

# Welcome

Community Open House  
Thursday, July 18, 2024

Thank you for joining us to learn about the purpose-built shelter and permanent supportive housing proposed for 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.
- Help yourself to refreshments.

# What's Happening



BC Housing is working on a purpose-built shelter and supportive housing proposal.

This project is an important part of our effort to offer culturally safe, indoor shelter and services to people experiencing homelessness.

## Highlights

- BC Housing purchased this land in March 2024, in consultation with the City of Courtenay. The proposed use aligns with Courtenay's Official Community Plan.
- This project will provide approximately **136 shelter spaces** and connections to health supports.
- This project will provide approximately **70 long-term supportive homes** for people experiencing or at risk of homelessness in the local area.
- When people have stable housing with access to support services, it contributes to **healthier and safer communities** for everyone.
- This project is located on the traditional and unceded territory of the K'ómoks First Nation (KFN), and we are working to ensure that supports provided and connections to health and housing are culturally appropriate.

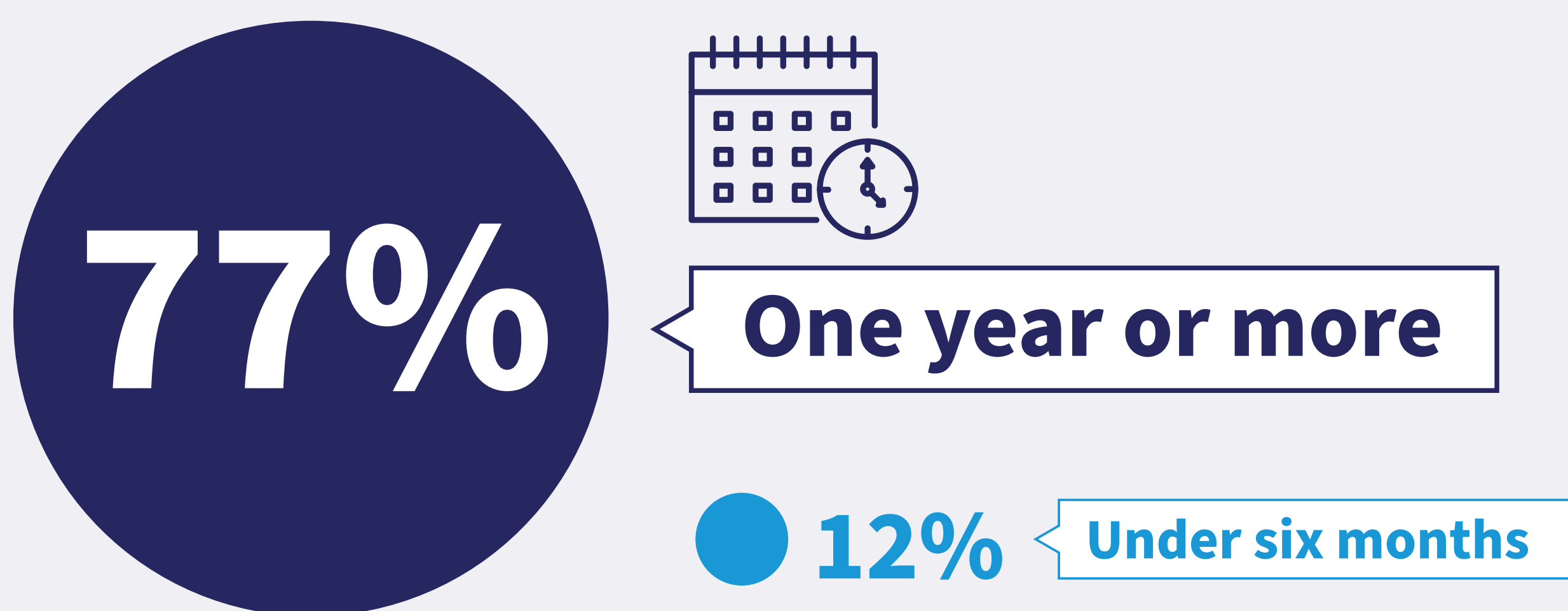
# Understanding Homelessness in Courtenay and the Comox Valley

## Point in Time Counts

The 2023 Point-in-Time homeless count for the Comox Valley identified **272** people experiencing homelessness.

This is a **106%** increase from 2020 (132 people).

