. Previously located on the site were a hotel, a restaurant, an office building, and a single residential dwelling, which were all demolished in 2015.

The surrounding neighbourhood is mix of commercial and residential uses. Adjacent properties include: a four-storey 52-unit multi-family residential building across Mt Benson Street to the north; a multi-family residential building, an office, and single residential dwellings on Vancouver Avenue to the east; a restaurant across Bryden Street to the south; and a hotel and restaurant across Terminal Avenue to the west. Nearby recent developments include a 23-unit supportive housing building at 285 Rosehill Street to the north (2019) and a 17-unit multi-family residential building at 130 Vancouver Avenue to the southeast (2017).

There is a Land Use Contract (LUC 1805) registered on the property title of 255 Mt Benson Street that restricts use of the land to retail and office use; however, this charge will be terminated along with all LUCs in British Columbia on 2024-JUN-30.

Public Notification

Pursuant to sections 464(3) and 467 of the *Local Government Act*, a public hearing is prohibited for proposed “Zoning Amendment Bylaw 2024 No. 4500.226” as the bylaw is consistent with the Official Community Plan (City Plan) and the purpose of the bylaw is to facilitate a residential development as outlined in this report.

Statutory notification of first reading occurred on 2024-JUN-06. |

REZONING DISCUSSION

Proposed Zoning

The applicant is proposing to rezone the subject properties to a new Comprehensive Development (CD) zone to facilitate a supportive housing and affordable housing development. BC Housing is developing the supportive housing as homes for individuals experiencing or at risk of homelessness in Nanaimo.

The City of Nanaimo “Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) defines supportive housing as a ‘personal care facility’. Comprehensive Development District Zone Fourteen (CD14) has been proposed with site-specific provisions that are suited specifically for the conceptual development plans provided by the applicant. The CD14 zone will include two areas, with the northern portion (“Area 1”) for affordable housing and southern portion (“Area 2”) for the personal care facility. The existing properties will be required to be consolidated as a condition of rezoning, and BC Housing anticipates applying for a boundary adjustment subdivision to create two lots aligned with the two areas.

A comparison between the existing four zones and the proposed CD14 zone are shown in the table below:

Zoning Regulation	Existing zones				Proposed CD14 Zone
	R1 – Single Dwelling Residential ¹	R8 – Medium Density Residential	COR2 – Mixed Use Corridor	COR3 – Community Corridor	
<i>Uses</i>	Residential	Residential	Residential; commercial	Residential; commercial	Residential; personal care facility
<i>Maximum Density – Floor Area Ratio (FAR)</i>	No FAR; one dwelling unit	1.25 – 1.85 ²	1.25 – 2.00 ²	0.75 – 2.00 ²	0.80 – 2.30 ² residential; 2.00 personal care facility
<i>Maximum Building Height</i>	7.0m – 9.0m	14.0m	14.0m – 18.0m	14.0m – 18.0m	17.5m
<i>Maximum Lot Coverage</i>	40%	40%	60%	60%	50%

¹ The R1-zoned portion of the site will change to the R5 zone (Three and Four Unit Residential) should “Zoning Amendment Bylaw 2024 4500.223” be adopted on 2024-JUN-17.

² Variable maximum Floor Area Ratio dependent on amenities provided.

The conceptual development plans envision the affordable housing building with approximately 34 dwelling units above an underground parking structure (see Attachment C). The personal care facility (supportive housing) building will have approximately 50 sleeping units in addition to support services. Conceptual building perspectives show how the zoning would allow a building massing of five storeys with a setback above the fourth storey (see Attachment D). Other

elements proposed on the conceptual site plan include an outdoor patio, dog run, and bicycle storage on the personal care facility lot, and outdoor amenity space on the affordable housing lot.

A minimum 7.5m side yard building setback is proposed to ensure that the buildings will be sited away from the east property line adjacent to the rear yards of properties on Vancouver Avenue, and an additional setback above the fourth storey facing Bryden Street and Mt Benson Street is proposed to provide a transition to the surrounding neighbourhood.

The CD14 zone has been structured to incentivize affordable housing, through density bonusing, as envisioned by the MOU. The applicant anticipates developing the personal care facility as a first phase and developing the affordable housing building with underground parking as a second phase.

Policy Context

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 properties within the Neighbourhood future land use designation where residential buildings in low-rise apartment form are contemplated with typical building heights of up to four storeys. The proposed CD14 zone addresses the intent of the land use designation by facilitating a development with an apartment form but allows more flexibility to achieve the necessary build-out. This includes a maximum building height of five storeys with additional setbacks above the fourth storey to reduce the uppermost storey and emphasize a four storey building form as encouraged by City Plan Policy.

The CD14 zone will also more closely align permitted land uses with the residential Neighbourhood designation by no longer allowing commercial uses that are permitted by the existing COR2 and COR3 zoning.

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 within the City, and the proposed zoning would achieve this objective.

City Plan – Mobility Network

The subject properties are located on a future bus rapid transit line as identified in Figure 36 of City Plan. Existing bus routes run adjacent to the site on Terminal Avenue and Vancouver Avenue, and additional routes run along Stewart Avenue to the east. The site is also located approximately 150m east of the E&N Rail Trail which is identified as a primary active mobility route by Figure 36. The proposed zoning would achieve City Plan's mobility objectives for densification of housing along frequent transit, rapid transit, and active mobility routes.

Overall, the proposed zoning is consistent with City Plan and will enable a mix of housing types in close proximity to amenities and services.

Community Consultation

The subject property is within the area of the Newcastle Community Association (NCA). The application was forwarded to the NCA and a response was received on 2023-JUL-21 which indicated that the NCA does not support the rezoning and outlined a number of concerns as summarized below:

1. *Number of Units.* The NCA expressed concern with the number of units in the personal care facility (supportive housing) and requested that the building be limited to 30 units. BC Housing has identified the need for approximately 50 units on the site as originally identified in the MOU.
2. *Height and Density.* The NCA indicated a preference for a lower building height of 14.0m and a lower Floor Area Ratio of 1.25. The applicant has provided a Shadow Study (Attachment E) to show potential shadowing impacts of the proposed height based on a conceptual massing model. Additionally, the conceptual building design and proposed zoning include setbacks above the fourth storey to reduce visual impact.

The site was previously designated 'Corridor' under the 2008 Official Community Plan which would have supported building heights up to six storeys, and earlier iterations of concept plans from BC Housing considered six storey building heights. Since the adoption of City Plan in 2022, BC Housing has revised the concept plans to align with the 'Neighbourhood' land use designation. The building height is comparable to other nearby developments including four-storey residential buildings to the north, west, and east, and an 8-storey residential building at 225 Rosehill Street (completed 2008) one block to the north.

