

Welcome

Meet the Operators Open House
Monday, December 8, 2025

Thank you for joining us to learn about the purpose-built shelter and permanent supportive housing coming to 925 Braidwood Road and Ryan Road in Courtenay.

Please:

- Ensure that comments and discussions are respectful.
- Recognize that the issues are complex and we appreciate thoughtful discussion about how to meet community needs.
- Do not bring any signs, banners or placards into the venue.

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

What's Happening



BC Housing is building a purpose-built shelter and supportive housing at 925 Braidwood and Ryan Road.

Highlights

- BC Housing purchased this land in March 2024, in consultation with the City of Courtenay. This land use aligns with Courtenay's Official Community Plan.
- The purpose-built shelter will have approximately **73 shelter spaces**, with capacity for 30 extra spaces during extreme weather.
- The permanent supportive housing will provide **70 studio homes** for people from the local area who need support to maintain stable housing.
- When people who are experiencing or at risk of homelessness have stable housing with access to support services, it contributes to **healthier and safer communities** for everyone.
- Indigenous people are over-represented among Courtenay's homeless population. In response to this, the supportive housing program will prioritize Indigenous members, followed by other equity seeking people.

Understanding Homelessness in Courtenay and the Comox Valley

Point in Time Counts

The 2025 Point-in-Time homeless count for the Comox Valley identified **218** people experiencing homelessness.