### LENGTH OF TIME EXPERIENCING HOMELESSNESS



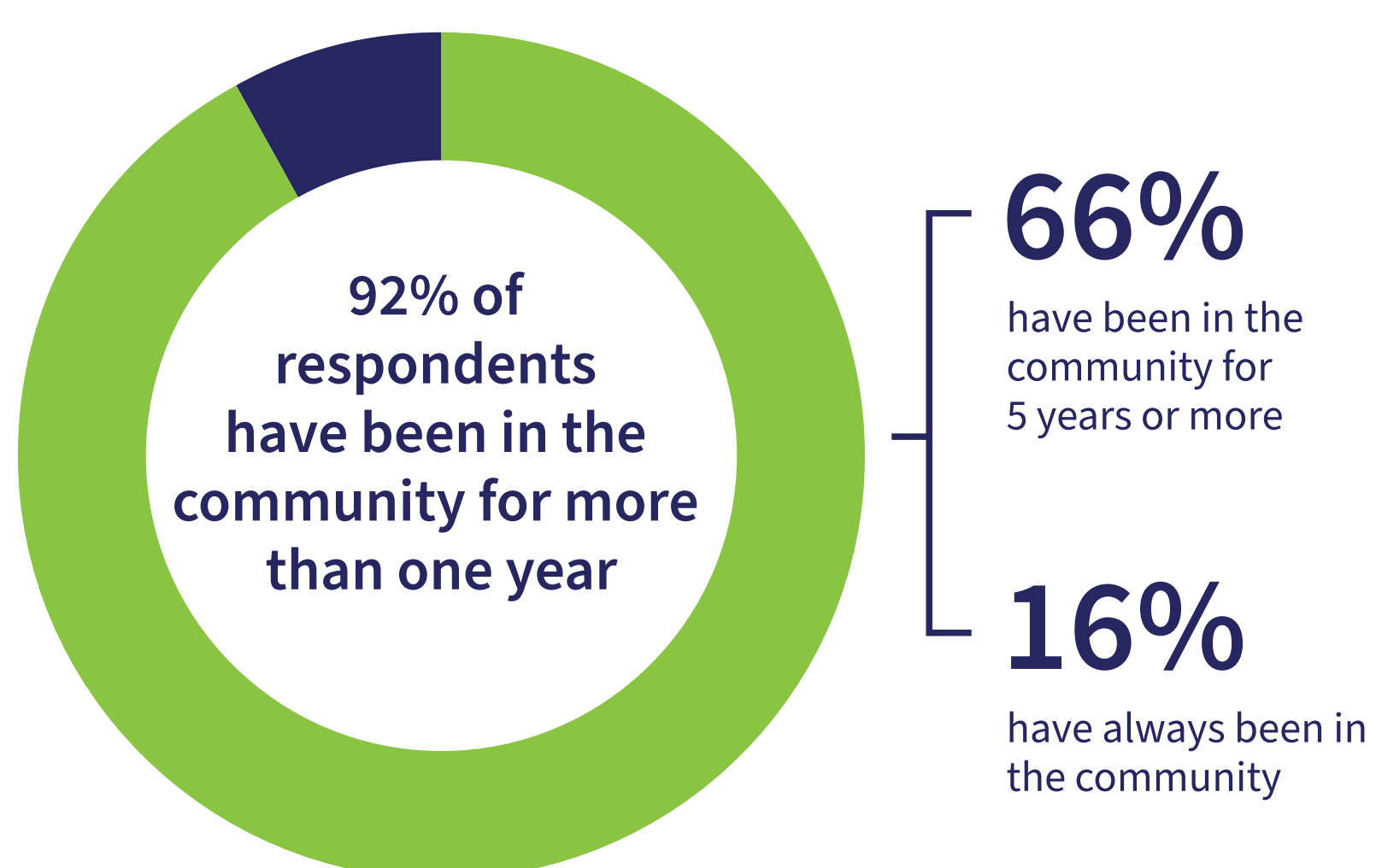
### INDIGENOUS IDENTITY

**28%** of respondents identified as Indigenous

Compared with 7% of the Census population

### RESIDENTIAL SCHOOL

**67%** of Indigenous-identifying respondents reported having lived or generational experience with residential school



Want to learn more?

Scan the QR code to read the report.