3. *Use of Ground Floor.* An earlier iteration of the conceptual development plans included a commercial component on the ground level of the personal care facility. In response to community feedback, the commercial space has been removed and instead the ground level is envisioned to include support services for residents including administration offices and amenity space.
4. *Parking.* The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" requires 0.2 parking spaces per sleeping unit for a personal care facility which would total 10 parking spaces for the supportive housing component based on the conceptual development plans. The applicant anticipates providing four parking spaces on-site for the personal care facility (Area 2) and remaining parking spaces on the affordable housing site (Area 1).
5. *Sports Court.* Previously, the site plan included a sports court on the personal care facility site; however, the NCA expressed concerns regarding potential nuisances to adjacent properties and in response the applicant has updated the conceptual plan to remove the sports court.
6. *Smoking Area.* An outdoor covered smoking area is also shown on the conceptual site plan. The NCA recommended locating the smoking area to minimize impacts on neighbours and reduce the potential of second-hand smoke. BC Housing has indicated

that the design and location of the smoking area will be determined at the form & character development permit (DP) stage and input from neighbours will be considered.

7. *Buffer from Adjacent Properties.* The NCA recommended inclusion of a stronger landscape buffer along the east property line, to act as a visual screen and sound attenuation. While detailed landscape plans have not been developed, the applicant has noted that they will be limited to a 1.8m landscape buffer width due to the required drive aisle access widths. In lieu of a wider landscape buffer, the applicant has proposed a 2.4m-high fence along the east property line which will be required in the proposed CD14 zone.
8. *Phasing.* Recognizing that the personal care facility (Area 2) will be developed before the affordable housing phase (Area 1), the NCA requested to be consulted on any interim plans for Area 1 before the affordable housing is developed. BC Housing has indicated that they intend to continue meeting with the neighbourhood to keep them informed of any plans.
9. *Community Amenities.* The NCA expressed concern that the development could be exempt from Community Amenity Contributions and indicated a desire for an in-kind contribution. See the “Community Amenity Contribution” section of this report below.

Prior to submitting a rezoning application, BC Housing led community engagement in 2020 and 2021 that included online public dialogue sessions and separate Community Advisory Committee meetings with the Newcastle Community Association.

BC Housing subsequently held an in-person public open house on 2024-MAR-11 at the Beban Park Social Centre and has provided a summary of the engagement (see Attachment G). Some comments received at this meeting were related to security and safety of the proposed personal care facility, and BC Housing has reiterated that concerns will be managed with ongoing monitoring and communication with the neighbourhood. Additionally, BC Housing has indicated that they intend to continue dialogue with neighbours regarding building design in advance of making a DP application.

Community Amenity Contribution

As per Council’s *Community Amenity Contribution (CAC) Policy*, 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.

It is expected that the personal care facility will meet the CAC waiver criteria; however, it is not yet known whether the affordable housing component will meet the criteria for exemption. Should the affordable housing not be eligible for the non-market waiver, it may still be eligible for a 50%

reduction for market rental housing secured through a Housing Agreement, per the CAC Policy. Using the 2023 rate at the time of application, the CAC would be calculated at \$41/m² for residential use (reduced by 50% for secured rental housing). Based on the conceptual gross floor area, the anticipated CAC value would be approximately \$70,294.50.

If the affordable housing does not meet the CAC exemption criteria, BC Housing has proposed to complete an in-kind contribution of a pedestrian crossing at Terminal Avenue North and Mt Benson Street. Alternatively, if the value of the works exceeds the CAC value or if the works have been completed by others at the time of building permit, BC Housing will provide a monetary contribution towards active transportation improvements.

Conditions of Rezoning

Should Council support the application and pass third reading of “Zoning Amendment Bylaw 2024 No. 4500.226”, 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:
 - a. a Housing Agreement to secure non-market rental dwelling units, as per the City’s CAC Policy, for all eligible units;
 - b. a Housing Agreement to secure market rental dwelling units, as per the City’s CAC Policy, for all eligible units; and,
 - c. Off-site works to consist of a pedestrian crossing at the intersection of Terminal Avenue and Mt Benson Street, or a monetary contribution equal to the City’s CAC Policy (should the value of the off-site works exceed the CAC value or should the off-site works be completed by others prior to building permit issuance).
2. *Road Closure* – Highway (road) closure for a portion of Bryden Street extending 5.0m from the properties at 266 and 268 Bryden Street.
3. *Road Dedication* – Dedication with an approximate width of 5.0m along the Terminal Avenue North frontage and corner rounding at the intersections of Mt Benson Street and Bryden Street with a radius of 6.0m
4. *Lot Consolidation.* |

HIGHWAY CLOSURE DISCUSSION

Highway Closure and Land Exchange Proposal

Concurrent with the rezoning application review, the City has received a highway closure application, LD4291, from Ron Hart Architect Ltd., on behalf of the Provincial Rental Housing Corporation, to facilitate the personal care facility component of this development.

Bryden Avenue is designated as an Urban Local road in Schedule 4 (“Road Network”) of City Plan which requires a 20m-wide road allowance. The existing Bryden Street cross-section has a

width of 30m, of which 5m on either side are considered in excess of the minimum required standard. The applicant is proposing to close a 5m-wide portion of Bryden Street fronting 266 and 268 Bryden Street in exchange for dedicating road with a width of 5m along the Terminal Avenue frontage. Terminal Avenue North is designated as a Mobility Arterial road in City Plan and the road dedication is required to facilitate the ultimate cross-section including wider sidewalks and bicycle lanes.

Staff have reviewed the proposed road closure against all City standards and have confirmed that this road right-of-way is surplus. Existing utilities, including Fortis and BC Hydro, will either be protected or relocated by BC Housing through the highway closure and development process. Staff are seeking Council’s authorization of the Highway Closure and Land Exchange Agreement and for Council to provide first and second reading to “Highway Closure and Dedication Removal Bylaw 2024 No. 7372”.

Next Steps

Should Council provide first and second reading of “Highway Closure and Dedication Removal Bylaw 2024 No. 7372”, the next steps will occur:

1. A Notice of Disposition will be published, as required by Sections 40 and 94 of the *Community Charter*;
2. After publication of the Notice, “Highway Closure and Dedication Removal Bylaw 2024 No. 7372” will be brought back to Council for consideration of third reading; and,
3. If third reading is passed, the Bylaw will be schedule for final adoption at an upcoming Council meeting. |

SUMMARY POINTS

- Application RA495 is to rezone 266, 268 Bryden Street, 251, 255 Mt Benson Street, and 250 Terminal Avenue North from Single Dwelling Residential (R1), Medium Density Residential (R8), Mixed Use Corridor (COR2), and Community Corridor (COR3) to Comprehensive Development District Zone Fourteen (CD14), to facilitate a personal care facility and affordable housing development.
- The conceptual developments plans envision an affordable housing building with approximately 34 dwelling units and a personal care facility (supportive housing) building with approximately 50 sleeping units.
- The proposed zoning is consistent with City Plan and will enable a mix of housing types in close proximity to amenities and services.
- A concurrent application, LD4291, proposes to close a portion of Bryden Street adjacent to 266 and 268 Bryden Street to facilitate the proposed development. |

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Site Context
ATTACHMENT C: Conceptual Site Plan
ATTACHMENT D: Conceptual Building Perspectives
ATTACHMENT E: Shadow Study
ATTACHMENT F: Proposed Subdivision Plan
ATTACHMENT G: Engagement Summary Report
“Zoning Amendment Bylaw 2024 No. 4500.226”
“Highway Closure and Dedication Removal Bylaw 2024 No. 7372”