LENGTH OF TIME EXPERIENCING HOMELESSNESS



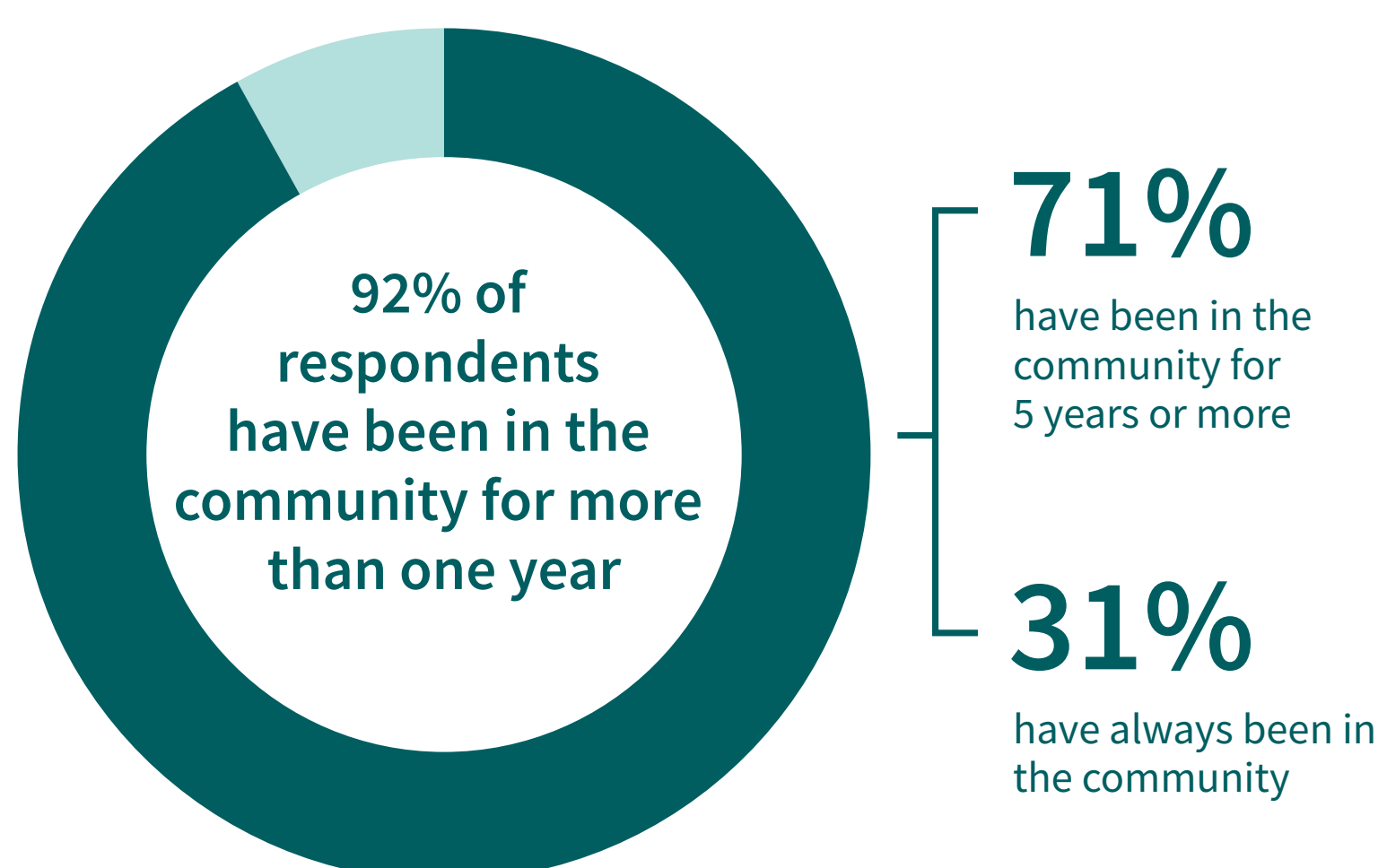
INDIGENOUS IDENTITY

30% of respondents identified as Indigenous

Compared with 7% of the Census population

YOUTH HOMELESSNESS & FOSTER CARE

38% experienced homelessness for the first time as a youth



Want to learn more?

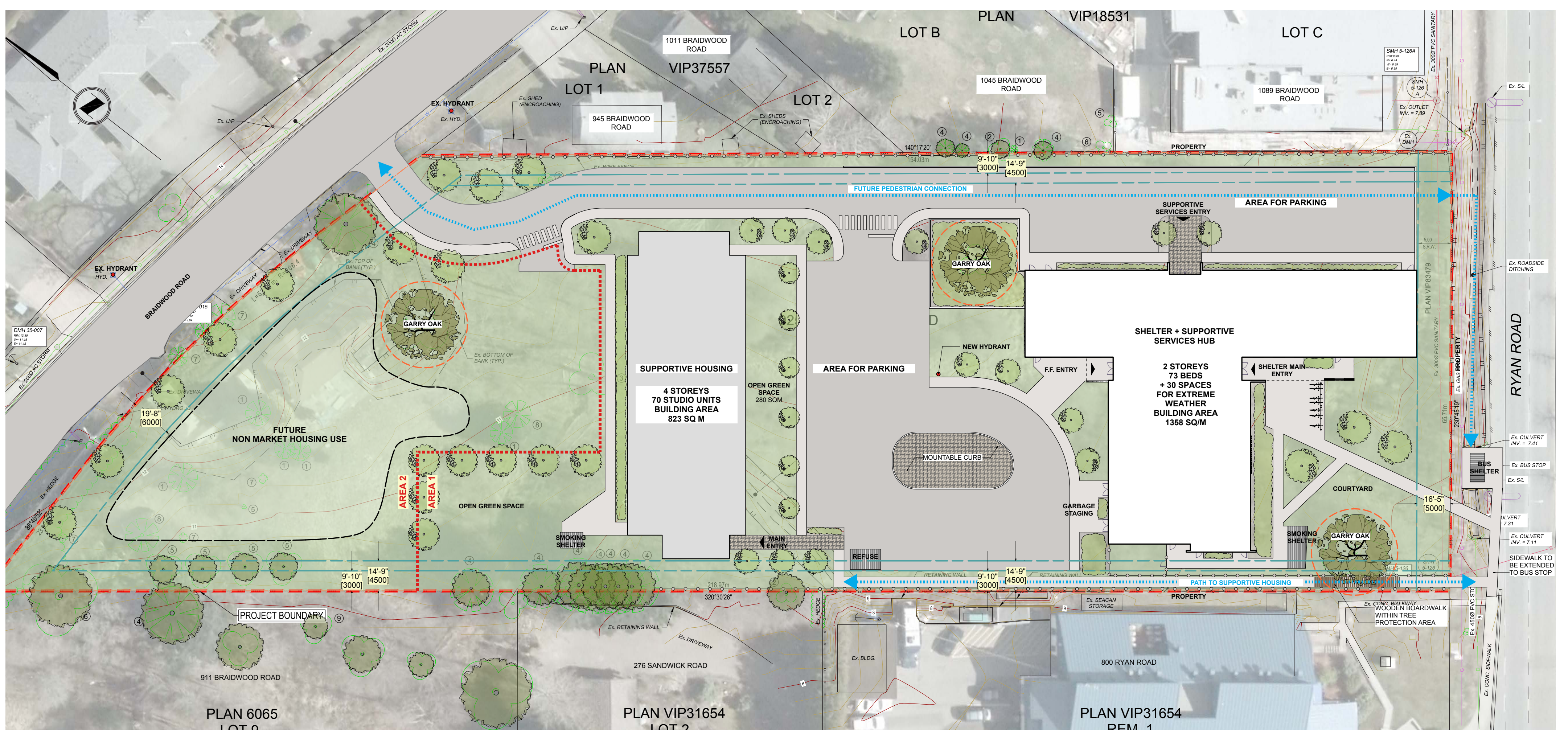
Scan the QR code to read the report.

