



Supportive Housing in the District of North Vancouver

Community Information Session

October 17, 2023

Land acknowledgement

We acknowledge, with gratitude, that the area we are discussing today is the unceded and traditional land of the Tsleil-Waututh, Squamish and Musqueam peoples.



Who we are

Kirsty Dick (she, her) – Facilitator (Lucent Quay Consulting)

Naomi Brunemeyer (she, her) – Director, Regional Development (BC Housing)

Sandy Stenning (she, her) – Access and Assessment Coordinator (BC Housing)

Tamsin Guppy (she, her) – Planner (District of North Vancouver)

Kevin Eaton (he, him) – Executive Director of Supportive Housing (Lu'ma Native Housing)

Megan Coman (she, her) – Regional Director Complex Care (Vancouver Coastal Health)

For our time together

We commit to:

- Come together in the spirit of community
- Share information openly and transparently
- Balance time for sharing information and answering questions

We ask that all participants:

- Use respectful, people-first language
- Ask brief, genuine questions and allow space for answers
- Consider there may be people experiencing homelessness present

Meeting details

Mute and chat functions

- All participants will be muted/unmuted by the facilitator
- Chat messages will only appear to the facilitator

Q&A

- Q&A time after the presentation
- Request to unmute by “raising your hand” on Zoom
- (or) type questions in the Zoom chat
- This session is not being recorded



Technical support

Contacts

- communityrelations@bchousing.org
- 604-218-5309 (Meeting host)

Connect by phone – Session 1

- +1 780 666 0144 (Zoom audio)
- Meeting ID number: 694 6189 0347



Topics for today

- Homelessness and Housing in the District of North Vancouver
- East Keith Road Supportive Housing Project
- What is Supportive Housing?
- What is Complex Care Housing?
- Q&A



Homelessness and Housing in North Vancouver

- 168 people facing or experiencing homelessness*
- Increase of 39% since 2020
- Housing with supports – a proven, effective approach to addressing homelessness



East Keith Road Project

- Long-term lease from District of North Vancouver
- 65 permanent studio homes with support services
- Includes 5 Complex Care Housing spaces
- 6 storey building



Project phases



Due Diligence
Summer 2023

- Feasibility and environmental studies
- Rezoning application

Information Sessions
Fall 2023

★ **Current phase**

- Community Online **Oct. 17, 2023**
- Community Online **Oct 25, 2023**
- Open House **Nov 8, 2023**

