

Frequently Asked Questions

3177 McGill Crescent, Prince George
Complex Care Housing

Revised February 25, 2025

What is Complex Care Housing?

The CCH program provides deeply affordable homes with voluntary person-centered health, cultural, and social supports. Many of these wraparound services are available to residents under one roof and in their own home, for as long as they need. CCH is one way the Province is delivering mental health and addiction supports to people who need it most.

CCH offers stable housing with onsite services for people with overlapping needs. This includes mental health and/or addiction challenges, functional needs, brain injuries (from drug poisoning or other causes), intellectual or developmental disabilities, trauma, chronic illnesses, and mobility impairment.

The CCH project at 3177 McGill Crescent will comprise a total of 10 studio apartments where health and other services are provided on-site 24/7 by professional care providers.

Who is involved in the McGill Crescent project?

Several agencies are partnering on this project. By working together, we can provide the many different health and housing services that residents need.

Northern Health (NH) – NH will be responsible for providing clinical services on site. This team will include nurses, social workers and life skills support workers.

BC Housing (BCH) – BCH will have two distinct responsibilities:

1. BC Housing will lead with the design and construction of this project, including working with project partners and the City of Prince George to obtain permits to ensure the project fits within the local neighbourhood context.

2. BC Housing will select a non-profit operator via Request for Proposal to manage the building and deliver non-clinical services. That operator will enter into a separate agreement with Northern Health.

Community Living BC (CLBC) – CLBC will fund the community living support needs that are disability related. It will also support community inclusion, employment and outreach staff. Learn more about CLBC and its services by visiting communitylivingbc.ca.

Who will live at 3177 McGill Crescent?

- Adults (19+), including seniors
- All genders
- People with cognitive/physical challenges.

Residents:

- Undergo an assessment process to ensure they meet the criteria for this type of housing
- Require support to obtain and retain suitable, stable housing
- Pay rent and are supported to adhere to behavioral expectations
- Would benefit from wrap-around mental health and community supports

What will be the average length of stay at the McGill project?

There is no fixed length of stay for CCH residents. These homes may be peoples' permanent homes. Voluntary person-centered health, cultural, and social supports are available to residents for as long as they need. Some residents may have complex needs that require a significant level of support for a period of time, such as requiring assistance with activities of daily living or support related to acquired brain injuries, mobility impairments and chronic illness.

Like any other housing, CCH residents may move if their housing needs change. This could occur when a resident has successfully reached their individually established goals and does not require ongoing support, or they move outside the geographic area in which services are provided.

What will staffing levels be at this site?

These 10 studio apartments will be staffed through two agencies:

- BC Housing will contract a non-profit operator (to be determined) to provide 24-hour support workers who will provide meals, housekeeping and overnight support.
- Northern Health's complex care team will provide nurses, social workers, vocational/recreation workers, peer supports and specialized clinicians to provide on-site support during days and evenings.

Why this location?

This site was selected after thorough discussions between BC Housing and Northern Health. We sought to find sites close to amenities, such as recreation and shopping, for the sake of walkability and to support community integration. Access to public transportation and proximity to green space were also important priorities when selecting this site. All these things are essential for people at risk of homelessness who are working towards a healthy, stable life. They also promote community inclusion and help residents develop a sense of independence. Also important is that this site was available, allowing us to build this much-needed housing as quickly as possible.

Were archeological and environmental impacts considered at this site?

A full environmental and archeological review was completed, including considerations for the riparian (streamside) areas.

Does municipal zoning allow for this project to be built in this location?

Yes. The site is currently zoned RM-3 and has had this zoning in place since 1980s. The City of Prince George confirmed that the proposed use would fit under the RM-3 zoning. A Development Permit and a Building Permit are required prior to construction starting on the site.

What input does the community have on this project?

This site is zoned for our proposed use and does not require rezoning. We will be submitting a Development Permit and Building Permit to the City of Prince George, following all required municipal processes. We are seeking input on how to integrate the building in a sensitive way onto the site and into the neighbourhood, using landscape design.

We will engage with the College Heights community again to introduce the non-profit housing operator when one is chosen for this project. We will also share more detailed designs and landscape plans with the community at that time.

What happened to the land swap suggestion that was mentioned last fall?

We have not been involved in any discussions regarding a land swap.

What kinds of activities will we see on the site this spring?

On-site activity during January and February was BC Housing doing due diligence as part of the development process. The topographical survey that resulted from this work is necessary to plot changes in elevations, location of utilities (such as power poles, sewer, water), and to collect other site development information.

Construction will not start before the required development and building permits are in place from the City of Prince George.

Will you remove trees from the site? When?

Trees will be cut down to the stumps on a portion of the site in accordance with our environmental and archeological review processes. Trees must be removed before mid-April, which is the beginning of the bird nesting season. In compliance with our consultants' recommendation, we will be cutting trees using hand tools and light power equipment to limit ground disturbance.

We currently anticipate site construction to begin in spring 2026.

How can you connect with us?

Visit letstalkhousingbc.ca/prince-george-3177-mcgill-crescent to learn more about this project. If you have additional questions/comments, please reach out to communityrelations@bchousing.org.