Source: BC Housing 2025 Homeless Count for Comox Valley

Location & Design

We have designed a new purpose-built shelter and supportive housing with healing and privacy in mind.

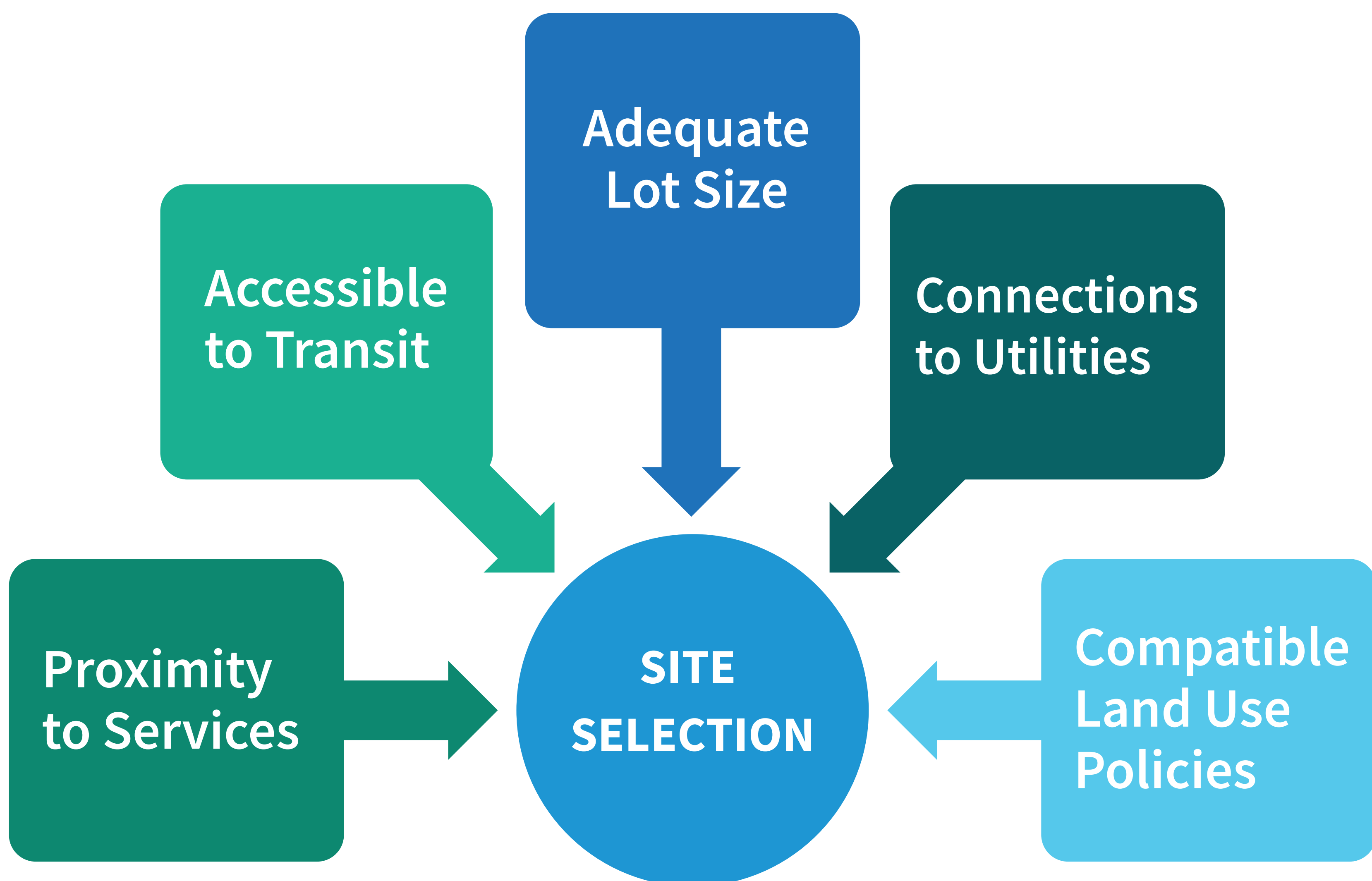
The site design includes both indoor and outdoor communal spaces, with an exterior courtyard facing Ryan Road.