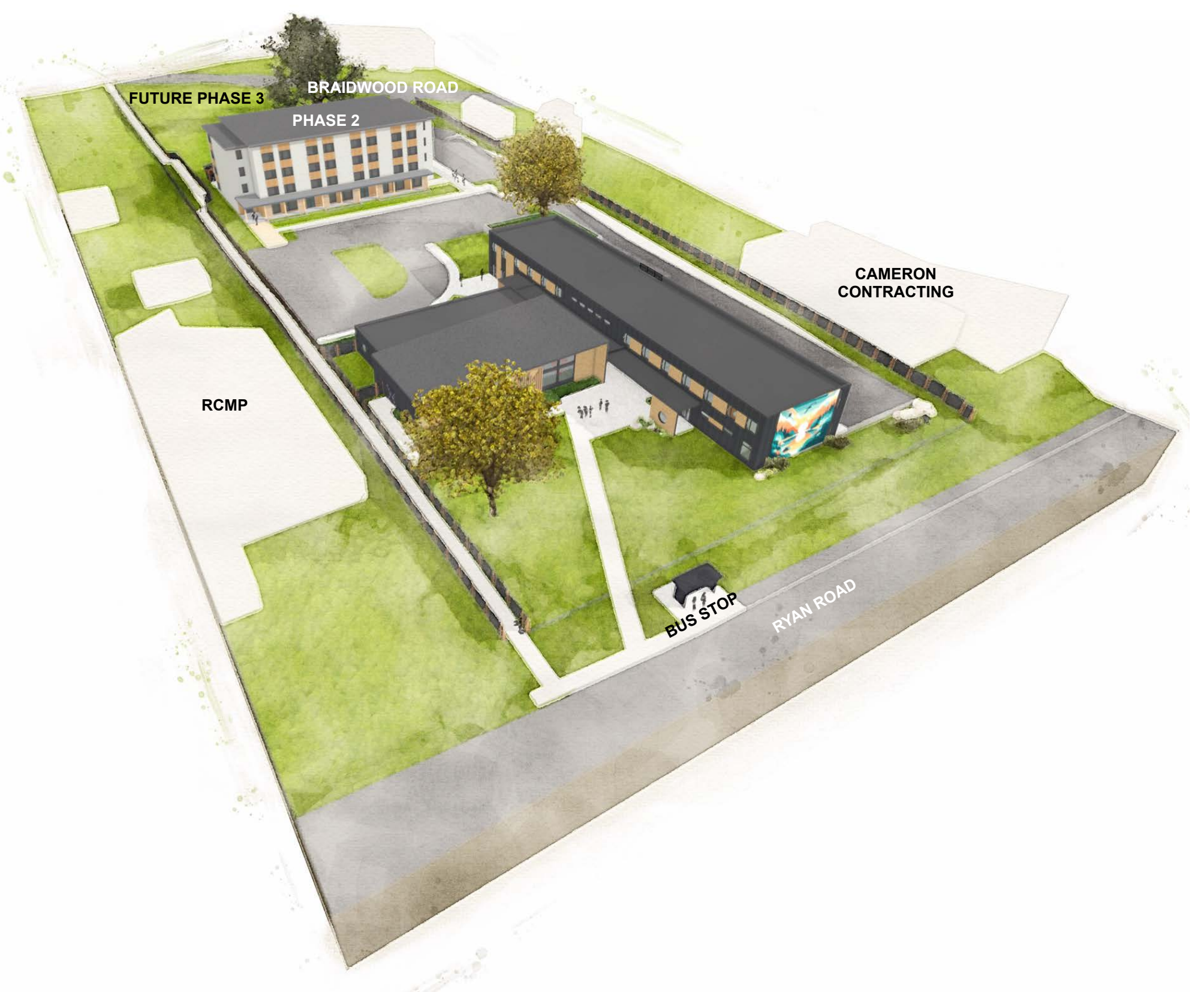
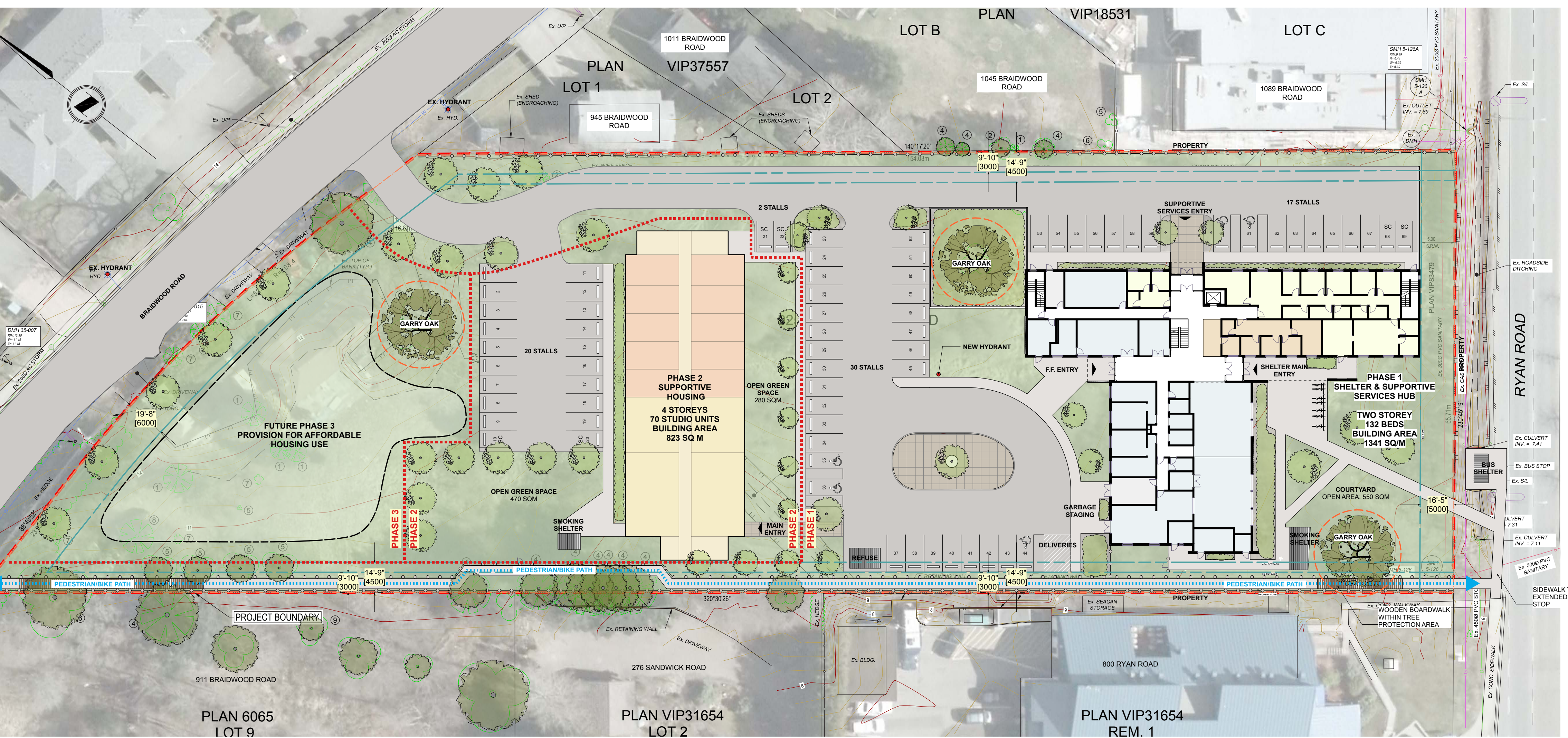
Source: BC Housing 2023 Homeless Count for Comox Valley



# Location & Design

The new purpose-built shelter and supportive housing is being designed with healing and privacy in mind.