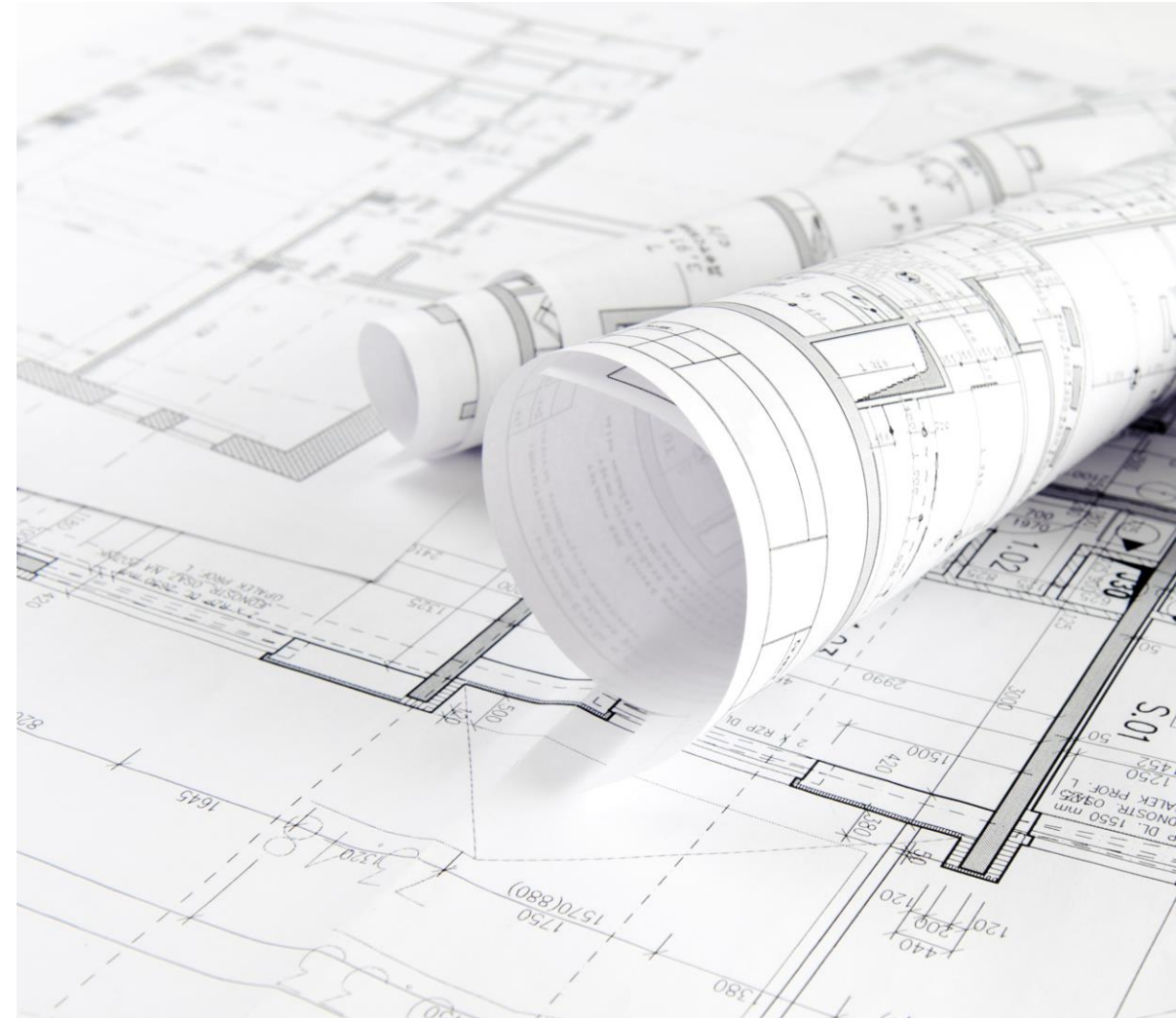
Approvals and Construction Start
2024-2025

