



Braidwood & Ryan Road Purpose-Built Shelter & Supportive Housing

Discussion Guide and Feedback Form

 Design Updates

 Summer 2024

 letstalkhousingbc.ca/courtenay-925-braidwood-road

We want to hear from you



BC Housing is reaching out to neighbours and interested community members to share information and gather input on the new purpose-built shelter and supportive housing coming to Courtenay. Feedback received will be used to shape and improve the project designs.

BC Housing is working on a proposed permanent, purpose-built shelter and new supportive housing on a three-acre site at Braidwood Road in Courtenay.

In this discussion guide, neighbours and interested community members can learn more about the proposed development, the operator selection

process, and can provide feedback on draft building designs. Please share your feedback by completing the form at the end of this guide.

Deadline for feedback is **Wednesday, July 24, 2024**.

Please see page 10 for the FEEDBACK FORM or complete it online at: letstalkhousingbc.ca/courtenay-925-braidwood-road. You can also scan this QR code.



Opportunities for engagement

→ Submit questions or comments to the Community Relations inbox at:

communityrelations@bchousing.org

→ Attend the in-person open house:

When: Thursday, July 18, 2024
Where: Native Sons Hall - Grand Hall
360 Cliffe Avenue (upper gallery)
Time: 5:30 p.m. - 7:30 p.m.
RSVP at: [braidwood-open-house.eventbrite.ca](https://www.eventbrite.ca/braidwood-open-house)

Drop-in format; all are welcome. Registration is appreciated to help with planning.

→ Complete the online feedback form:
letstalkhousingbc.ca/courtenay-925-braidwood-road

Or pick up a copy of the guide at the front desk of City Hall (830 Cliffe Ave, Courtenay) and leave the completed form behind at the same location, for collection after July 24.

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 property

This purpose-built shelter & supportive housing project will provide both sheltering and connections to housing and health supports as well as long-term supportive housing for people experiencing or at risk of homelessness.



This project is located on the traditional and unceded territories 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.

This housing is an important part of our effort to address the urgent need to offer culturally safe, indoor shelter to people experiencing homelessness in Courtenay. The ongoing homelessness crisis reflects significant demand for housing and shelter in Courtenay and the need to stop the cycle of homelessness.

What is a purpose-built shelter?

The new purpose-built shelter will be different from the existing CONNECT shelter in Courtenay. While the CONNECT shelter operates in a repurposed commercial building owned by the City of Courtenay, this new shelter will offer more beds and include more indoor and outdoor communal spaces. Shelter guests will receive a range of supports, including connections to health care and mental health services.

Because it's purpose-built, we are also able to include more safety and security features for the benefit of the shelter guests as well as the surrounding community.

What is supportive housing?

Supportive housing is an opportunity for people to leave the streets and shelter system for safe and stable housing that will contribute to an improved quality of life.

Residents will have a self-contained studio homes with supports provided to ensure they can achieve and maintain housing stability. Housing will include 24/7 staff presence, wellness checks, life skills training, employment assistance, and connections to other services. All residents sign a program/tenancy agreement and pay rent.

Operator selection

BC Housing will select an experienced non-profit 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

One of the most important ways to best integrate safely in the neighborhood is through staffing. At this shelter, at least two staff will be onsite 24/7 to provide support for guests and manage the building.

During daytime hours, several staff will be on hand, including an on-site supervisor. Daytime staff may include a program manager, support staff, a custodian, a food service worker, and outreach workers.



Homeless Count

The 2023 Point-in-Time homeless count for the Comox Valley identified 272 people experiencing homelessness compared with 132 in 2020 (106% increase). According to this survey, more than 28% of people experiencing homelessness self-identified as having Indigenous ancestry. To help address that, the supportive housing program will prioritize Indigenous members first, followed by other equity seeking individuals.



Staff training and experience

Separate staffing would be on-site 24 hours a day, seven days a week at both the shelter and supportive housing buildings. All staff would have the appropriate training and skills necessary to support residents. As required by BC Housing, these include crisis prevention training; First Aid/CPR; mental health and first aid training; domestic violence and safety planning; substance use awareness and safety training; and trauma-informed training.

