

WELCOME

Community Information Sessions

Thursday, June 25, 2026

Tuesday, June 30, 2026

Temporary Housing with Supports

1182 Welch Street, North Vancouver

Thank you for joining us to learn more about:

- The Province's HEART & HEARTH Program
- Site Selection & Project Timeline
- Operator, Residents & Services
- Site Safety & Neighbourhood Inclusion

We acknowledge with gratitude that the area we are discussing today is located on the unceded and traditional territory of the səliiwətał (Tseil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and x^wməθk^wəyəm (Musqueam) Nations.

HOMELESSNESS ON THE NORTH SHORE

168

people identified as experiencing homelessness on the North Shore in the March 2025 Point-in-Time count*

67%

increase in unsheltered homelessness from 2023 to 2025



overrepresentation of Indigenous people experiencing homelessness

6% & **22%**
youths & seniors

experiencing homelessness



eviction as common cause of homelessness



mental health continues to be a significant health challenge

There are several encampments on the North Shore.

Outdoor sheltering is not a safe or suitable option for the people staying in them, or for the surrounding neighbourhood.

**The actual number is likely higher due to known limitations of Point-in-Time counts.*



Scan the QR code to view the Homelessness Services Association report. 2025 Point-in-Time Homeless Count

HEART & HEARTH

BC Housing and the District of North Vancouver are working together to rapidly address homelessness and encampments in the community.

HEART



Homeless Encampment Action Response Teams (HEART) bring together local and provincial outreach teams to better support people sheltering outside and in encampments to stay safe and healthy and more quickly transition indoors.

HEARTH



Homeless Encampment Action Response Temporary Housing (HEARTH) projects provide critical safe, indoor spaces as the Province continues to build more permanent supportive and affordable homes.

Coordinate services across local, Indigenous, and provincial partners.



Addressing mental, physical, cultural, and social support needs.



Develop and implement encampment resolution strategies.



Driving planning from shared data and analysis.



This temporary housing:

- Provides safe, stable housing with embedded support services.
- Can be built and occupied quickly.
- Provides urgently needed housing for people experiencing homelessness.



Scan the QR code to learn more about the Province's HEART & HEARTH program

TEMPORARY HOUSING

We are proposing to build:

- A two-storey modular building
- Approximately 40 temporary homes with supports
- Shared washrooms
- Indoor and outdoor common areas
- Laundry facilities
- Fenced grounds



Example of room interior – 397 4th Avenue (HEARTH), Prince George

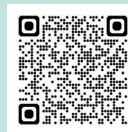


Example of indoor common area and laundry facilities – Balsam Place (HEARTH), Kelowna

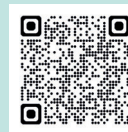
Three HEARTH-funded projects in Kelowna are currently making a positive impact on the community. Learn more by watching the following videos:



Rapid safety net housing
City of Kelowna



Transitional housing project
opens on Hwy 97 in Kelowna



Balsam Place
City of Kelowna

PROPOSED SITE



WHY THIS SITE?

BC Housing works directly with municipalities to identify suitable sites for temporary housing.

Considerations for **development** include:

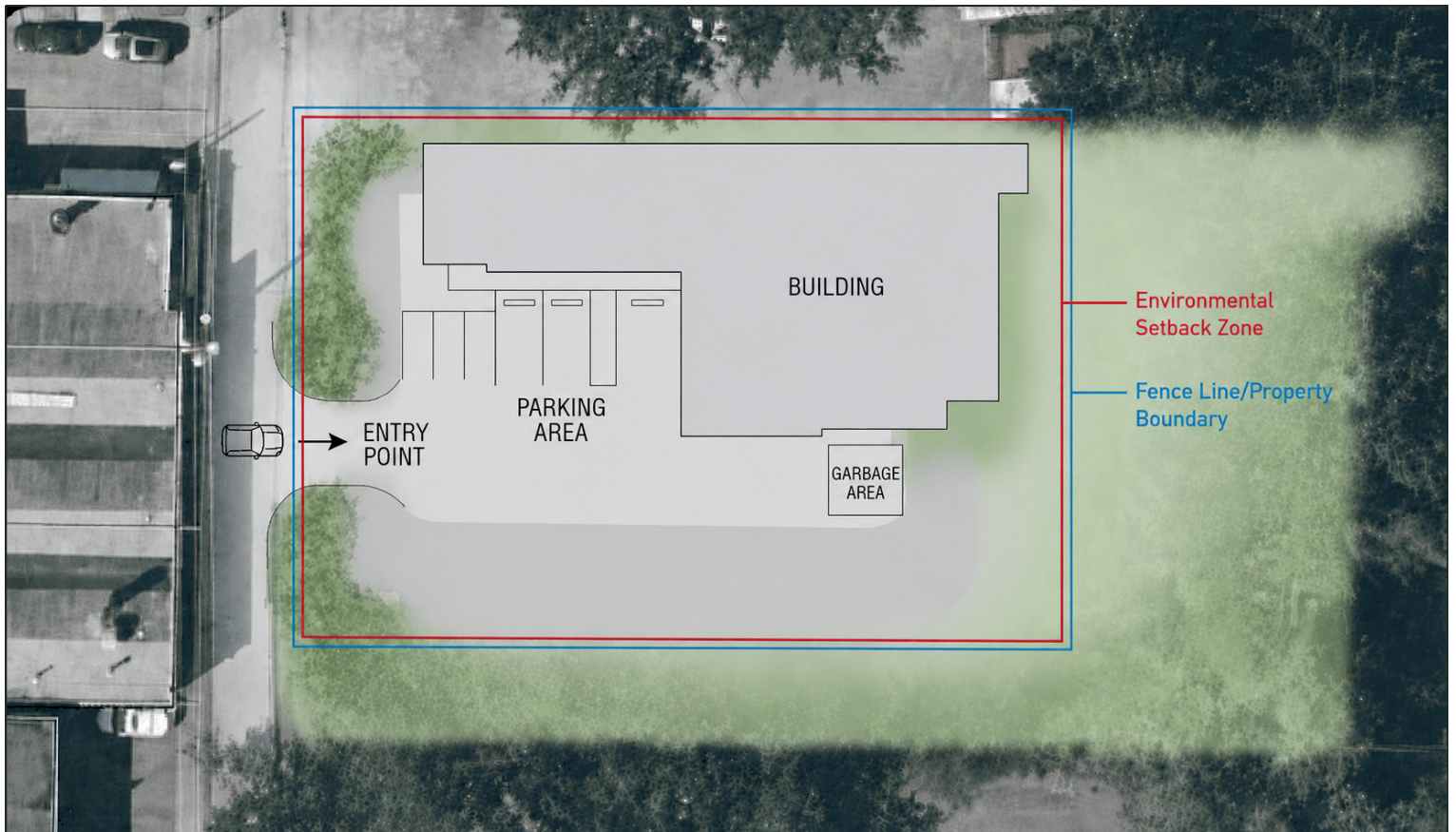
- Land availability
- Surrounding land use context
- Suitability for rapid modular housing
 - Lot size
 - Site condition (i.e., vacant lot, grading)
 - Permits required
 - Utility servicing

Considerations for **temporary housing residents** include:

- Proximity to transportation
- Proximity to shops and amenities
- Proximity to health care and other community and social services

These things are essential for people who are pursuing healthy, stable lives and may not own vehicles.