- Rezoning and Development Permits
- Construction notices
- Webpage updates

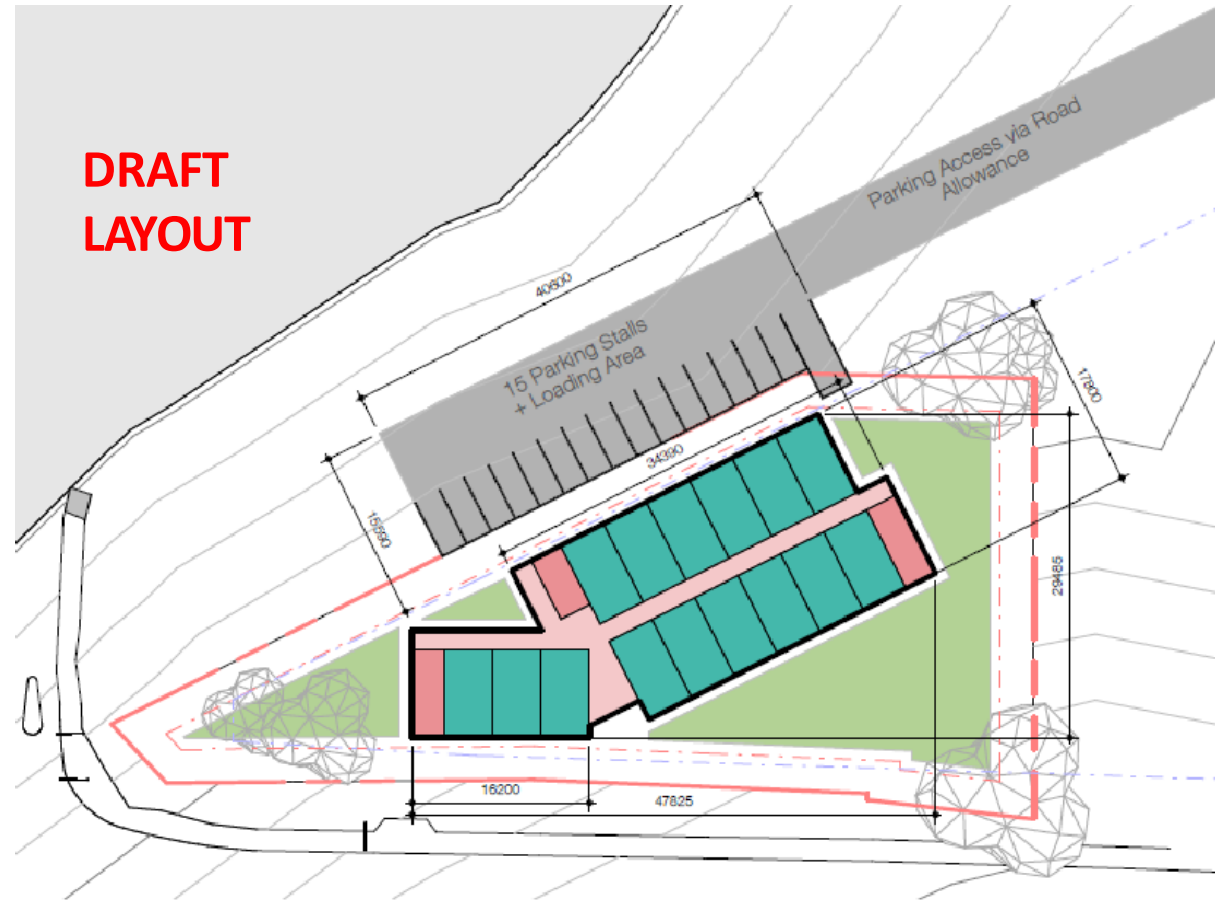
Projected Opening
2026

Development underway

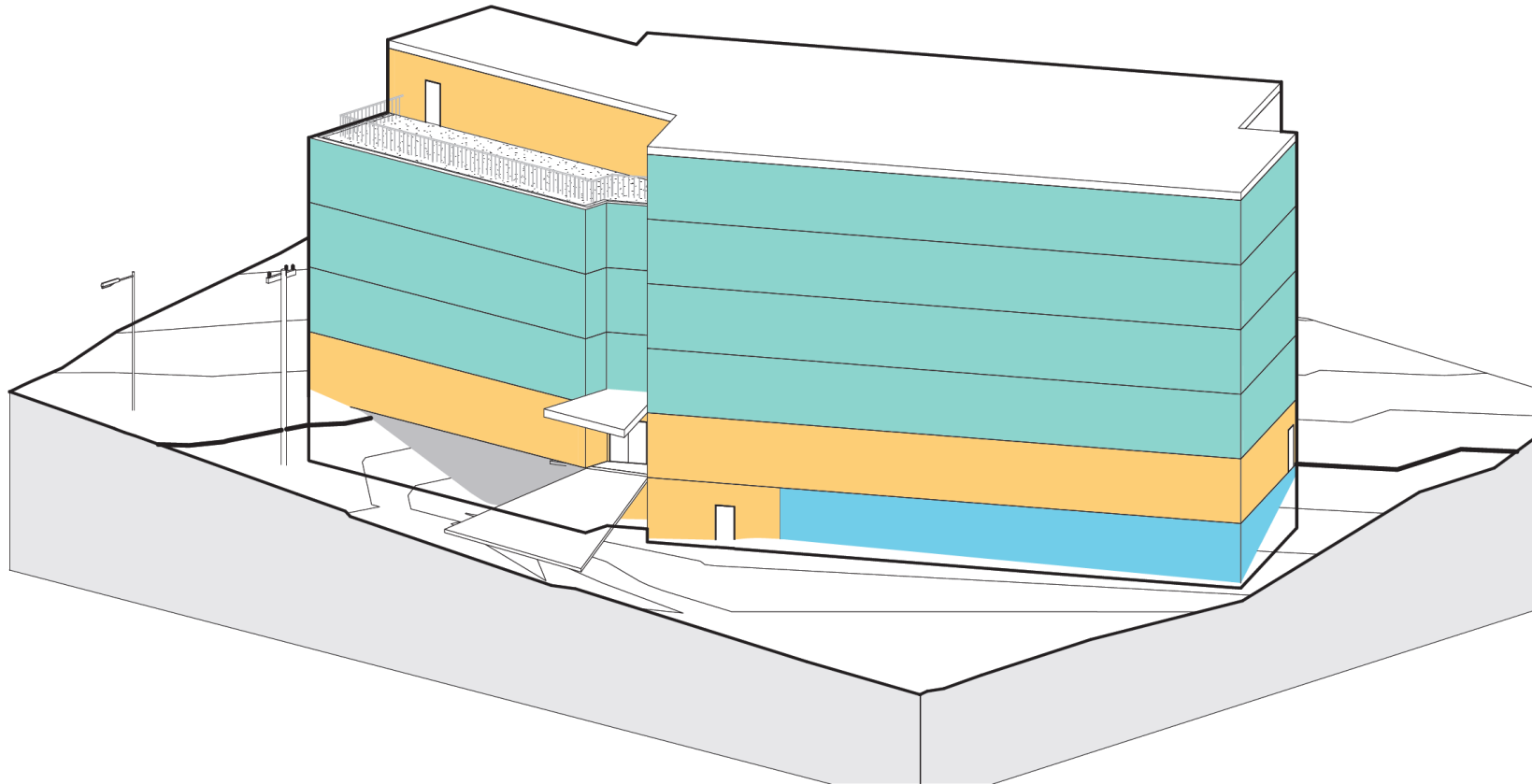
- Architectural drawings entering schematic design phase
- Groundwater monitoring
- Land surveying proposed site access
- Engaging with BC Hydro
- First Nations consultation