Submitted by:

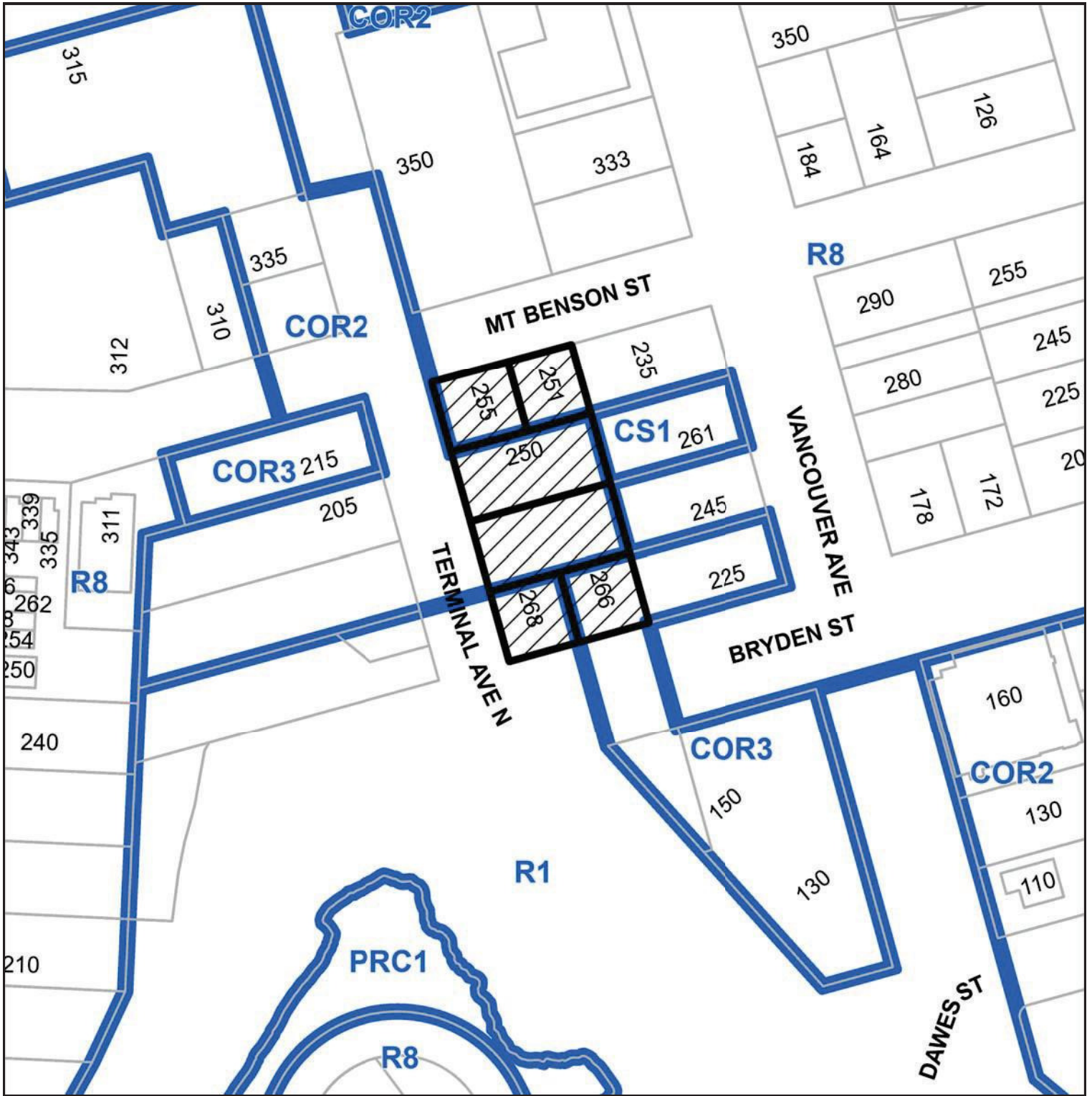
Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

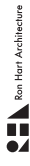
Laura Mercer
General Manager, Corporate Services

**ATTACHMENT A
SUBJECT PROPERTY MAP**

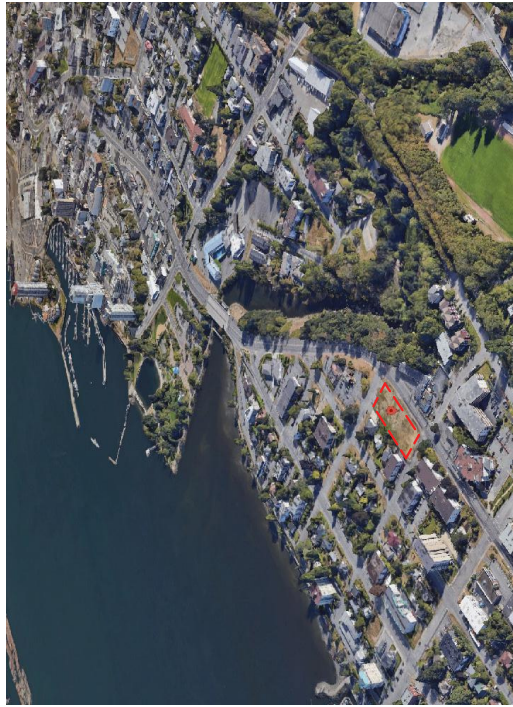


CIVIC: 266 & 268 Bryden Street, 251 & 255 Mt Benson Street, 250 Terminal Ave N

ATTACHMENT B SITE CONTEXT



CONTEXT PLAN



AERIAL VIEW OF NANAIMO DOWNTOWN



AERIAL VIEW OF NEIGHBOURHOOD



STREET VIEW FROM TERMINAL LOOKING NORTH



STREET VIEW FROM TERMINAL LOOKING EAST



STREET VIEW FROM TERMINAL LOOKING SOUTH

CONTACT: Ron Herr Architecture
1795 BURNHAMTHORPE AVE
NANAIMO, BC V9T 1S6

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REVISIONS:

ISSUES:
D 2023-11-18 Nanaimo Rezoning
Rev 1

PROJECT NUMBER: PROJECT CHARTER DATE
2025 Nov 2022

PROJECT ADDRESS:
260 Terminal Ave N
Nanaimo, BC

PROJECT NAME:
Nanaimo Rezoning

DRAWING TITLE:
Context & Photos

DRAWING NUMBER:
A 001

SCALE:
N/A

DATE:
2023-DEC-18

DESIGNED BY:
JH

RECEIVED
2023-DEC-18
NANAIMO REGIONAL DISTRICT

ATTACHMENT D CONCEPTUAL BUILDING PERSPECTIVES



View from Terminal Ave. looking North. The Proposed Supportive Housing will present as a four-storey building, and progressively stack up as it comes up the hill. The building serves to protect the residential neighbourhood behind looking for south and provides parking spaces for part of the upper stories.

