

The Te'tuxwtun Vision

The Knowledge Partners (Snuneymuxw First Nation, the City of Nanaimo, the Nanaimo Ladysmith Public Schools and BC Housing) are pleased to share the initial design concept for the Te'tuxwtun redevelopment project located in the Harewood community on the traditional lands of the Snuneymuxw First Nation.

This draft concept was developed with wisdom from the Knowledge Partners and everyone who participated in the project's Phase 1 community engagement. For detailed reports on this engagement, visit: letstalkhousingbc.ca/nanaimo-tetuxwtun.

This document provides a shared vision and foundation for the Knowledge Partners as we enter the City of Nanaimo's rezoning process. *This is not the final redevelopment plan.*

Project Priorities

During Phase 1 of our community engagement, a clear priority identified was affordable housing, especially for families, seniors and people with diverse abilities. Participants also expressed a need for indoor and outdoor gathering places, a daycare and community social services.

In this project vision, we worked to integrate these community priorities with the Te'tuxwtun design principles, the City of Nanaimo Official Community Plan (City Plan) and the Harewood Neighbourhood Plan. The resulting project priorities include:



- **Affordable homes** for individuals and families of all ages and abilities. This plan increases the number of homes from 34 on one site to a community of 390 homes across three sites.
- **An alternative-learning school** that cultivates a space for learning in the classroom, community and nature
- **A community space** that emphasizes cultural and community-based learning
- **Landscape design** that remains connected to Te'tuxwtun and preserves and enhances the land while serving the community
- **Naturalized areas** including pathways and a park that unites community and the land, enabling nature and people to function together

Initial Conceptual Drawings



- 1 **Publicly accessible open space:** a central outdoor courtyard for planned and unplanned activities.
- 2 **Childcare:** opportunities for a childcare facility in the community space.
- 3 **Community Gathering Space:** a community-use space with a range of amenities. Ideas include a Great Hall for cultural events and gatherings that could open onto a large outdoor plaza.
- 4 **Rental housing:** 34 non-market rental homes to replace the old Sanala homes, plus 356 new rental homes including both affordable and market rental. Additionally, 432 new underground parking stalls to serve new residents and visitors.
- 5 **Alternative-learning school:** The Nanaimo Ladysmith School District is exploring opportunities for an alternative learning high school on site - the first of its kind in Nanaimo.
- 6 **Traffic calming:** potential upgrades to Howard Avenue to introduce traffic slowing measures and additional street parking, and the option to be closed off for major community events.
- 7 **Stormwater management:** For example, roof water collection, constructed wetlands/ponds, vegetative or streetscape shallow channels (swale), and on-site detention or storage tanks.

Aerial View

Building design is an example only

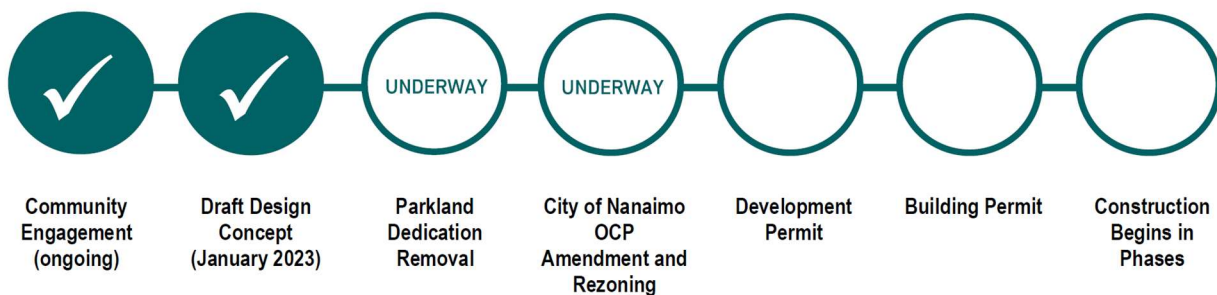


What's Next?

The Te'tuxwtun Vision provides us with an important starting point as we move through the City of Nanaimo's approval process. This process includes parkland dedication removal and an application to amend the Official Community Plan (City Plan) and rezone the subject properties at 564 Fifth Street and 502 and 505 Howard Avenue to allow for the development.

The total amount of green space in the proposed new development is greater than what currently exists. The plans also allow for a wider variety of outdoor experiences than the existing playfield and Sanala's interior courtyard.

Here's where we're at in the Te'tuxwtun journey:



Questions?

We invite you to email communityrelations@bchousing.org with ongoing feedback and questions as we work together to bring Te'tuxwtun to life.

For the latest project information, please visit letstalkhousingbc.ca/nanaimo-tetuxwtun where you will find:

- Frequently asked questions and answers
- Online Q&A form
- Phase 1 community engagement summary reports
- A video describing the Te'tuxwtun project