PROPOSED SITE LAYOUT



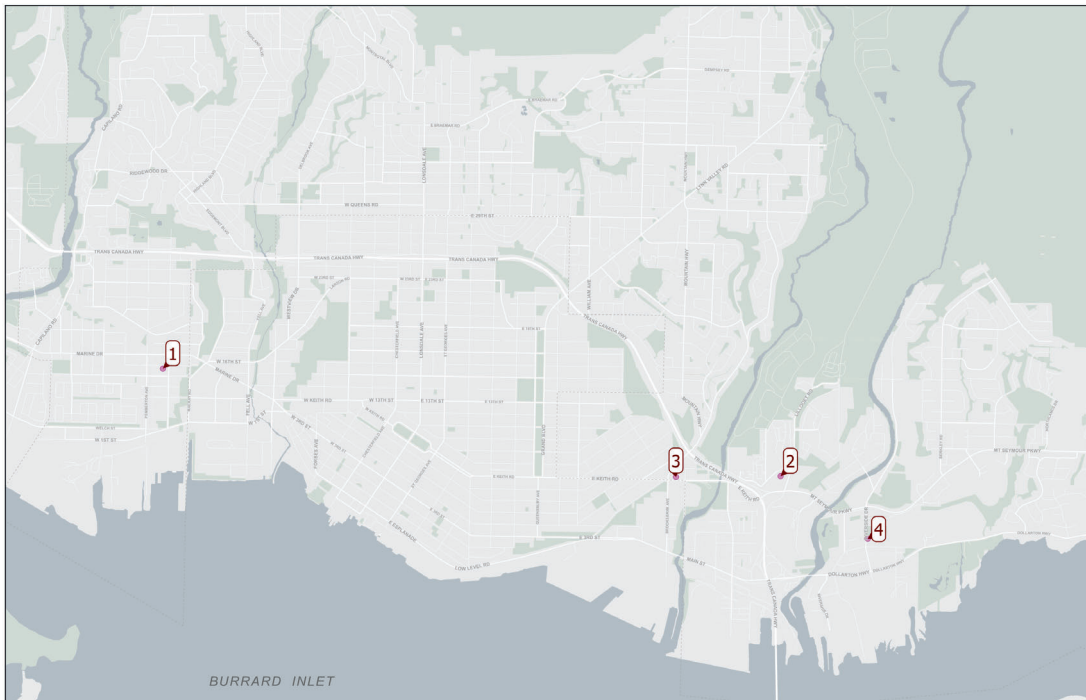
This image is a proposed layout. Details are preliminary and may be revised.

SOCIAL AND SUPPORTIVE HOUSING IN DEVELOPMENT IN THE DISTRICT

The modular housing proposed for 1182 Welch Street would stay in place temporarily, while we continue to build more permanent social and supportive homes in the community.

We typically plan for temporary housing to stay in place for 3 to 5 years.

Here are four projects in the District of North Vancouver that have been approved and are moving toward construction:



1577 Lloyd Ave
73 units for single women and women-led families



2315 Old Lillooet Road
188 affordable units



1234 East Keith
65 units for people experiencing or at risk of homelessness



Riverside Drive
81 affordable units

PROJECT TIMELINE



May 2026 | Project Announced

- Letters and emails to neighbours and interested and affected parties (~300 meters)
- Project webpage launched



May-June 2026 | Community Engagement

- Small group meetings with interested and affected parties
- Community Information Sessions



Winter 2026/27 | Estimated Municipal Permitting

- Temporary Use Permit, Building Permit



Winter/Spring 2027 | Estimated Construction Start



Summer/Fall 2027 | Estimated Construction Completion



WE ARE HERE

BC Housing and project partners will share development updates with neighbours and keep lines of communication open throughout this project.

BC Housing will follow all District of North Vancouver bylaws and development requirements.

These timelines are estimated and may shift.

OPERATOR

BC Housing selected **Lookout Housing and Health Society** to manage the building and provide services to the residents.



- Operates **the only shelter** on the North Shore
- Brings **50 years of experience** offering programs, housing and health solutions to vulnerable adults **across 24 municipalities**
- Providing services on the North Shore **since 2001**:

North Shore Shelter & Housing Centre, 705 West 2nd Street
(Shelter, Transitional Housing, Outreach)
North Shore Junction, 1645 Lonsdale Avenue
(Community Centre)
Dovercourt House
(Abstinence-based Supportive Housing)



North Shore Shelter & Housing Centre, 705 West 2nd Street

BC Housing and Lookout commit to being **good neighbours**.