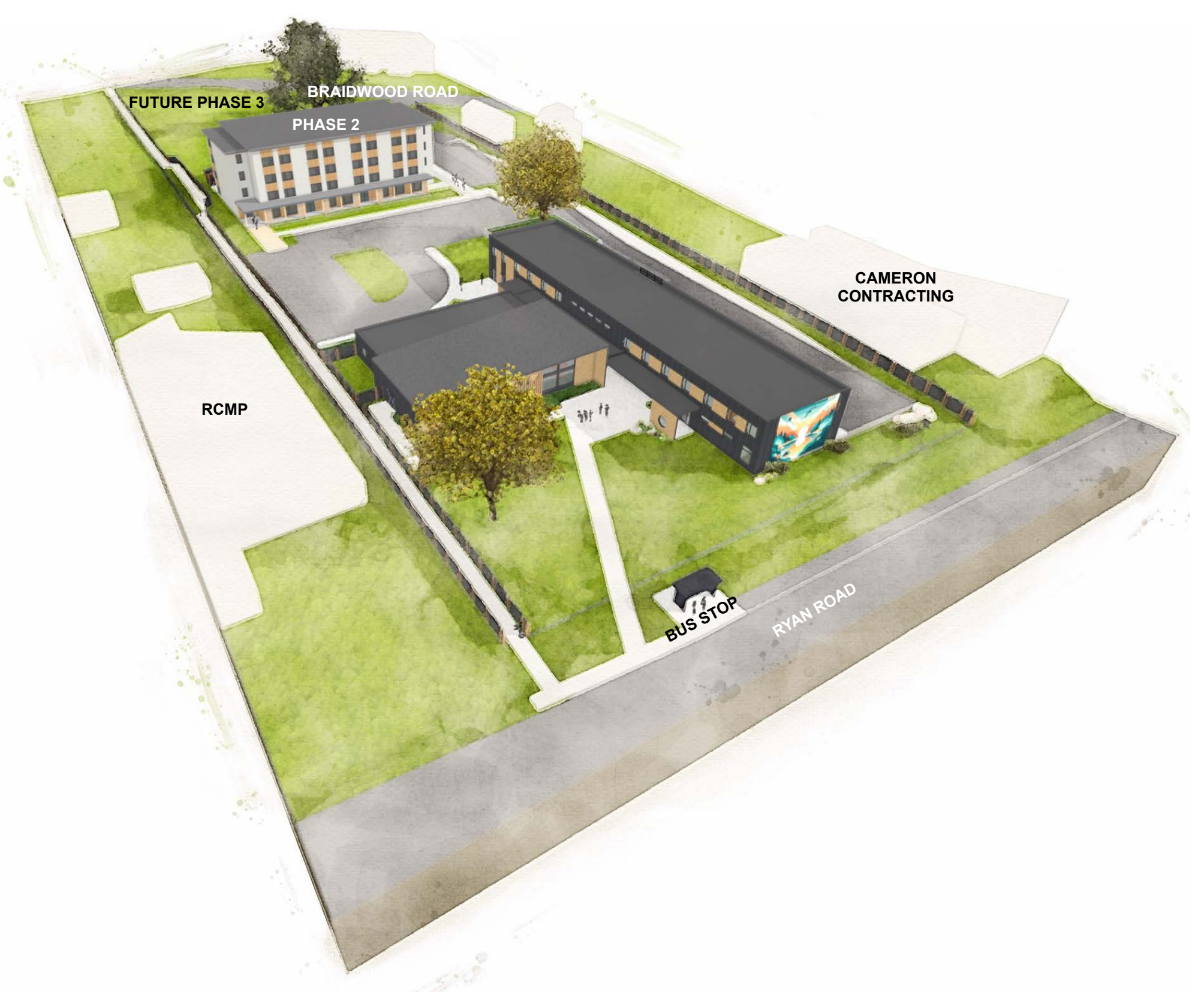
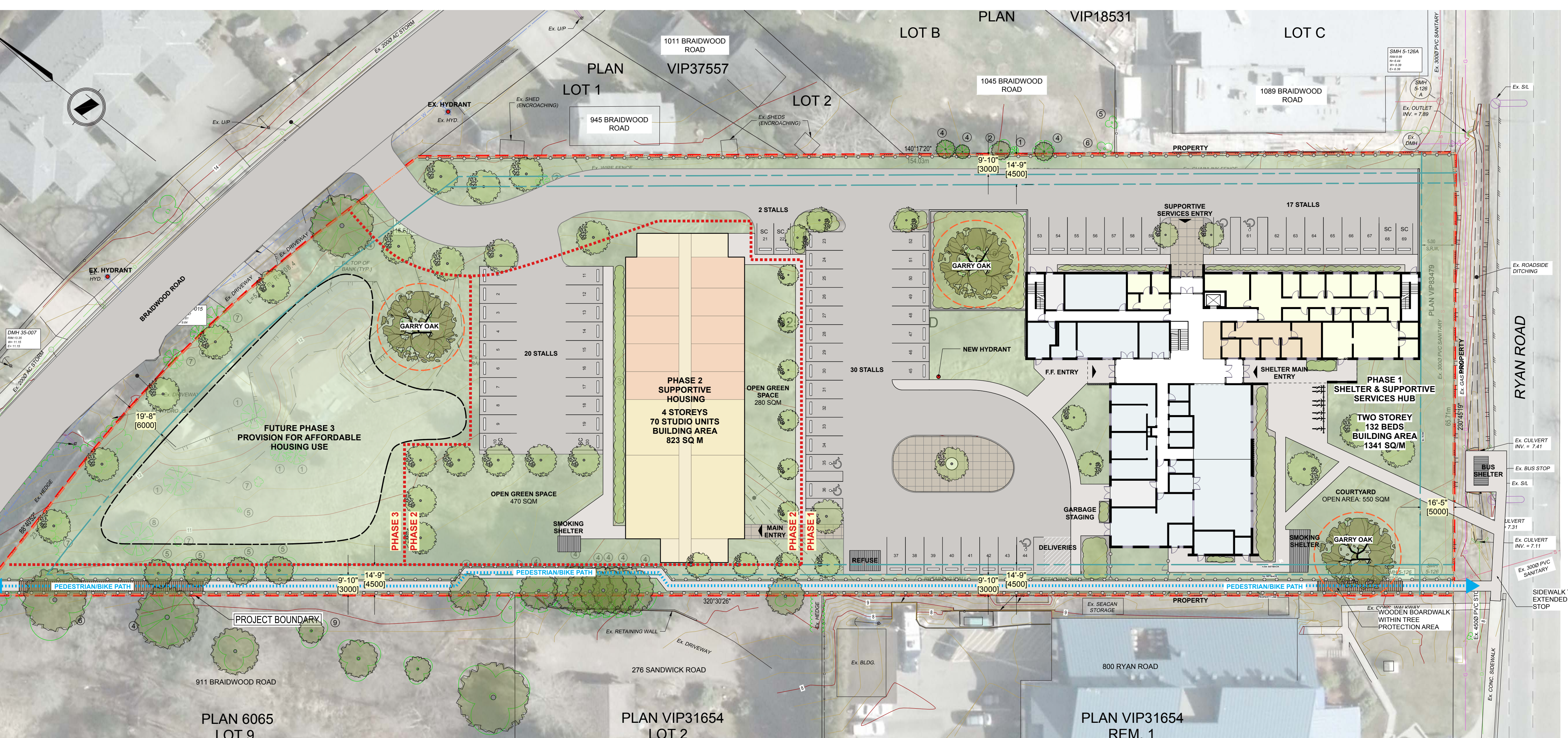
It will include both indoor and outdoor communal spaces, with an exterior courtyard facing Ryan Road.