Layout, scale and parking



Space planning



Space planning

Space Planning
Ground Floor Plan (Level 1)

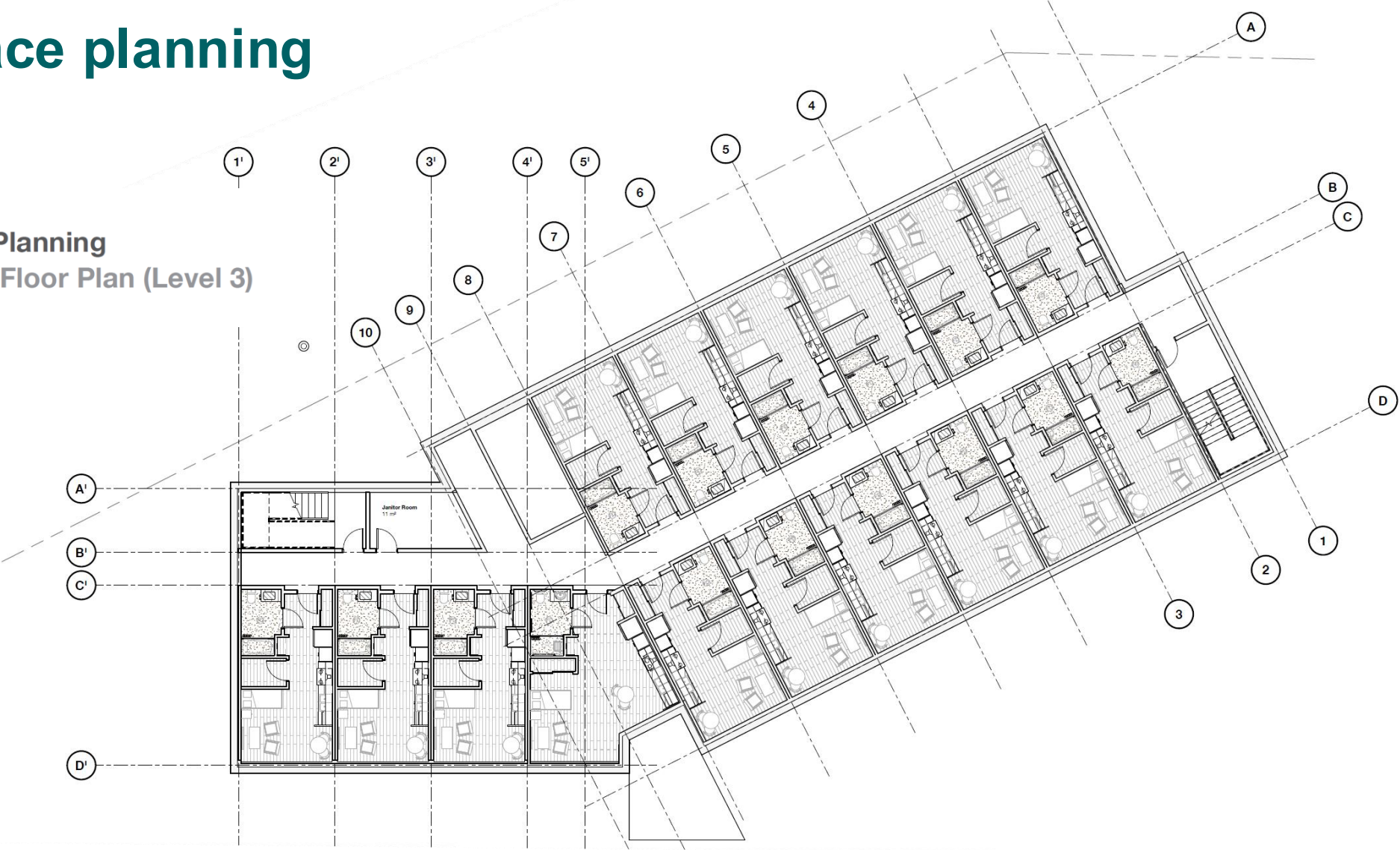


Space Planning
Main Floor Plan (Level 2)

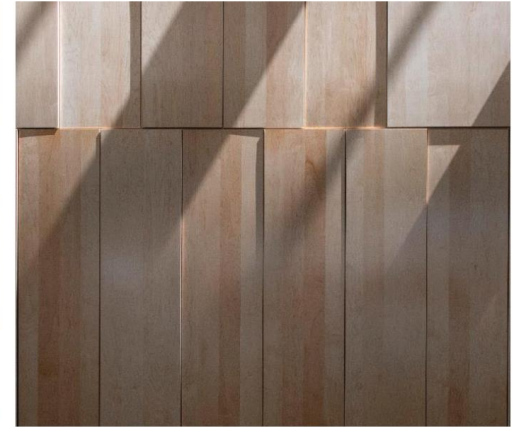


Space planning

Space Planning
Typical Floor Plan (Level 3)