We will share a direct **phone number** for our buildings.



We will work to build **positive relationships** with neighbours.



We will work to **address any concerns** quickly and collaboratively.



RESIDENTS AND SERVICES

TEMPORARY HOUSING RESIDENTS



All genders, 19+



People from the North Shore area



Can include seniors and people with disabilities

RESIDENT SELECTION

- All residents apply to live in the temporary housing, sign program agreements and pay rent.
- Spaces offered based on individual needs and supports available.
- Opens more local shelter beds for people sheltering outdoors.

SUPPORTS AND SERVICES



24/7 Professional support staff



Safe and secure place to sleep



Culturally appropriate and trauma-informed support



Laundry



Washrooms



Daily meals



Accessibility features



Connections to health, mental health and substance use services



Safe and secure place to stay during the day



Connection to community services



Peer employment opportunities



Individual case planning

RESIDENT OUTCOMES

After a person can access a warm bed, washrooms, and meals, they are in a much better position to improve their well-being.



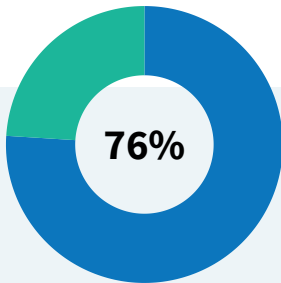
“

Living at Newcastle HEARTH has been fantastic. Before, I was living in a shelter and really struggling with depression.

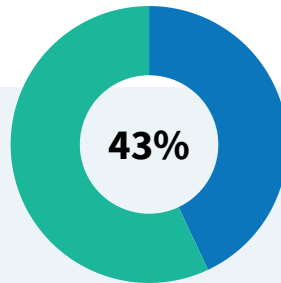
My favourite thing about living at Newcastle Place is being able to visit with my granddaughter. I also love being part of the gardening club and growing vegetables.

Harold Wilson,
Newcastle (HEARTH), Nanaimo resident

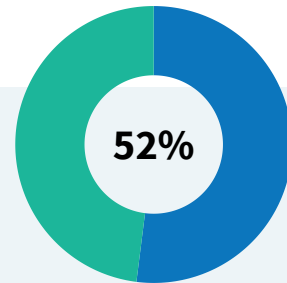
After Six Months



of modular supportive housing survey respondents reported **improved overall well-being**



of modular supportive housing survey respondents reported **improved access to employment opportunities**



of modular supportive housing survey respondents reported **improvement in life skills**

Source: BC Housing. 2021. Modular Supportive Housing Resident Outcomes Study Report.

SAFETY & SECURITY

Safety is our priority.

These measures will support site safety:

- 24/7 on-site staffing with appropriate training
- Single point of entry, fob access and 24/7 staffed reception
- Exterior lighting, security cameras, perimeter fencing and access control

Housing with supports is an important part of community safety.

This housing means there will be fewer people sheltering outdoors. This increases people's personal safety and well-being and contributes to community safety overall.



These will further support community safety and neighbourhood inclusion:

Direct contact information shared with neighbours

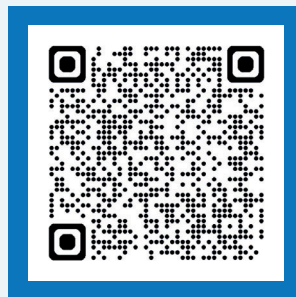
Regular checks of the housing site to ensure safety and cleanliness

Collaboration with community partners (bylaw, RCMP, emergency services) to ensure accountability and responsiveness

THANK YOU FOR JOINING US. STAY IN TOUCH.

Project Webpage

To stay informed of any updates about this project, please visit:
bchousing.org/north-vancouver-1182-welch-street
or scan the QR code below:



Engagement Summary Report

Following this phase of community engagement, BC Housing will produce a summary report. We will post this report on the project webpage and submit it to the District of North Vancouver.



BC Housing Community Relations Inbox

If you have any questions about this project, please contact BC Housing at any time by emailing communityrelations@bchousing.org.