Renderings provided by MacDonalld Hagarty Architects Ltd.

How Was This Site Chosen?

Site Selection



Transportation

Sustainable solutions

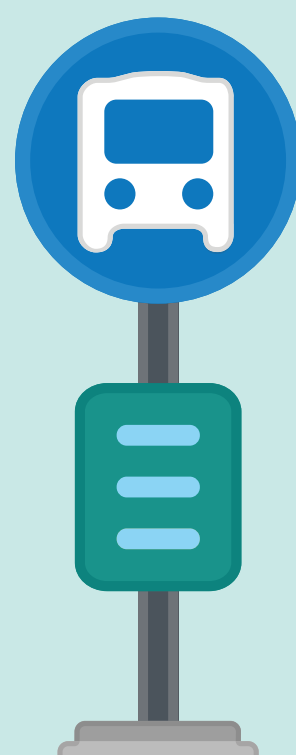
The building has been designed to incentivize active transportation and the use of existing public transportation networks.

Cycling facilities:



Both buildings will have secure bicycle parking and a bicycle wash and repair station.

Convenient access to transportation:



The new pedestrian greenway connects Braidwood Road to Ryan Road to support walking, cycling and transit.

Parking facilities:



Parking will be provided on site for residents, visitors and community partners.

Support Services & Safety

Community Connections & Support

The shelter will offer a community connections hub where case workers will help shelter guests access services and supports.

Experience

BC Housing has selected Connective and Lookout Housing and Health Society through a fair and open process to operate these buildings. Each brings decades of experience supporting people and communities across B.C.

Staffing

At least three staff will be onsite at each building 24/7 to provide support for residents. There will be several daytime staff, which can include a program manager, support staff, a custodian, a food service worker and outreach workers.

Building Community

Many supportive housing residents have successfully stabilized their lives, become contributing community members, and have formed positive relationships with neighbours.

Design Features

Optimized sight lines, lighting, security cameras, secured building access and fencing along adjacent lots.

Property Maintenance

Connective and Lookout Housing and Health Society will regularly check the property to keep it clean, safe, and in good condition.

Training

Staff would have crisis prevention training including First Aid/CPR, mental health, Nonviolent Crisis Intervention, cultural competency, safety planning, substance use awareness and trauma-informed training.



We commit to being good neighbours.

We will provide a Who to Call / When to Call info sheet to neighbours when each building opens. These sheets will include direct contact information for onsite staff.



Want to learn more?

To learn more about the benefits of supportive housing, scan the QR code or pick up a copy of the Community Benefits of Supportive Housing brochure.

Development Timeline



July 2023

- BC Housing & City of Courtenay agree to deliver a new purpose-built shelter and supportive housing in Courtenay

March 2024

- BC Housing announced that it had purchased the property with plans to build supportive housing and shelter

June – July 2024

- Online Discussion Guide and Feedback Form published
- Community Open House

July – August 2024

- Municipal rezoning process

Fall 2025

- Non-profit operator selection process

February 2026

- Anticipated construction start: both developments*

Fall 2027

- Anticipated completion of purpose-built shelter*

Winter 2027

- Anticipated completion of permanent supportive housing*

**Construction and project completion schedules are estimated and subject to change pending development-related permits and approvals.*

About the Purpose-Built Shelter

The new purpose-built shelter will be different from the existing CONNECT Centre in Courtenay.

→ This shelter will increase the number of beds available in Courtenay. Guests will receive a range of supports, including connections to housing, health care and mental health services.



→ Because the shelter will be purpose-built, we can include more safety and security features for the benefit of all.