Building materials



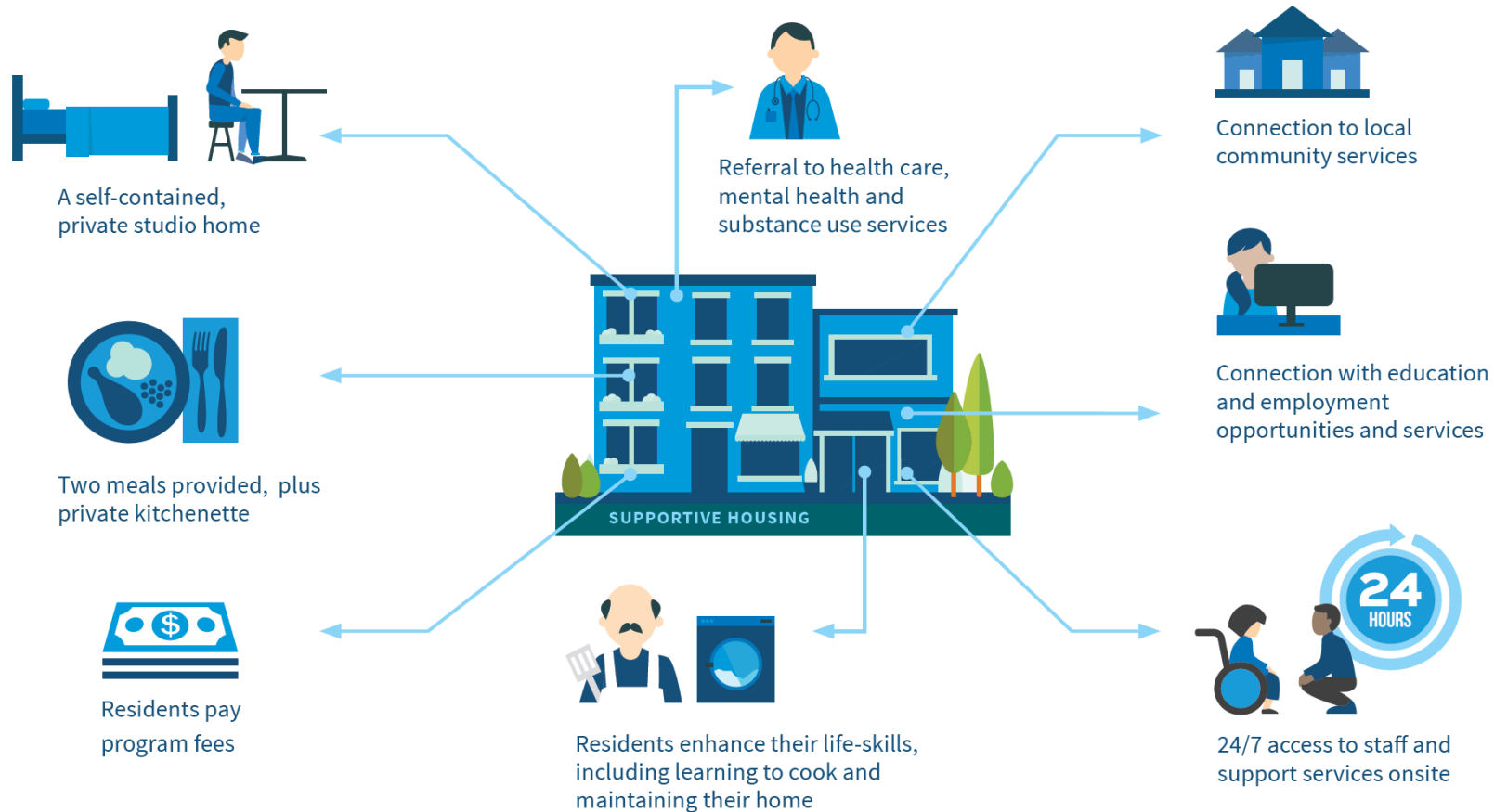
Supportive housing buildings



Supportive housing units



What is supportive housing?



Supportive housing residents

- Over the age of 19
- Residents of the North Shore
- At risk of or experiencing homelessness
- In need of supports to maintain housing
- Selected based on supports available and resident mix

Coordinated Access and Assessment



Safety and security

- Single, secure entry
- 24/7 onsite staff
- Resident agreements
- Regular perimeter checks
- Cleaning and property maintenance
- Contact numbers shared with neighbours
- Ongoing, open communication with the surrounding community



Supportive housing operator

- Lu'ma Native Housing Society
- Selected as housing operator through a fair and open process (RFP)
- 40 years' experience operating 1,700+ affordable homes
- Residents are not required to be Indigenous



Lu'ma supportive housing



Photos provided by Lu'ma Native Housing Society

Complex Care Housing (CCH)

The Need

- Residents have **increasing health care needs** (mental health, substance use, etc.)
 - Increased risk of evictions and homelessness
 - Traditionally handled by referrals

The Response

- CCH incorporates **personalized health care** into housing
 - Variety of services based on individual needs
 - Culturally safe
 - Reduces hospital visits and increases housing stability



Vancouver
CoastalHealth

Q&A

How to participate

- “Raise hand” to be unmuted or type a question in the Zoom chat.

Please remember

- Use respectful, people-first language.
- Ask brief, genuine questions and allow space for answers.
- Consider there may be people experiencing homelessness present.



More Information

Let's Talk Housing BC webpage

letstalkhousingbc.ca/north-vancouver-east-keith-road

BC Housing inbox

communityrelations@bchousing.org

Neighbourhood Open House

Wednesday, November 8, 6:30 – 8 pm

Holiday Inn and Suites

700 Old Lillooet Rd, North Vancouver

Register: East-Keith-Road-open-house.eventbrite.ca



Thank you.