1 Perspective from South-West
Scale: NTS

(facing Terminal Avenue and Bryden Street)



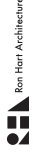
View from Bryden St. looking South. The Supportive Housing and Atlantic Housing building stack back from the residential neighbourhood behind. There is a row of parking and a solid fence along the property line further behind the building from the road side. The proposed addition provides parking spaces for part of the upper stories.

2 Perspective from South-East
Scale: NTS



View from Mt. Benson St. looking South. The Atlantic Housing stacks up from these 10 four-storey, presenting as residential in scale on the east side. The west side of the building remains a protective barrier to the noise of Terminal Ave.

3 Perspective from North
Scale: NTS



Ron Hart Architecture
4541 129 West 8 Ave
Vancouver, BC
V6P 1M5

PROJECT NO: 2023-10-18
PROJECT NAME: Atlantic Housing

DATE: 2023-10-18
DRAWN BY: CG
SCALE: NTS

PROJECT NUMBER: 2205
PROJECT START DATE: Nov 2022
PROJECT ADDRESS: 250 Terminal Ave. N
Nanaimo, BC

PROJECT NAME: Naramine Rezoning

DRAWING TITLE: Perspective Renders

DRAWING NUMBER: A 202

SCALE: NTS
DRAWN BY: CG

REVISIONS:



2023-10-18

2023-10-18

Revised Building

Rev 1

2023-10-18

Revised Building

Rev 1

2023-10-18

Revised Building

Rev 1

2023-10-18

Revised Building

Rev 1

2023-10-18

Revised Building

Rev 1

2023-10-18

Revised Building

Rev 1

2023-10-18

Revised Building

Rev 1

2023-10-18

Revised Building

Rev 1

2023-10-18

Revised Building

Rev 1

ATTACHMENT E SHADOW STUDY



CONTACT:
 Ron Herr Architecture Ltd.
 2960 Terminal Ave N
 Nanaimo, BC V9T 1S6

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REVISIONS:

ISSUES:
 0 - 2023-10-18 - Nanaimo Rezoning
 Rev 1

PROJECT NUMBER: PROJECT CHARTER DATE
 2205 Nov 2022

PROJECT ADDRESS:
 2960 Terminal Ave N
 Nanaimo, BC

PROJECT NAME:
 Nanaimo Rezoning

DRAWING TITLE:
 Shadow Studies

DRAWING NUMBER:
A 107

SCALE:
 DRAWN BY:

RECEIVED
 2023-DEC-18
 COURTESY OF THE CITY OF NANAIMO



1 Shadow Study - 9:00am, March 21
 Scale: 1:1500



2 Shadow Study - 12:00pm, March 21
 Scale: 1:1500



3 Shadow Study - 3:00pm, March 21
 Scale: 1:1500



4 Shadow Study - 9:00am, September 21
 Scale: 1:1500



5 Shadow Study - 12:00pm, September 21
 Scale: 1:1500



6 Shadow Study - 3:00pm, September 21
 Scale: 1:1500

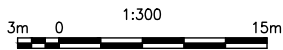
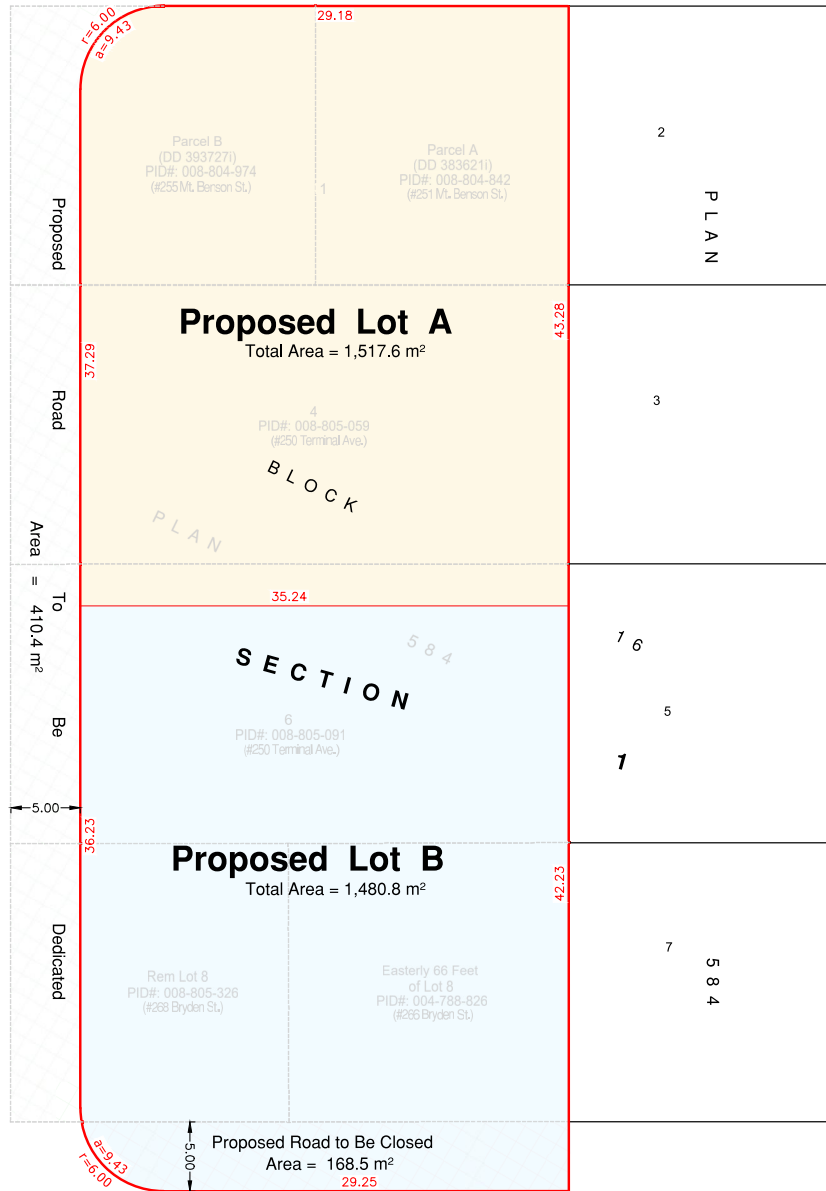
ATTACHMENT F PROPOSED SUBDIVISION PLAN

BRITISH COLUMBIA LAND SURVEYOR'S PROPOSED SUBDIVISION SKETCH PLAN OF:
**PARCEL A (DD 383621i) AND PARCEL B (DD 393727i) OF LOT 1; LOT 4, LOT 6,
 LOT 8, EXCEPT THE EASTERLY 66' THEREOF; AND THE EASTERLY 66' OF LOT 8;
 ALL WITHIN BLOCK 16, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584**



TERMINAL AVENUE
(PLAN 1152 RM)

MOUNT BENSON STREET



BRYDEN STREET

THIS PLAN SHALL NOT BE USED TO DEFINE PROPERTY BOUNDARIES.
 WE DO NOT EXCEPT ANY RESPONSIBILITY FOR UNAUTHORIZED USE.
 PROPERTY LINES ARE BASED OFF OF EXISTING LAND TITLE OFFICE RECORDS
 PARCEL DIMENSIONS AND AREAS ARE SUBJECT TO CHANGE BASED ON FIELD SURVEY

THESE PARCELS MAY HAVE LEGAL CHARGES AND/OR ENCUMBRANCES
 THAT ARE NOT IDENTIFIED. CHECK THE CURRENT STATE OF THE
 REGISTERED TITLES IN THE LAND TITLE OFFICE.