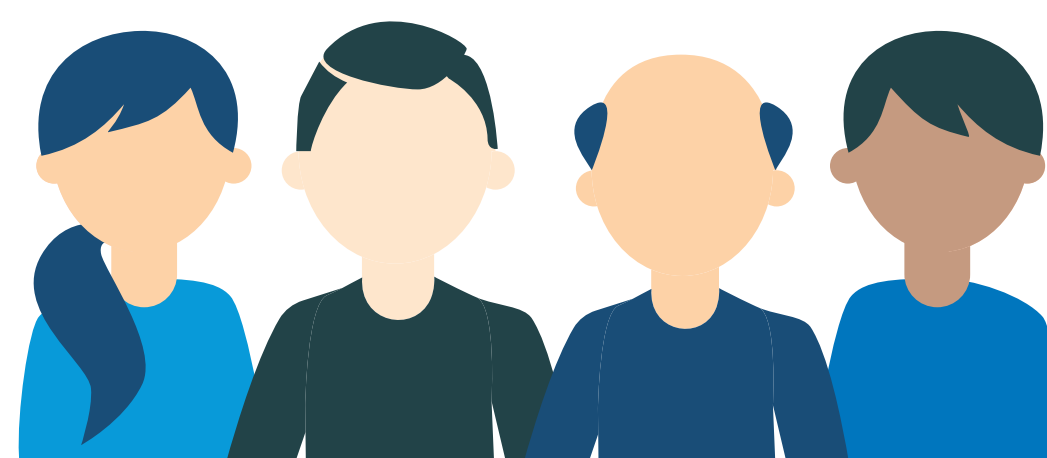


→ There will be nature-inspired landscaping throughout the property. Communal outdoor and indoor spaces will nurture social ties, enhance community safety, and uplift the well-being of residents as they start a successful housing journey.



