

Welcome

Community Open House

Wednesday,
May 13, 2026
6:30–8:30 PM

Muheim Memorial Elementary
School (Gymnasium)

THANK YOU FOR JOINING US TO LEARN ABOUT:

THE PERMANENT SUPPORTIVE HOUSING & SHELTER AT 3879 ALFRED AVENUE

- View the latest building designs and floor plans
- Meet the building operator

THE PROPOSED INTERIM YEAR-ROUND SHELTER AT 3892 3RD AVENUE

- Learn about the HEART and HEARTH program
- See our renovation plans for the existing building
- Share your questions and feedback about this proposed project

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
- Signs, banners and placards are not permitted

We acknowledge, with gratitude, that the area we are discussing today is located on the unceded traditional territory of the Wet'suwet'en and Witset nations.

Homelessness in Smithers

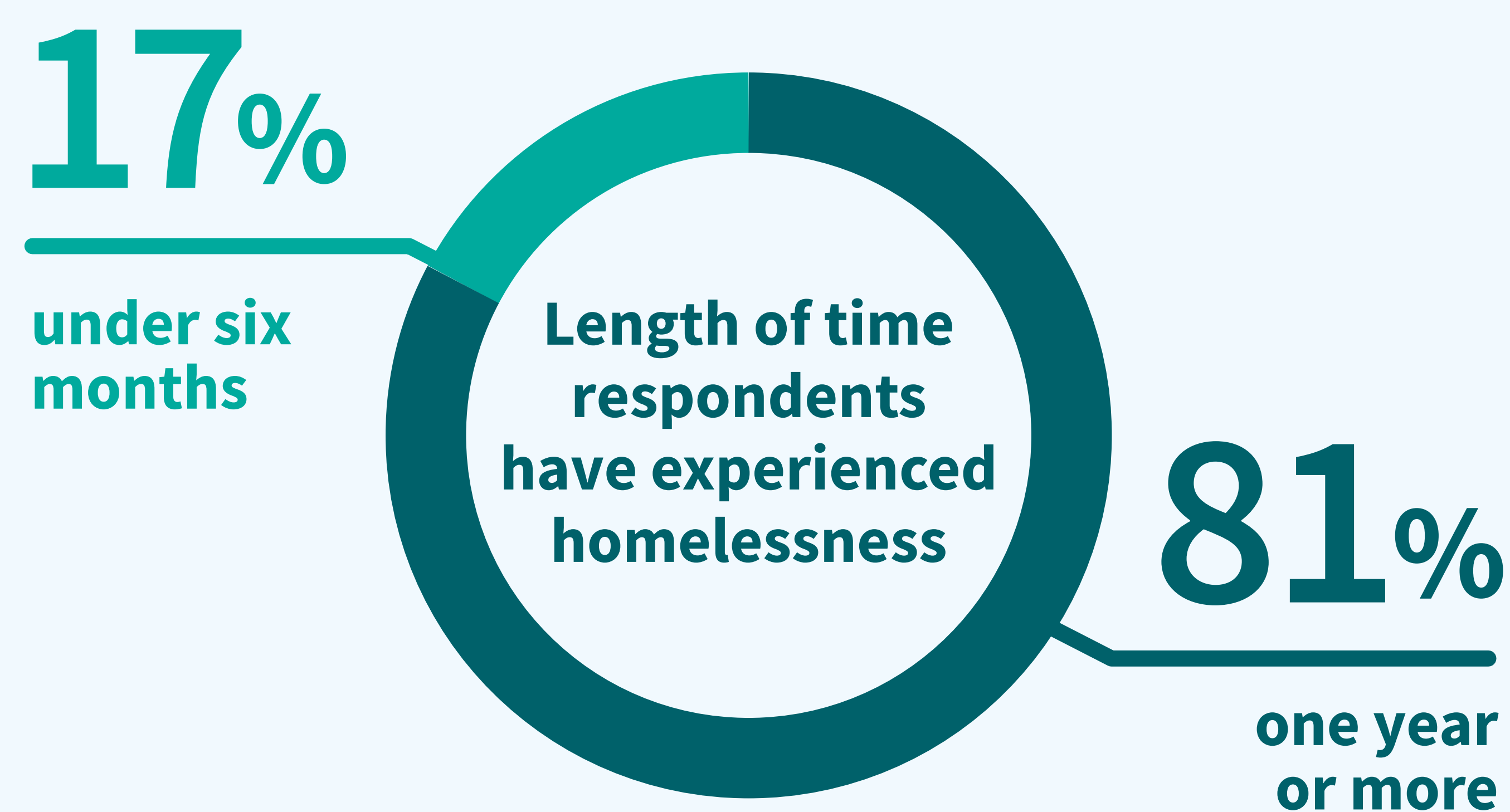
Smithers is in urgent need of more supportive housing and shelter.