# Location & Design

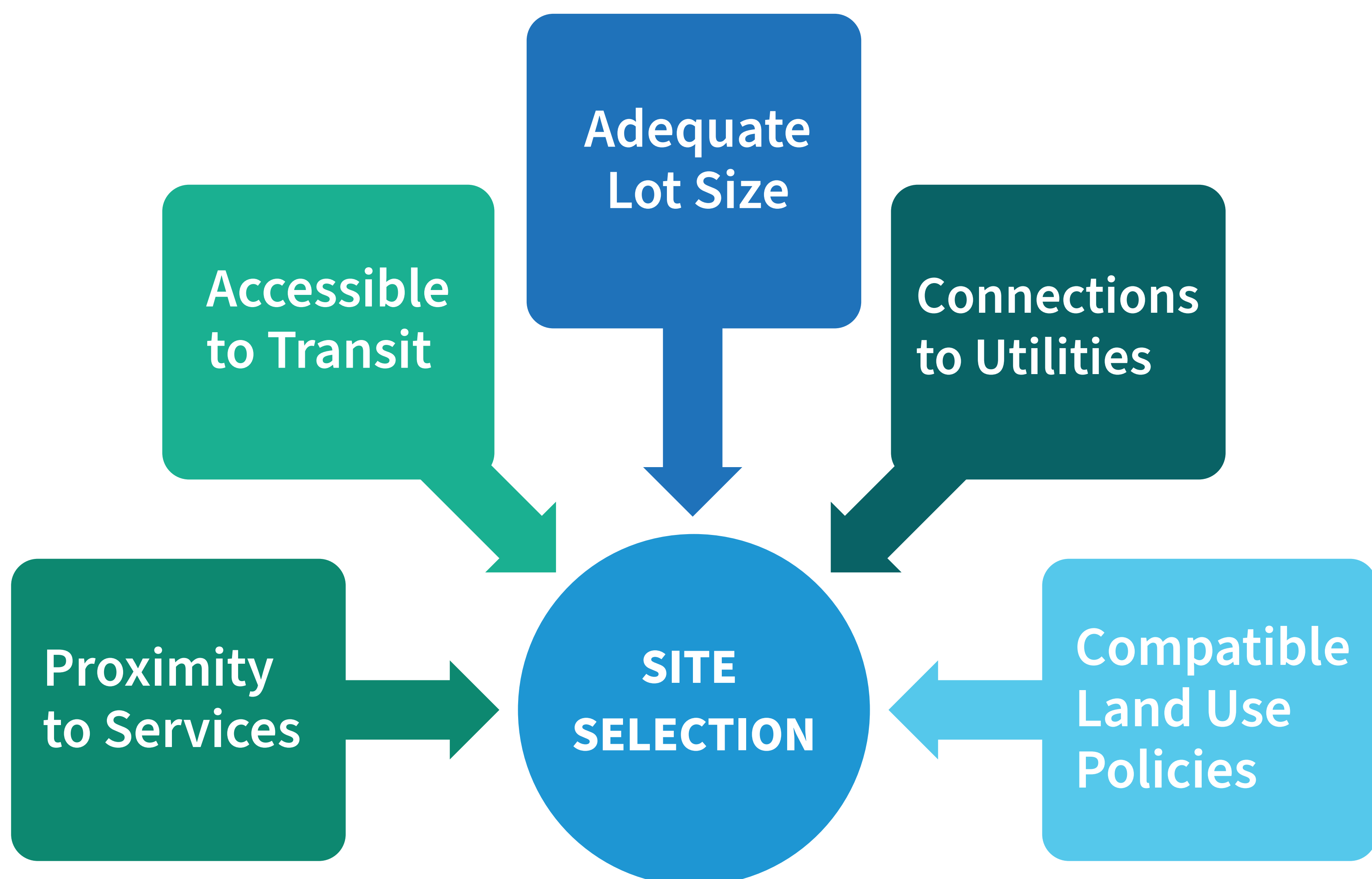
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# How Was This Site Chosen?