Supportive Housing Residents

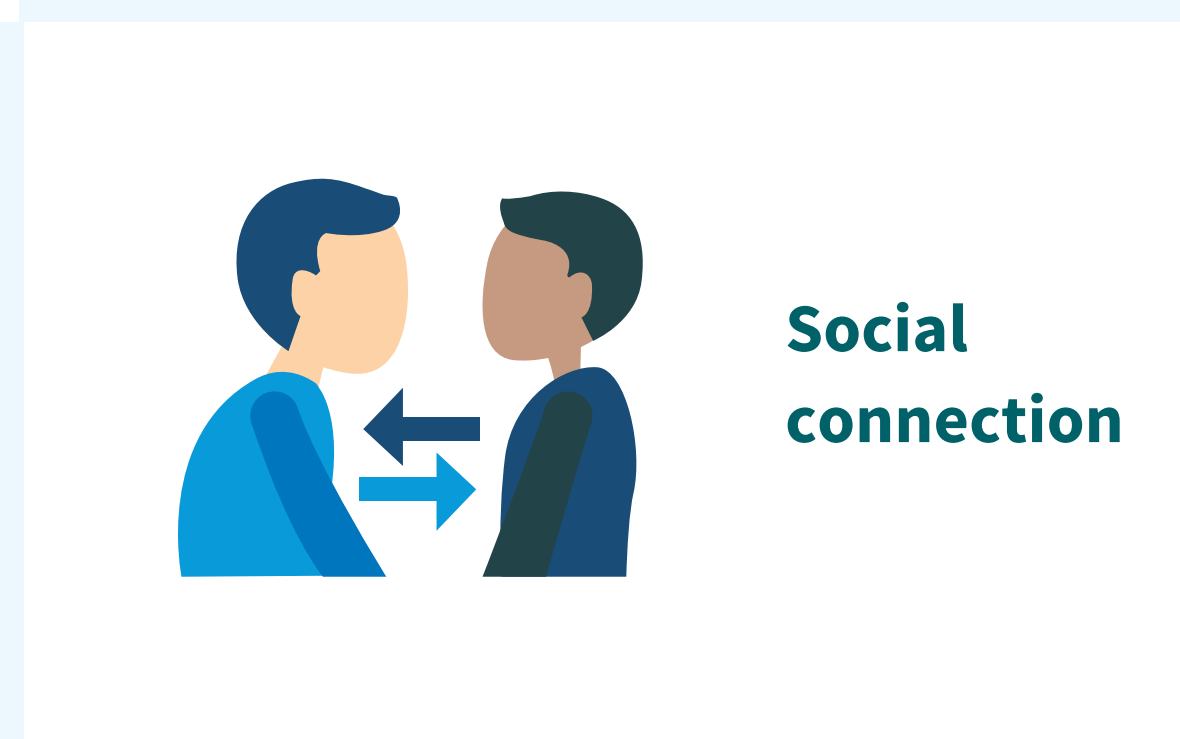
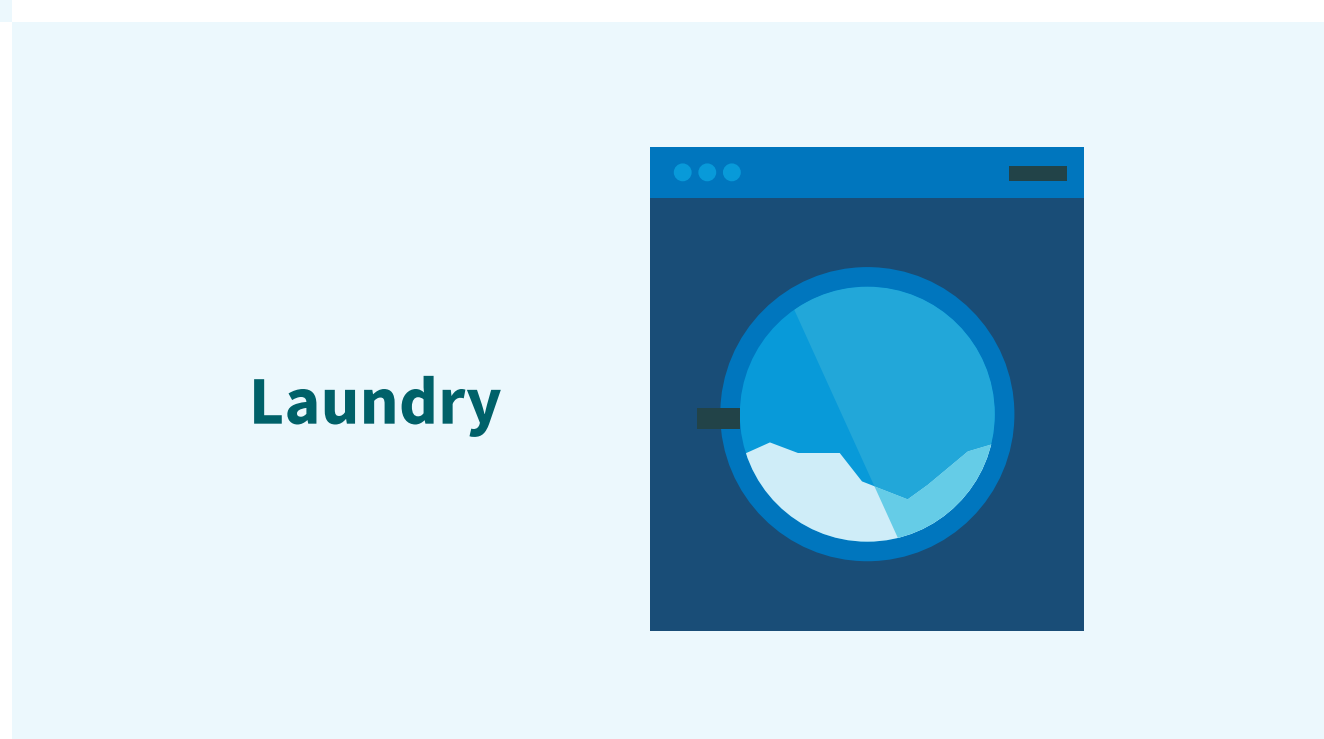
- All genders, 19+
- Residents of the local community
- Shelter guests who are ready to transition into housing
- Priority given to Indigenous community members, followed by other equity-seeking people
- Supportive homes will be offered based on individual needs and supports available



About the Supportive Housing

Supportive housing provides an opportunity for people experiencing or at risk of homelessness to access safe, stable homes and support services that will improve their quality of life. Residents will:

- have a self-contained studio home with supports provided to help them achieve and maintain housing stability
- benefit from 24/7 staffing, wellness checks, life skills training, employment assistance and connections to other services
- sign a program/tenancy agreement and pay rent



Want to learn more?