The 2025 Point-in-Time homeless count for Smithers identified **77** people experiencing homelessness. This is a **35%** increase from the previous count of **57** in 2023.



Want to learn more?
Scan the QR code to read the full report.

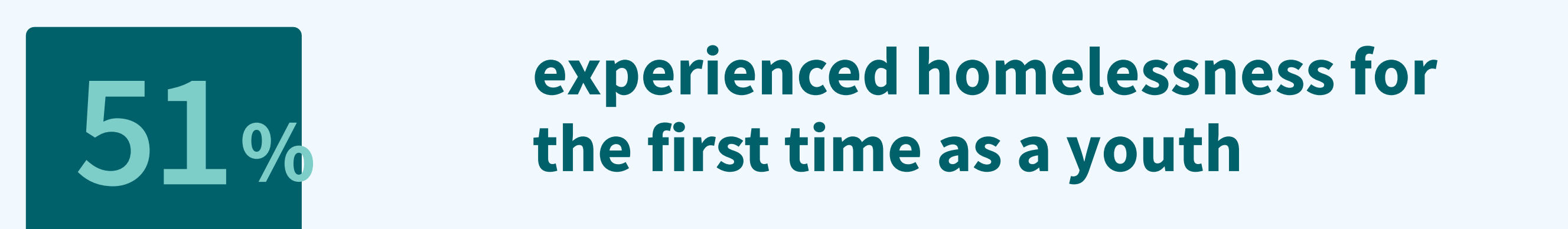
LENGTH OF TIME IN THE COMMUNITY



INDIGENOUS IDENTITY



YOUTH HOMELESSNESS & FOSTER CARE



Source: Smithers – 2025 Homeless Count Published by Homelessness Services Association of BC (HSABC)

Addressing Homelessness in Smithers

When people who are experiencing or at risk of homelessness have access to stable housing and shelter with support services, it contributes to healthier and safer communities for everyone.

OUR CURRENT PROJECTS INCLUDE

3879 ALFRED AVENUE

Permanent Supportive Housing and Shelter

40 permanent studio homes

20 year-round shelter spaces

24/7 staffing and support services

Operated by Smithers Community Services Association (SCSA)

Announcement and community engagement in early 2024

Estimated opening winter 2028

3892 3RD AVENUE

Proposed Interim Shelter

25 year-round shelter spaces

24/7 staffing and support services

Planned interior and exterior renovations

Funded by the Province's HEART and HEARTH program

Site recommended by BC Housing

To operate temporarily until permanent shelter can open on Alfred Avenue

View the latest building designs today and meet representatives from SCSA.

Learn more, ask questions and share feedback about this proposed shelter today in our Community Engagement Corner.

Permanent Supportive Housing and Shelter

3879 ALFRED AVENUE



What's Happening?

BC Housing is proposing to build a new 3-storey building at 3879 Alfred Avenue.

THE BUILDING WOULD INCLUDE:

- 40 studio homes with support services (supportive housing)
- 20 permanent shelter spaces with support services
- Separate indoor program spaces and outdoor common areas
- Separate dining areas and laundry facilities
- Separate reception entrance areas and office space for staff
- Fenced grounds and on-site parking
- Estimated opening winter 2028

Smithers Housing Situation Table Meetings

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In May 2025 and April 2026 BC Housing met with the Smithers Situation Table, a group of 21 community partners and service providers.

What we heard

Participants emphasized the importance of ensuring the building design and on-site services support cultural inclusion and safety.