## Site Selection



## Transportation

### Sustainable solutions

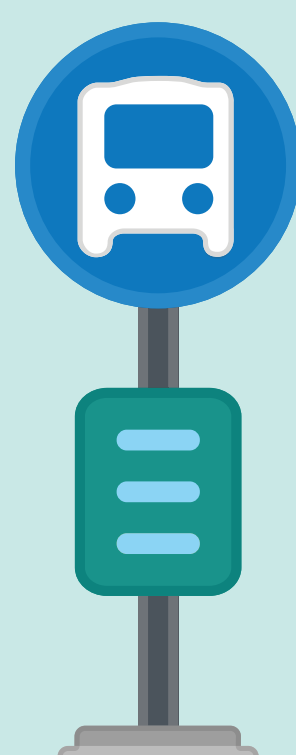
The building has been designed to incentivize active transportation and the use of existing public transportation networks.

### Cycling facilities:



The building 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 to support residents, visitors and community partners.

# Support Services & Community Safety

## Community Connections & Support

A centralized community connections hub at the shelter will help shelter guests access the services and supports they need with the help of case workers. Staff would have crisis prevention training including First Aid/CPR, mental health, domestic violence, safety planning, substance use awareness and trauma-informed training.

## Experience

BC Housing will select an experienced non-profit housing operator through a fair and open process. Staff will have the appropriate training, qualifications and skills necessary to support clients, build relationships within the community, and offer connections to permanent housing.

## Staffing

At this shelter, at least two staff will be onsite 24/7 to provide support for guests and manage the building. There will be several daytime staff, which can include a program manager, support staff, a custodian, a food service worker and outreach workers.

## Good Neighbours

Shelter guests will be expected to treat neighbours with consideration, avoid excessive noise, and keep their community clean.

## Design Features

Optimized sight lines, lighting, security cameras, staffed reception and fencing along adjacent lots.

## COMMUNITY SAFETY

## Property Maintenance

Regular sweeps of property and immediate area to ensure cleanliness, including resident groups such as 'clean teams'.

**We commit to being good neighbours.**

We will share a direct phone number for the building once it is open, and work with neighbours to quickly address any issues or concerns.

# How Can I Provide Feedback?

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



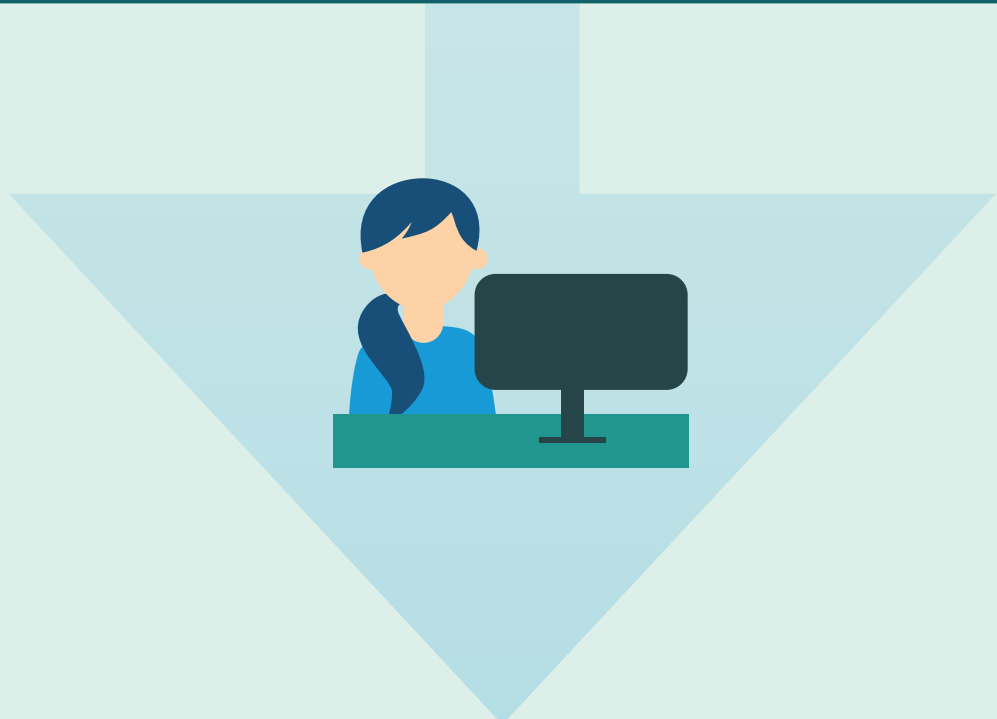
→ Pick up a copy of the guide and feedback form at the front desk of Courtenay City Hall, the CVRD office or the K'ómoks First Nation and leave the completed form behind at the same location.