October 17, 2023

Social Housing in DNV

A key housing policy is using District-owned lands throughout the municipality to build housing not typically delivered by the market.

Since 2011, the District has successfully approved several social and supportive housing projects on District-owned land, including:



650 Seylynn Cres
Social Housing

Complete



2670 Lloyd Ave
Supportive Housing

Complete



2431 Burr Pl
Supportive Housing

Complete



267-271 Orwell St
Social Housing

Under construction



1100 block W 16th St
Supportive Housing

Building Permit stage



600 W Queens Rd
Social Housing

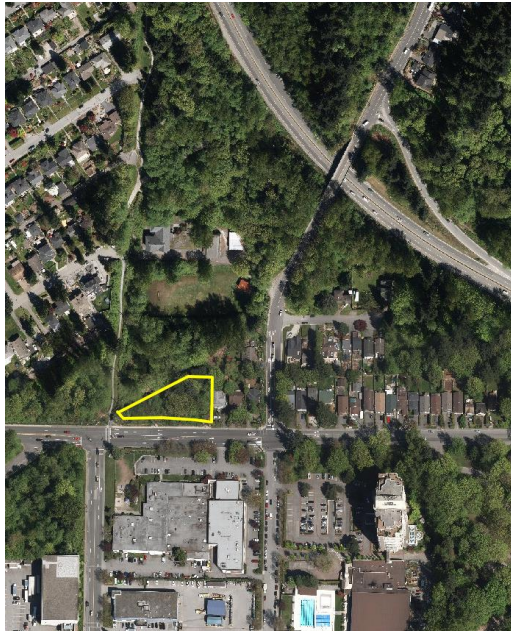
Under construction



Riverside Drive
Social Housing

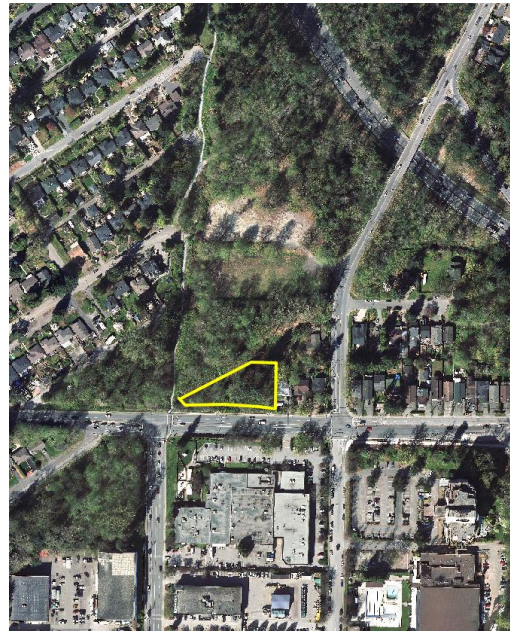
Rezoning approved

Changes to the site: 2013 - 2023



2013

School site still intact



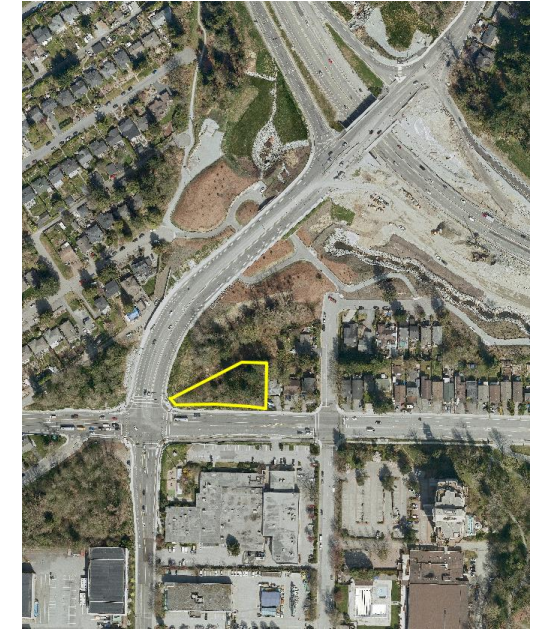
2016

School demolished



2018

Re-alignment of
Mountain Highway



2020

Work continues