How this feedback has informed the development

DISTINCT SUPPORTIVE HOUSING AND SHELTER AREAS WITHIN THE BUILDING, INCLUDING:

- Separate indoor program spaces and outdoor common areas
- Dedicated dining areas and laundry facilities
- Separate reception and entrance areas

THE INCLUSION OF INDIGENOUS ARTWORK WITHIN COMMON AREA INTERIOR SPACES

CULTURALLY INFORMED APPROACHES TO SERVICE DELIVERY INCLUDING:

- A mandatory five-day Indigenous cultural safety workshop for all on-site staff

Housing and Shelter Program Separation

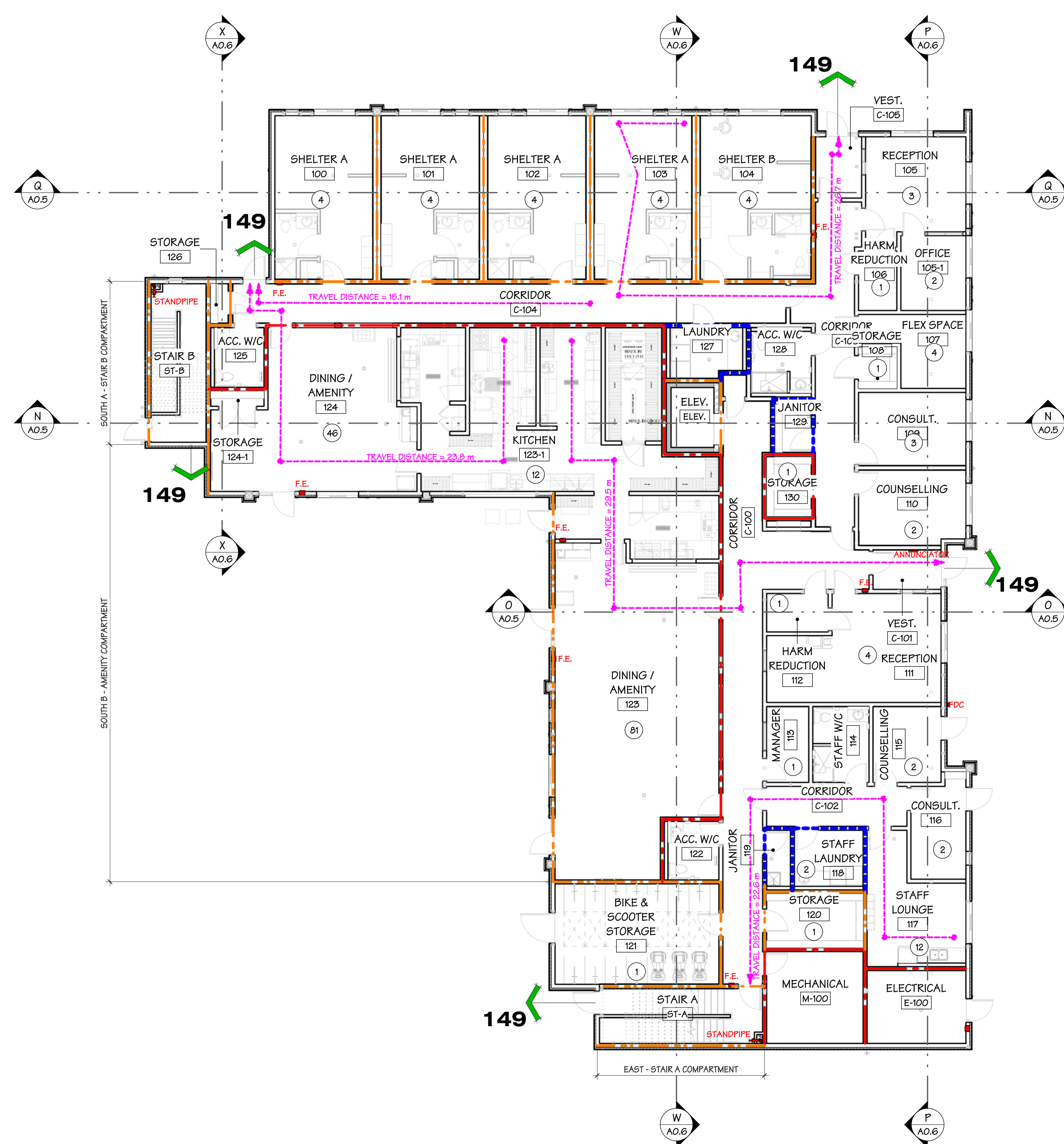
3879 ALFRED AVENUE

Separate areas within the building

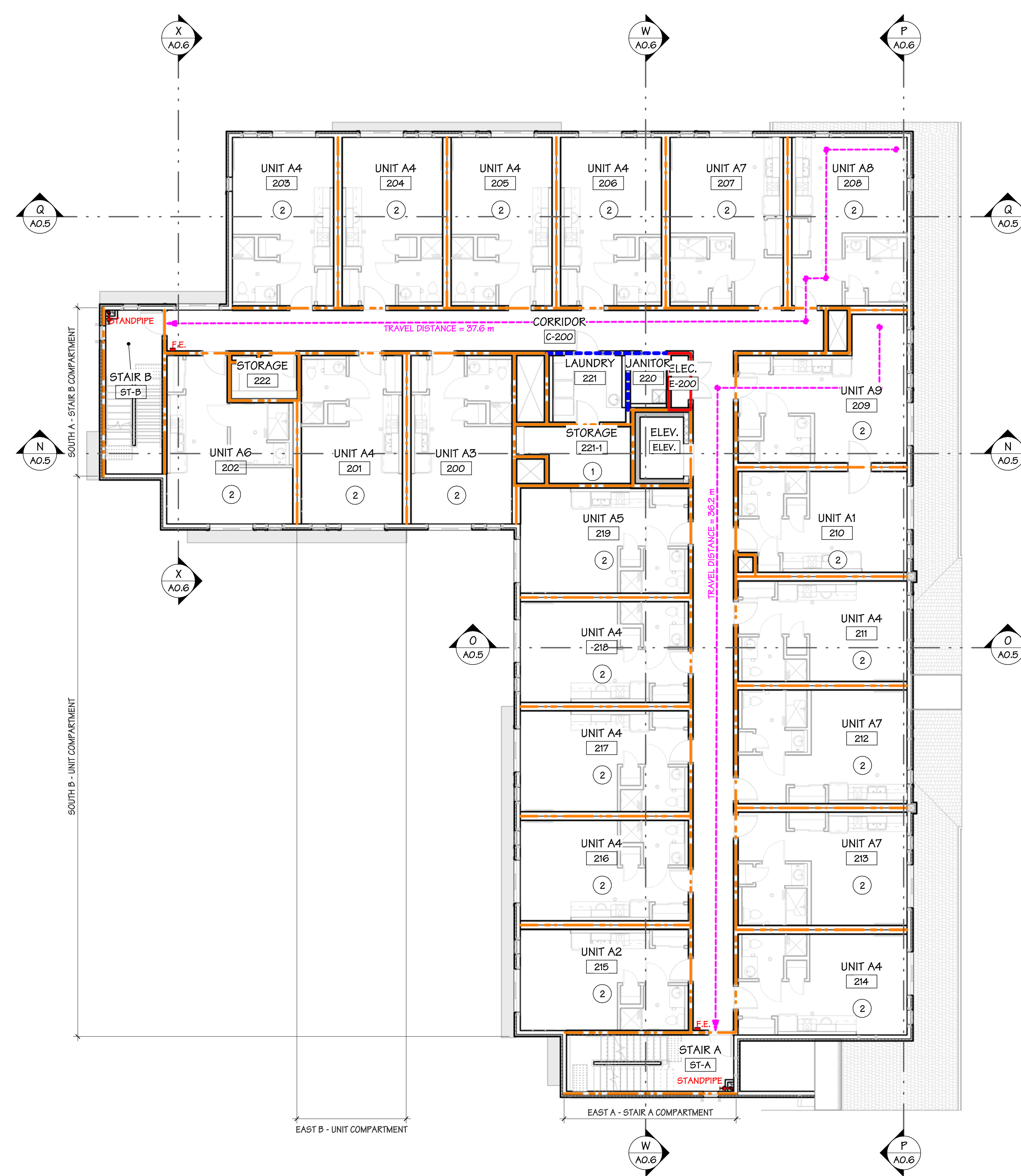
Although located in the same building, the supportive housing and permanent shelter are separate programs with separate spaces.