→ Submit feedback forms at the Open House, leave comments on our feedback board or send questions or comments to the Community Relations inbox at:

[communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)

Feedback must be received by  
Wednesday, July 24, 2024

## 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, cultural, and financial factors.

## Project Timeline

### July 2023

→ BC Housing - City of Courtenay agreed to deliver a new purpose-built shelter

### March 2024

→ BC Housing acquired the property

### June - July 2024

→ Online survey launched  
→ In-person open house

WE ARE  
HERE

### July - August 2024

→ Municipal rezoning process

### 2024 - 2025

→ Non-profit operator selection process

### 2025

→ Construction begins on purpose-built shelter\* (TBC)

### 2026 - 2027

→ Purpose-built shelter completed\*

### 2027 - 2028

→ Permanent supportive housing building completed\*

\*Construction and project completion schedules to be determined pending rezoning, development permit and building permit approvals.

# About the Purpose-Built Shelter

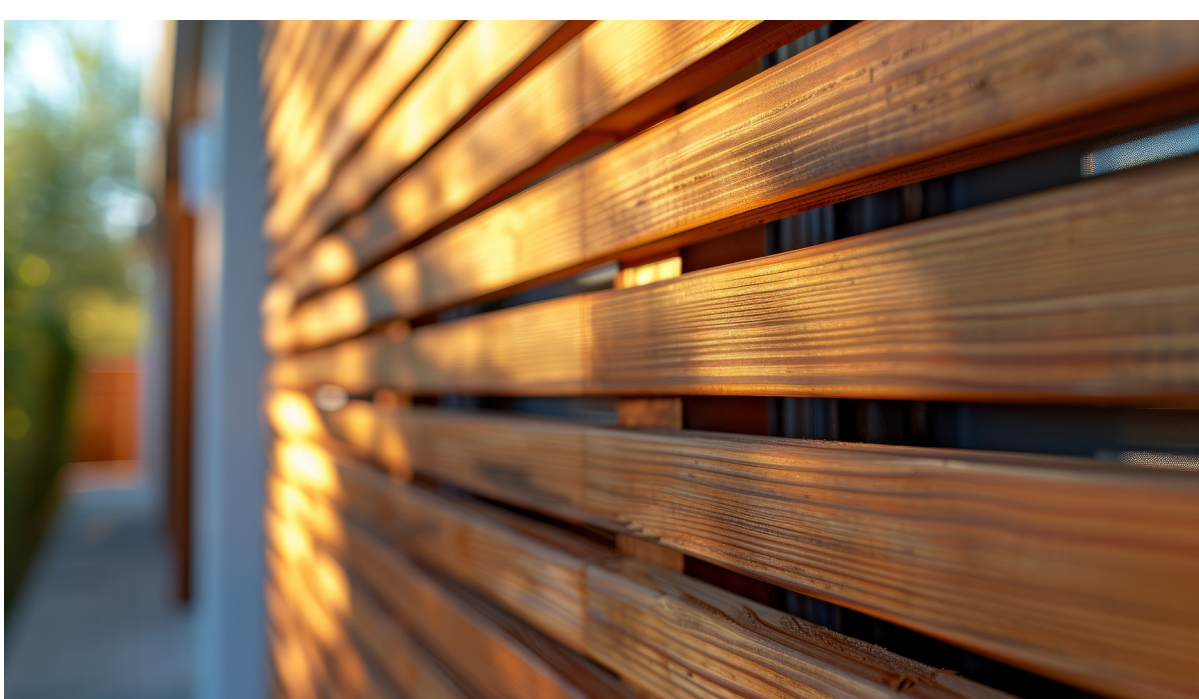
The new purpose-built shelter will be different from the existing CONNECT Centre in Courtenay.

- 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.

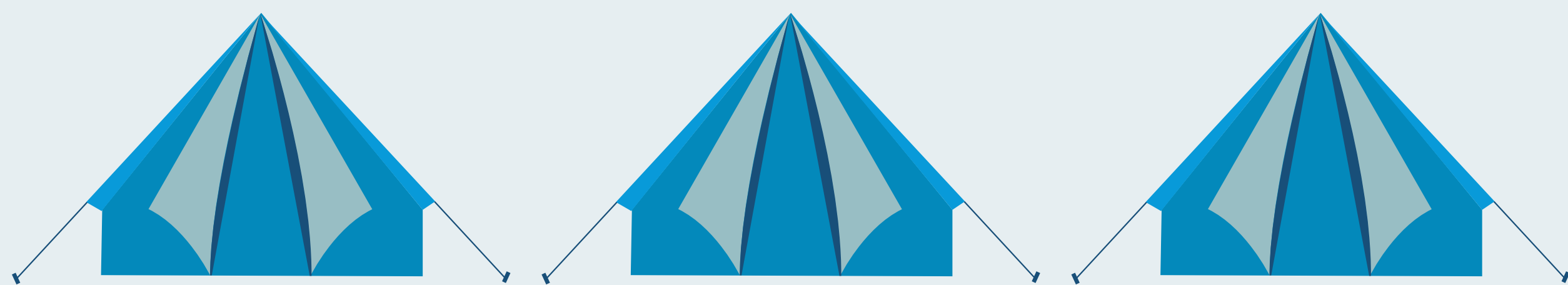
## Examples of Possible Design Features



Building designs that are connected to the natural world using natural building materials where possible.