UNDERHILL GEOMATICS LTD.
 ENGINEERS AND SURVEYORS

VICTORIA, BC
 TEL. (250) 871-4599

CERTIFIED CORRECT :

Mitchell Laseur

2023-12-16

B.C.L.S. #962

RECEIVED
RA495
2023-DEC-18
 Current Planning

V23CV153-PSUB

**ATTACHMENT G
ENGAGEMENT SUMMARY REPORT**



Community Engagement Report

250 Terminal Permanent Supportive Housing and
Future Affordable Housing - Nanaimo, BC

March 2024

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Purpose of the Report

The purpose of this Summary Report is to provide an overview of the community engagement that took place in Spring 2024 for the permanent supportive housing and future affordable housing development currently in rezoning at 250 Terminal Avenue in Nanaimo. This report details how community members were engaged and key themes that emerged from the engagement.

Background

BC Housing and the City of Nanaimo are working together to build much-needed permanent supportive housing and future affordable housing at 250 Terminal Avenue.

BC Housing is currently proposing to build a 5-storey building with 50 studio homes on this site. These homes would be for single adults experiencing or at risk of homelessness in Nanaimo. BC Housing submitted a rezoning application to the City of Nanaimo for 250 Terminal Avenue on June 8, 2023. In a second (future) phase, BC Housing plans to build another 5-storey building with 44 affordable homes for low-income families, seniors and people with disabilities.

BC Housing will select an operator through a fair and open process to operate the new permanent supportive homes and future affordable homes at 250 Terminal Avenue.

Engagement Goals

Our community engagement goals were to:

1. Share information about the permanent supportive housing plans and associated timelines;
2. Build awareness about the importance and need for supportive housing in Nanaimo in response to 2023 Point-in-Time counts; and
3. Listen and respond to questions and concerns from neighbours of 250 Terminal Avenue and the greater community.

Engagement Overview

BC Housing held an in-person open house on Monday, March 11, from 6:00 pm – 8:00 pm with 61 people attending (55 RSVPs on EventBrite).

The open house format was drop-in style, with BC Housing and City of Nanaimo representatives stationed beside poster boards throughout the room to help answer questions and engage with the community through one-on-one conversations.

BC Housing notified the community about the open house through the dedicated webpage for [250 Terminal Avenue](#). The City also encouraged RSVPs via their web page, and a [news article](#) about the development also advertised the event.

Comments and feedback from the Open House

Themes of comments and questions received from participants during the open house include:

- The overall design of the facility
- Safety and security of neighbourhood/community
- Supports and services
- Communication channels for neighbours
- The number of proposed units

Read an overview of some of themes from the conversations and feedback forms collected in [Appendix A](#).

Let's Talk Housing BC Webpage

The dedicated webpage shares information about the permanent supportive housing development planned at 250 Terminal Avenue (as well as the current temporary supportive housing). This webpage invites public feedback through BC Housing's Community Relations email address communityrelations@bchousing.org.

The page includes:

- Project details (including current temporary housing, Newcastle Place)
- Information on supportive housing
- Operator selection process
- Community engagement details
- BC Housing contact information for questions and comments

BC Housing Community Relations Email

All notification and presentation materials provided for this event included contact information for a monitored BC Housing Community Relations inbox. Using this address, community members and key stakeholders can ask questions, provide input on the project, and receive responses from BC Housing staff.

A digital thank-you message was emailed to everyone who RSVP'd through the EventBrite page. This included a request to reach out to BC Housing with any follow-up questions, comments or concerns. Staff will continue monitoring this inbox.

Conclusion

Overall, the session was positive, and community members communicated respectfully. The project team aimed to ensure that folks felt heard and to provide further context and information about development and the decision-making process with regards to the development.

We are confident that the tools used to reach community groups were sufficient. Mechanisms have been set up to continue receiving feedback and responding to questions or concerns. BC Housing will continue to monitor incoming questions and feedback from the community. BC Housing will also continue communicating with the Newcastle Community Association members to ensure ongoing dialogue around design and planning as the project moves forward.

Appendix A: Themes from Comment Cards

Security and Safety Concerns

Several comments expressed concerns about safety and security in the neighbourhood, particularly relating to theft, drug traffic, and crime. Project partners communicated that these will be managed through staffing, controlled access, camera monitoring, program agreements and policies for residents and more. Ongoing success of the housing includes keeping an open channel of communication between the non-profit operator and neighbours. BC Housing and our operators also continually seek ways of integrating the housing residents and staff into the community through volunteer clean teams, gardening projects or other holistic initiatives.

Neighbourhood Business Support

Mixed feedback about neighbourhood disturbances. Some highlight that issues in and around 250 Terminal, including disturbances in the night, damage to buildings, theft and crime, may not be entirely related to the supportive housing development. Some feel that local businesses have not been able to thrive in the area. Individuals highlighted the need for more support to ensure business owners feel safe and that their businesses can thrive.

Housing Placement

Concerns were raised about the placement of affordable housing next to supportive housing and how the two buildings will be integrated together.

Development and Design

Suggestions to improve the architectural design of buildings, requests for more clarity on the decision process around the design, and to find out where, if any, input can be taken.

Community Engagement

Requests for ongoing community engagement to be part of the decision-making process. BC Housing will continue to communicate with the Newcastle Community Association and collaborate wherever possible on issues such as fencing height or outdoor smoking area placement.

Appendix B: Poster Boards

Welcome

Permanent Supportive Housing &
Future Affordable Housing at
250 Terminal Avenue,
Nanaimo, BC

In-Person Open House:
Monday, March 11, 2024 from 6:00 pm to 8:00 pm

Join the conversation about:

- 250 Terminal Ave Rezoning
- Housing & Homelessness in Nanaimo
- What is Supportive Housing?

Visit stations around the room and chat with project specialists and representatives from BC Housing. Help yourselves to refreshments.

 **BC HOUSING**

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

250 Terminal Avenue

Current Use: Temporary Housing with Supports



- The site is currently home to temporary housing with supports called Newcastle Place, which opened in 2018.
- Current residents will be moving to new permanent supportive housing at Cornerstone, 285 Prideaux Street.
- 50 units at Newcastle Place will re-open to provide additional housing with supports in the community while we work to develop permanent housing on the site.

Aerial photo of the 5 properties comprising the site:
250 Terminal Avenue North, 251 & 255 Mount Denson Street,
266 & 268 Bryden Street.

Proposed Use: Permanent Supportive Housing and Future Affordable Housing

PHASE 1: Permanent Supportive Housing

- 5-storey building with 50 studio homes as permanent supportive housing
- Homes for single adults experiencing or at risk of homelessness in Nanaimo

PHASE 2: Affordable Housing

- 5-storey building with approximately 44 affordable homes
- Homes for low-income families, seniors and people with disabilities
- Details to be confirmed



250 Terminal Avenue

Perspective renderings - Ron Hart Architect Ltd.