Did you know?

BC Housing will work with local partners and first responders to help foster a neighbourhood that is safe for all. While staff will be on-site 24/7, their primary focus will be to ensure that residents are safe and supported. Just like any other residence, issues outside the property may involve other authorities.

Prior to opening, we will share a direct phone numbers for the buildings, as well as a list of key contacts you can call, depending on the situation.



Site plan

Please note, the site plan is subject to change.



Shelter and supportive housing

925 Braidwood & Ryan Road aims to meet critical community needs by providing a continuum of housing options and vital support services. Through a blend of housing, connections to health care and communal indoor and outdoor support spaces, this project aims to nurture social ties, enhance community safety and uplift the wellbeing of its residents.

There will be fencing and landscaping throughout the purpose-built shelter and supportive housing properties that is designed with healing, recovery, and privacy in mind. This is intended to complement the on-site services that would help people transition out of homelessness and start a successful housing journey.

Design elements include:

- ➔ Building designs that are connected to the natural world using natural building materials where possible.
- ➔ The new shelter and support services complex is strategically located around an exterior courtyard facing Ryan Road.
- ➔ Thoughtful outdoor spaces and a fenced multi-use pathway connecting Braidwood Road to Ryan Road.



**sample of exterior designs*

Quick stats

3.01
acres

**Accessible
and adaptable**
housing

Indoor
program room

Outdoor
gathering space

Parking and sustainability



Our designers have prioritized living and green spaces, believing that investing in such spaces would have a better impact on residents and the community.

Sustainable solutions

Through careful design, sustainable features have been incorporated into the building to incentivize active transportation and the use of existing public transportation networks. BC Housing will also work with the City and other partners to develop creative and sustainable solutions to transportation.

Cycling facilities:



The building would have secure bicycle parking and a bicycle wash and repair station.

Convenient access to transportation:



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

Existing parking facilities:



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



Transportation review

Our transportation consultant is reviewing the site and vehicle estimates for the proposed development as part of our rezoning application.

Feedback

Please provide your feedback by:

July 24, 2024.



Submitting your feedback

Pick-up a discussion guide and feedback form at the front desk of City Hall (830 Cliffe Ave, Courtenay) and leave a completed form at the same location for collection after July 24, 2024.

You can also provide your feedback online. Please scan the QR code on the right, or visit:

letstalkhousingbc.ca/courtenay-925-braidwood-road



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.

Design elements

We welcome your feedback on design elements.



Question 1: What design elements are most important to you? Choose all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Use of native, fruit bearing, or medicinal plants | <input type="checkbox"/> Community art |
| <input type="checkbox"/> Privacy fences | <input type="checkbox"/> Seating and gathering areas |
| <input type="checkbox"/> Water features | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Lighting around the building | _____ |



Question 2: Why are these design elements important to you and how would you like them to be part of the design?

So, what do you think?



Question 3: After reviewing the designs and information provided, how do you feel about the supportive housing and shelter projects?

1 – very supportive
5 – not supportive at all

1

2

3

4

5



Question 4: Do you have any additional feedback you'd like to provide about the project?

Please provide your feedback by: July 24, 2024

- To provide your feedback online, please scan this QR code.
- Stop by City Hall (830 Cliffe Ave, Courtenay) for a physical copy and leave the completed form at the same location for collection after July 26, 2024.
- You can also visit:
letstalkhousingbc.ca/courtenay-925-braidwood-road



How input will be used



Your feedback is important to us. Input received will help shape the final project design. Technical, cultural, and financial factors will also be considered in shaping the final design.



BC Housing collects personal information in accordance with sections 26 (c) and (e) of the Freedom of Information and Protection of Privacy Act. Your personal information is collected for the purpose of the 925 Braidwood & Ryan Road Project. If you have any questions about your privacy, please contact BC Housing's Privacy Office at fippa@bchousing.org.