To learn more about how supportive housing improves the lives of residents, scan the QR code or pick up a copy of our Modular Supportive Housing Resident Outcomes Study

Meet the Operators



Connective will operate
the Purpose-Built
Shelter



Lookout Housing and
Health Society will
operate the Permanent
Supportive Housing

Who is Connective?



Connective is a social services nonprofit with decades of experience supporting people across BC and the Yukon. We are proud to offer a range of holistic programs to meet the needs of people in our communities.

Our Programs and Services



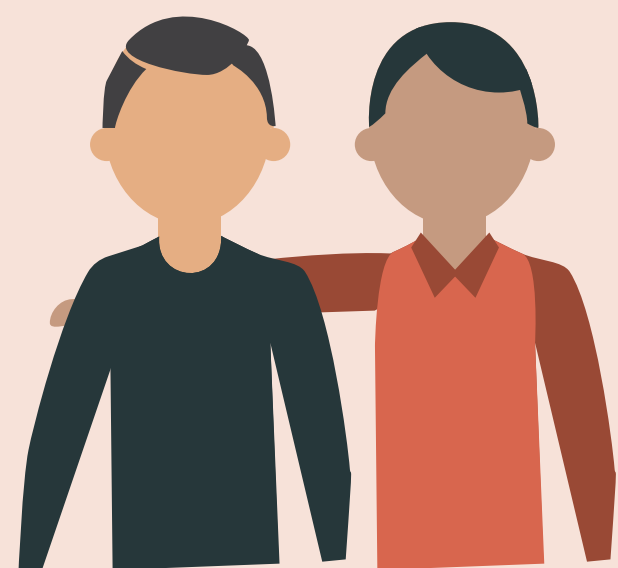
Housing

Short and long-term programs with wraparound supports



Community Services

Programming, housing supports and community resources



Outreach Services

Individualized supports to promote greater independence



Clinical Housing

Specialized therapeutic programming with clinical staff

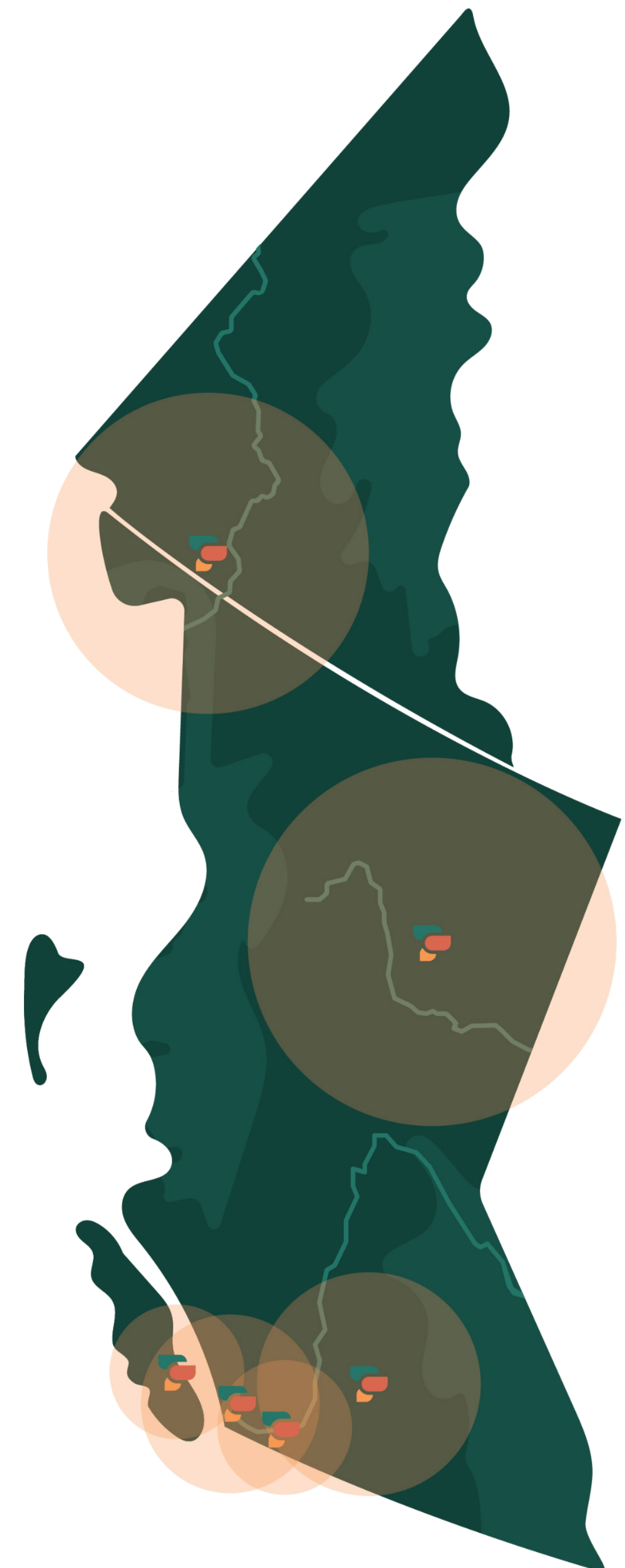
Connective Regions



Connective operates in the Lower Mainland, Fraser Valley, Vancouver Island, Interior Okanagan, Northern BC and the Yukon.

On Vancouver Island:

- ➔ Cornerstone, Nanaimo Supportive Housing
- ➔ Island Hwy S, Nanaimo Temporary Housing with Supports
- ➔ Vancouver Island Therapeutic Community (VITC), Nanaimo
- ➔ Woodland Gardens, Duncan Affordable Housing



Existing Programs on the Island

We have over **400 housing units** on Vancouver Island.



Cornerstone



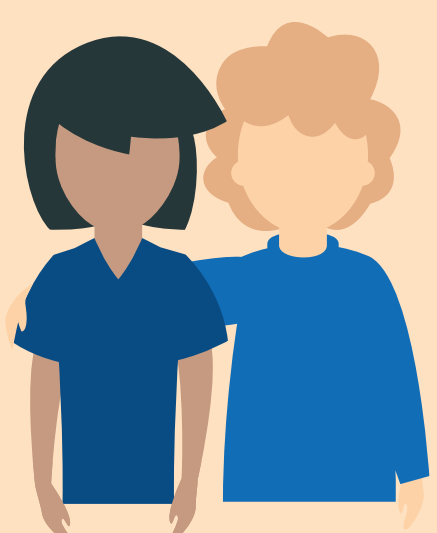
VITC