Perspective from:
South-West



Perspective from:
South-East



Perspective from:
North



Rezoning Plan - Proposed CD Zone

Note: Staff parking and garbage/recycling for Supportive Housing to be located in Future Affordable Housing underground parking.



250 Terminal Avenue

Fast Facts about Building Design

Proposed building height

- 5 storeys towards the west, facing the Terminal Avenue corridor
- 4 storeys towards Bryden and Benson Streets
- 4 storeys towards the east, facing the residential area

Use of ground floor

- In response to community feedback, we have removed commercial space at the ground floor
- Ground floor will now have the entrance, administration offices and an amenity room for residents
- Access for residents and staff only. There will be no walk-in services.



Smoking area

- Located away from private property
- Buffered by the garbage bins, a 6-foot opaque fence and landscaped vegetation

Property buffers

- 6-foot opaque fence along the west property line
- Added vegetation to provide a 1.8-meter landscape buffer
- Outdoor amenity space located 9 meters from neighbouring properties
- Amenity space separated by a 6-foot opaque fence, landscape buffer and bike storage shelter

Lighting

- Designed to minimize cast on neighbouring properties
- Directed only where needed to promote safety and accessibility
- Community considerations for placement, intensity, timing duration and colour



BC Housing in Nanaimo

Recently completed projects



6010 Hammond Bay Road
53 Homes - Affordable Rental Housing



Cornerstone (285 Prideaux Street)
51 Homes - Supportive Housing



Sunfield Manor (1135 Seafield Crescent)
62 Homes - Affordable Housing for seniors and people with disabilities



Samaritan Place (702 Nicol Street)
51 Homes - Supportive Housing

Selected projects in development

- Women's Transition Housing Fund Projects
- 355 Nicol Street - Opening 2026



Homelessness in Nanaimo

Currently in the community

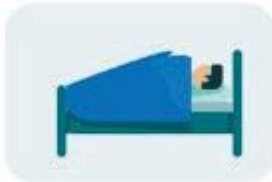


- 515 people were identified as experiencing homelessness in Nanaimo.*
- At least 6,000 people in Nanaimo are living on the edge of homelessness.**

* Source: 2023 Point-in-Time Count report by the United Way and Canadian Mental Health. Note that the actual number is likely higher, as point-in-time counts do not reflect people who are couch surfing or sheltering in vehicles and who may also urgently need housing.

** Source: Nanaimo's Health and Housing Action Plan (December 2020).

Our response – Housing First



- **STEP 1** – Offer people experiencing or at risk of homelessness **safe, long-term housing** appropriate for their needs.
- **STEP 2** – Provide **supports, services and guidance** to maintain housing and achieve other personal goals.



What is Supportive Housing?

Subsidized housing with on-site supports



Samaritan Place, Supportive Housing at 702 Nicol Street, Nanaimo

- Homes are for local people at risk of or experiencing homelessness
- Typically self-contained studio apartments
- Culturally informed support services and individual case planning

What services are typically available?



Supportive Housing Residents

Who will live here?

- Adults over the age of 19:
 - including seniors and people with disabilities
 - experiencing or at risk of homelessness
 - in need of supports to maintain housing
 - all genders welcome
- Priority given to Nanaimo residents
- All residents pay rent and sign a program agreement around expectations and behaviours

Tenancing process

- Apply via Supportive Housing Registry (BC Housing)
- Assessed with input from local service providers (Coordinated Access and Assessment Table)
- People offered homes with services that best meet their individual needs
- Ensures a balanced resident mix



Safety and Security

BC Housing is committed to building a safe community for residents and neighbours by working with the City of Nanaimo and community partners



Did you know?

Supportive Housing in a community has been shown to:

- Reduce health care and corrections costs by 33%*
- Reduce hospital stays by 50%**
- Reduce ambulance usage by 64%**

*Source: Patterson, Michelle, et al., 2008. Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia. Centre for Applied Research in Mental Health and Addiction, Simon Fraser University.
**Source: Malatest & Associates Ltd., 2019. Measuring Supportive Housing Outcomes Evaluation.



Timeline



Stay in Touch

We commit to keeping lines of communication open, answering questions and addressing any concerns.

Project webpage

To stay informed, please visit: letstalkhousingbc.ca/
Nanaimo-250-Terminal-Ave



BC Housing inbox

We welcome comments and questions by email to: communityrelations@bchousing.org



CITY OF NANAIMO

BYLAW NO. 4500.226

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 Bylaw Amendment Bylaw 2024 No. 4500.226".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - 1) By amending the table in subsection 6.16.2 to delete the text "CD11" in the first column of the last row, and replacing it with "CD14".
 - 2) By adding '16.14 Comprehensive Development District Zone Fourteen (CD14)' after section 16.13, as shown in Schedule A of this Bylaw.
 - 3) By amending the table in section 17.11 by adding the following row after the row labeled 'CD11':

Subject Property Zoned	Front Yard	Side Yard	Rear Yard	Storage / Landfill / Refuse Receptacles
CD14	1	2	2	2

- 4) By rezoning the lands legally described as THE EASTERLY 66 FEET OF LOT 8, BLOCK 16, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584 (266 Bryden Street), LOT 8, BLOCK 16, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT THE EASTERLY 66 FEET THEREOF (268 Bryden Street), PARCEL "A" (DD 383621I) OF LOT 1, BLOCK 16, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584 (251 Mt Benson Street), PARCEL "B" (DD 393727I) OF LOT 1, BLOCK 16, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584 (255 Mt Benson Street), LOTS 4 & 6, BLOCK 16, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584 (250 Terminal Avenue North), and that portion of the City of Nanaimo road right-of-way known as Bryden Street extending 5m south from the lands, from Single Dwelling Residential (R1), Medium Density Residential (R8), Mixed-Use Corridor (COR2), and Community Corridor (COR3) to Comprehensive Development District Zone Fourteen (CD14) as shown on Schedule B of this Bylaw.