# Shelter as a Gateway to Housing



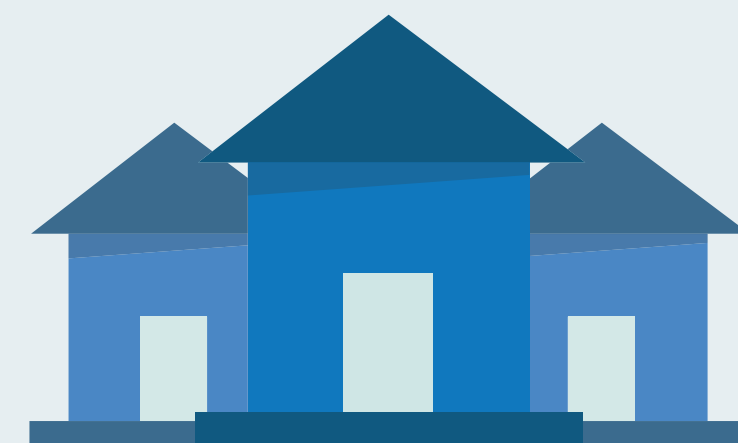
Unsheltered

Coordinated Access and Assessment



**Shelters**

CONNECT  
Salvation Army



**925 Braidwood & Ryan Road  
Purpose-Built Shelter**

Transition to permanent housing



**Supportive Housing**



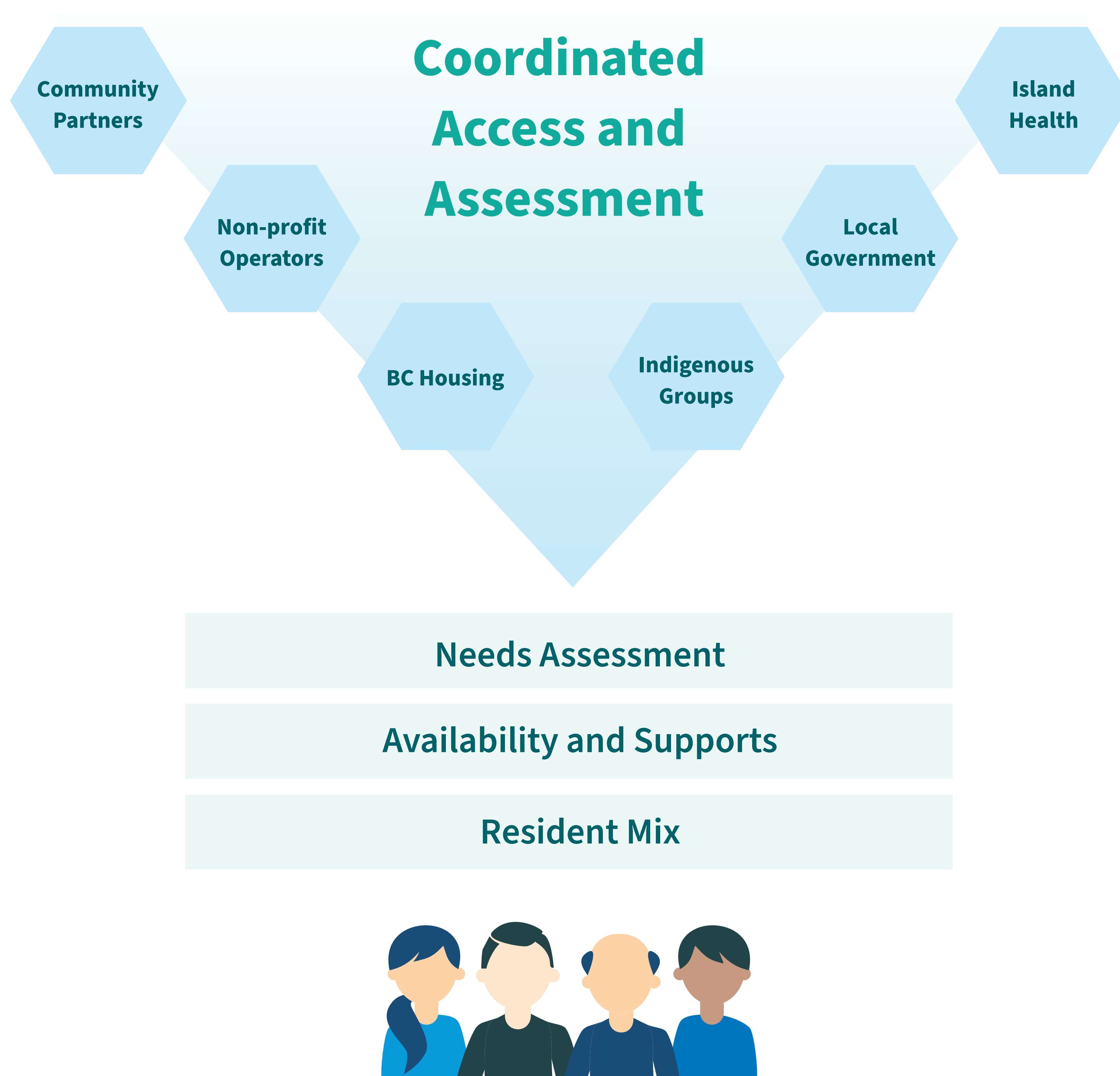
**Affordable/Subsidized housing**



**Market rentals  
with supported  
rent supplements**

# 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