Who is Lookout Housing and Health Society?



Lookout Housing and Health Society is a non-profit organization that has been helping people for over 50 years. Every day, Lookout supports more than 6,000 people across B.C. Our housing and health programs aim to foster resilience, independence, and community well-being.

We're Dedicated To:



Being a “social safety-net” for vulnerable adults.



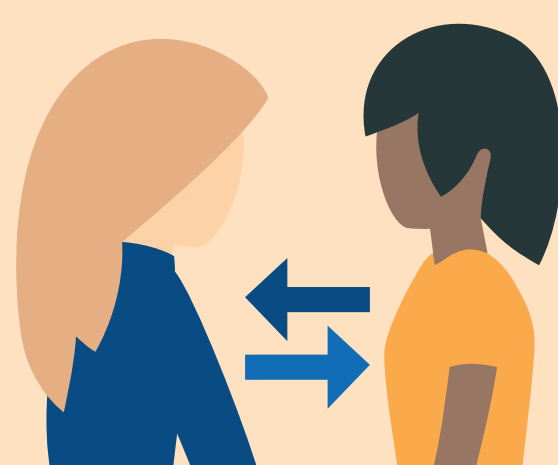
Providing caring and respectful services that meet people where they are at.



Providing safe, affordable housing with appropriate supports.



Keeping people in their home communities.



Working with residents to reach their goals by developing innovative programs.



Identifying service gaps in the community.



Collaborating with community partners to design and implement solutions.



Advocacy that informs social policy, raises community awareness and improves support services.

Locations & Operations



Lookout operates in 23 municipalities throughout Vancouver Island and the Lower Mainland. We have almost a decade of experience providing supports through the South and Central Island regions.



On Vancouver Island:

- The Village, Duncan
Temporary Housing with Supports
- Homewood, Campbell River
Temporary Housing with Supports
- Drake Road, Salt Spring Island
Supportive Housing
- The Junction, Courtenay
Supportive Housing
- Sq'umul' Shelh Lelum'
North Cowichan, Supportive Housing

Existing Programs on the Island



The Village



The Junction