PASSED FIRST READING: _____
PASSED SECOND READING: _____
PUBLIC HEARING: _____
PASSED THIRD READING: _____
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

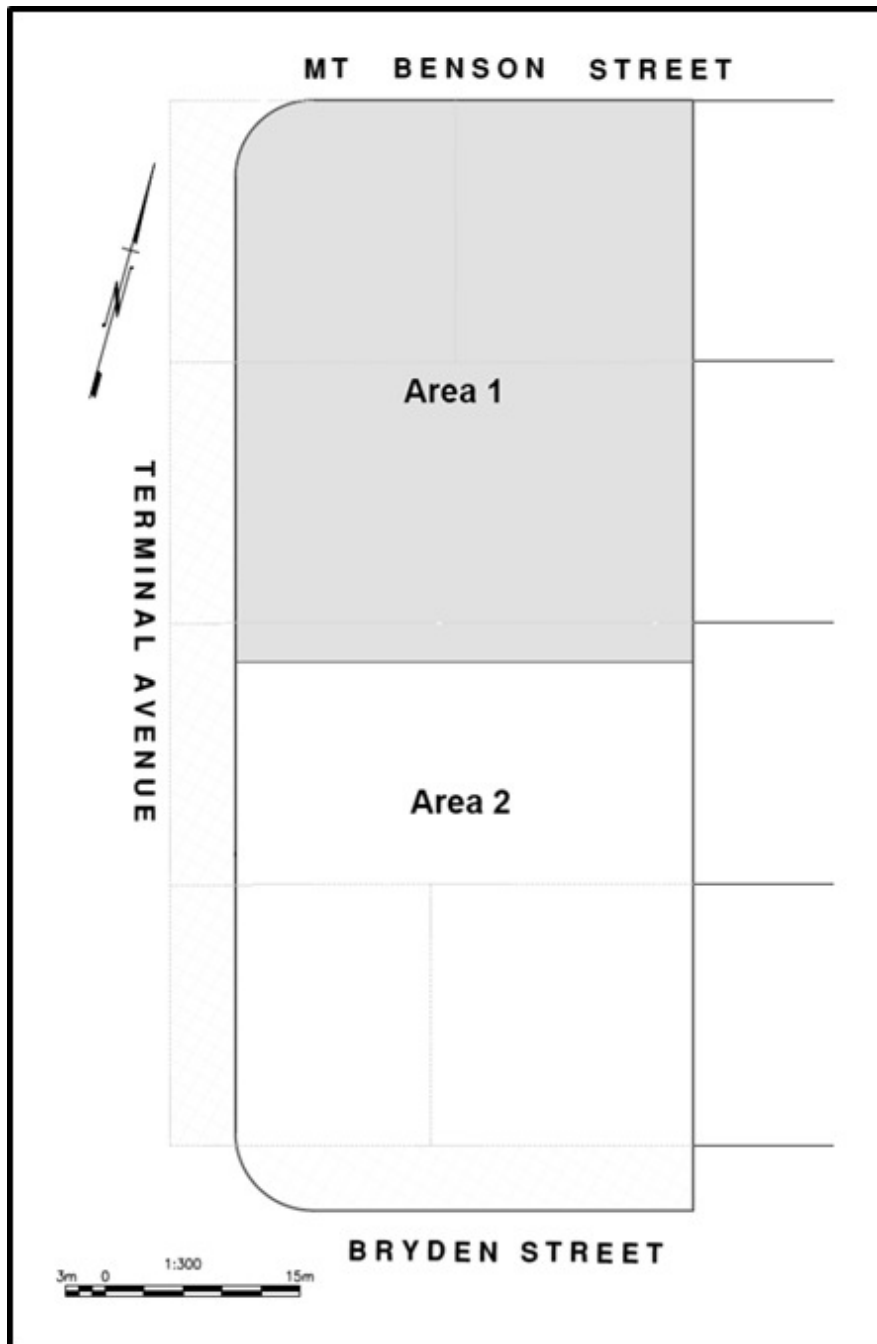
SCHEDULE A

16.14 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE FOURTEEN (CD14)

The intent of this zone is to facilitate a personal care facility and multi-family residential development.

16.14.1 ESTABLISHMENT OF AREAS

16.14.1.1 Regulations in the CD14 zone will be established within two areas as identified in the following plan:



SCHEDULE A

16.14.2 PERMITTED USES

- 16.14.2.1 Multiple Family Dwelling shall be permitted as a principal use within Area 1.
- 16.14.2.2 Personal Care Facility shall be permitted as a principal use within Area 2.
- 16.14.2.3 Daycare, Office, and Social Service Resource Centre shall be permitted as accessory uses within the CD14 zone.

16.14.3 DENSITY

16.14.3.1 The following table specifies the maximum allowable base density, expressed as a Floor Area Ratio, per area and the maximum allowable additional density as specified:

Condition of Density	Area 1 – Floor Area Ratio (FAR)	Area 2 – Floor Area Ratio (FAR)
Maximum base density	0.80	2.00
Additional density where parking spaces are provided underground (where the roof of the underground parking is not more than 0.8m above the finished grade)	+0.25 multiplied by the percentage of the total parking spaces provided underground	n/a
Additional density where the property owner enters into a Housing Agreement with the City of Nanaimo to ensure that a portion of the dwelling units (greater than 29m ² in area) will be rented at or below average rent levels for Nanaimo, as determined by CMHC	+1.25 multiplied by the percentage of eligible dwelling units	n/a

16.14.3.2 For the purposes of calculating Floor Area Ratio in Subsection 16.14.3.1, lot area shall be considered the area as shown as Area 1 and Area 2 in the plans included within Subsection 16.14.1.1 of this Bylaw.

16.14.4 LOT SIZE AND DIMENSIONS

- 16.14.4.1 The minimum lot size in the CD14 zone shall be 1,400m².
- 16.14.4.2 The minimum lot frontage in the CD14 zone shall be 30m.
- 16.14.4.3 The minimum lot depth in the CD14 zone shall be 35m.

SCHEDULE A

16.14.5 SITING OF BUILDINGS

16.14.5.1 The following table specifies the minimum distance a principal building must be set back from the lot line within each specified yard area:

Lot Line	Minimum Setback
Front Yard	3.0m – First four storeys 5.5m – Above the fourth storey
Flanking Side Yard	1.0m
Side Yard*	7.5m
Rear Yard	3.0m

**The side yard shall be measured from any lot line abutting an adjacent residential-zoned property.*

16.14.5.2 No vehicle parking shall be permitted between the front face of a principal building and any lot line abutting a street.

16.14.5.3 Notwithstanding Subsections 6.5.1 and 16.14.5.1, a minimum setback shall not be required for an underground parking structure.

16.14.5.4 Notwithstanding 16.14.5.1, general provisions in Part 6 for the siting of buildings near watercourses shall apply.

16.14.6 SIZE OF BUILDINGS

16.14.6.1 The following table specifies the maximum permitted lot coverage and building height, as well as the minimum required height of a principal building, within each respective sub-zone:

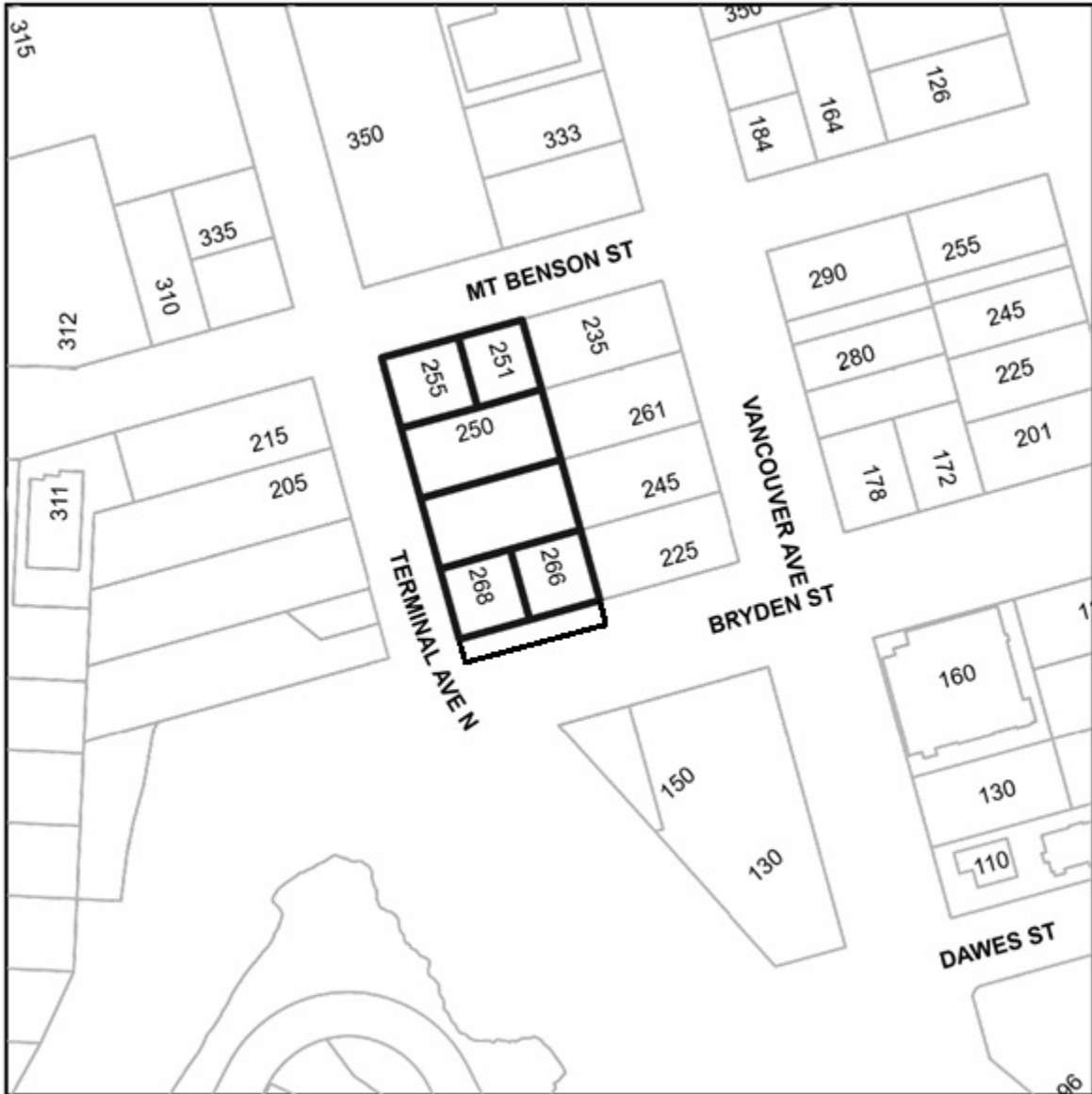
Area	Lot Coverage	Maximum Building Height	Minimum Building Height
1	50%	17.5m	2 Storeys
2	50%	17.5m	2 Storeys

16.14.7 FENCE HEIGHT

16.14.7.1 The required fence height along the east property line shall be 2.4m.

16.14.7.2 The maximum permitted fence height in the front and flanking side yard setbacks shall be 1.2m.

SCHEDULE B



REZONING APPLICATION NO.RA000495



Subject Property

CIVIC: 266 & 268 Bryden Street, 251 & 255 Mt Benson Street, 250 Terminal Avenue N.

CITY OF NANAIMO

BYLAW NO. 7372

A BYLAW TO PROVIDE FOR HIGHWAY CLOSURE AND DEDICATION REMOVAL

WHEREAS Council has deemed it expedient to stop up, close to traffic and remove highway dedication of a portion of Bryden Street adjacent to 266 and 268 Bryden Street; and

WHEREAS all lands and premises immediately adjoining, and in the vicinity of the portion of highway that is stopped up and closed are adequately serviced by well-established highways giving convenient access to all such premises; and

WHEREAS pursuant to Sections 40(3) and (4) and Section 94 of the *Community Charter* the City of Nanaimo has published notice of its intention to adopt this Bylaw, has delivered notice to the operators of utilities whose transmission or distribution facilities or work Council considers will be affected, and has provided an opportunity for persons who consider they are affected to make representations to Council.

THEREFORE the Council of the City of Nanaimo, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Highway Closure and Dedication Removal Bylaw 2024 No. 7372".
2. A part of Bryden Street 168.5 m² more or less shown as "Road to be Closed" on Plan EPP138718 prepared by Underhill Geomatics Ltd., a reduced copy of which is attached as Schedule A hereto, is hereby closed to all traffic.
3. The highway dedication of a part of Bryden Street referred to in Section 2 is hereby removed.
4. His Worship the Mayor and Corporate Officer are hereby authorized to execute all the necessary documents as may be required for the due completion of the aforesaid highway closure and dedication removal.

PASSED FIRST READING: _____

PASSED SECOND READING: _____

Notice of intention to proceed with this bylaw was published on the City of Nanaimo's website, www.nanaimo.ca on the ____ day of _____, 2024, pursuant to Section 94 of the *Community Charter*.

Notice of intention to proceed with this bylaw was published on the ____ day of _____, 2024 in the Nanaimo News Bulletin newspaper, circulating in the City of Nanaimo, pursuant to Section 94 of the *Community Charter*.

PASSED THIRD READING: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

Delegation Request

Delegation's Information:

Nancy Mitchell and Karen Kuwica, Newcastle Community Association, have requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is 2024-JUN-17

Bringing a presentation: No

Details of the Presentation:

Delegation Request

Delegation's Information:

Collen Middleton, Nanaimo Area Public Safety Association (NAPSA), has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is 2024-JUN-17

Bringing a presentation: Yes

Details of the Presentation: To discuss the predictable consequences to the reasonable enjoyment of property and peace, safety and security of Newcastle neighbourhood residents depending on what kinds of services are permitted or classified under the 3rd use of CD14, "Social Service Resource Centre".

Delegation Request

Delegation's Information:

Peter Giovando has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is 2024-JUN-17

Bringing a presentation: No

Details of the Presentation: The draft Bylaw states that a Social Services Resource Centre shall be permitted as an accessory use within the CD14 zone. The wording of the Bylaw needs to be amended so as to stipulate that any social services provided under the authority of this permitted use will be for the exclusive use and benefit of residents living in the facilities operating in the zone, and will not be available to non residents.

Delegation Request

Delegation's Information:

Sandy Bartlett has requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is 2024-JUN-17

Bringing a presentation: No

Details of the Presentation: To discuss fencing height and provide a perspective of a business that has been and will continue to be affected.

Delegation Request

Delegation's Information:

Jose Wong, Jennifer Fox, Stuart Andrie, and Ron Hart, BC Housing, have requested an appearance before Council.

City: Nanaimo

Province: BC

Delegation Details:

The requested date is 2024-JUN-17

Bringing a presentation: No

Details of the Presentation: In attendance to answer questions directed to BC Housing.