The floor plans below show how the shelter and supportive housing areas are physically separated within the building.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



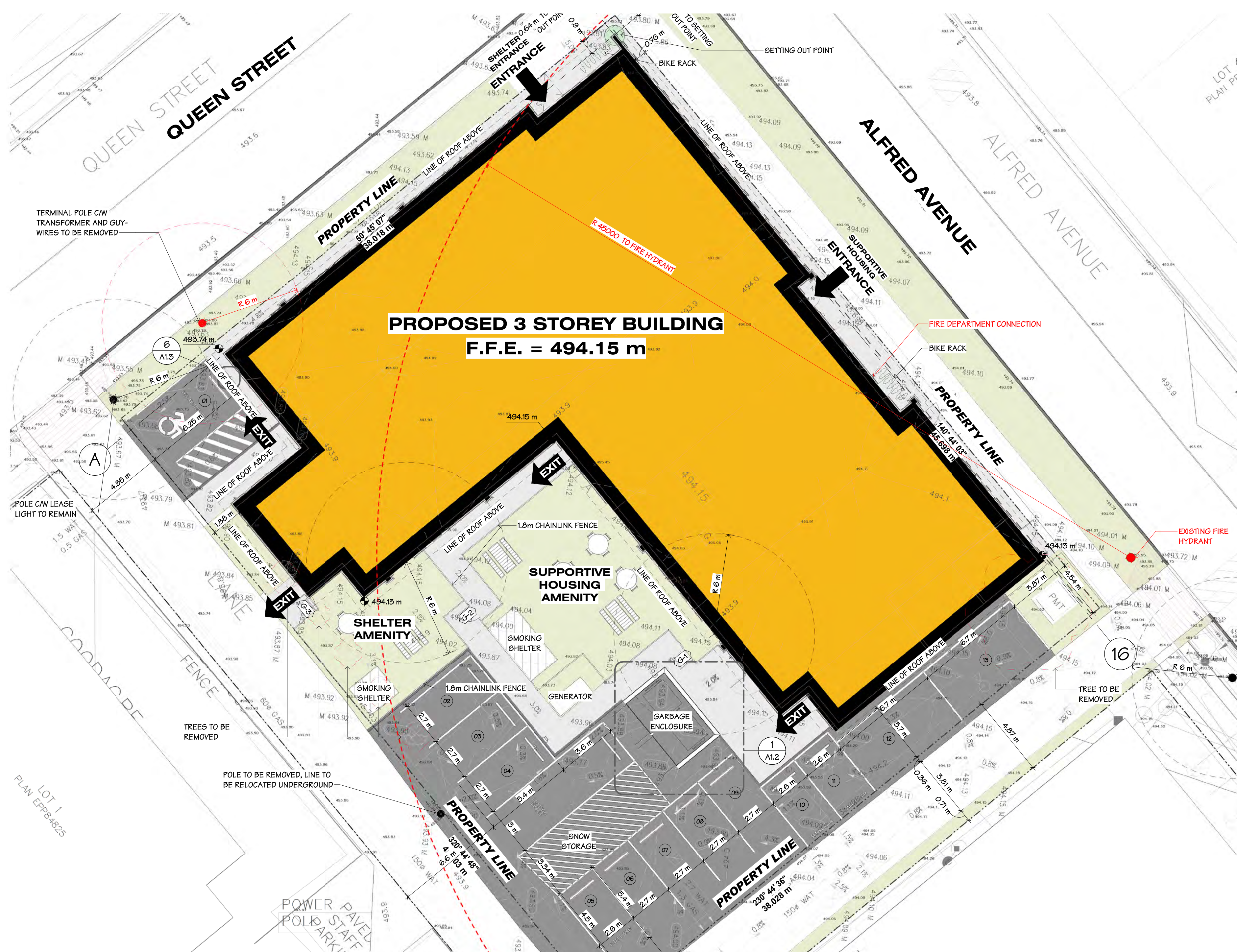
Exterior Design Features

3879 ALFRED AVENUE



Building rendering only. Design subject to change.

EXTERIOR SITE PLAN



SITE SYMBOL LEGEND		
1	GRID REFERENCE	MISC. SYMBOLS
Room name	ROOM MARKER	HB HOSE BIBB
ROOM NUMBER	ROOM NUMBER	RWL RAIN WATER LEADER
SECTION MARKER	SECTION MARKER	GB GAS BIBB
SHEET NUMBER	SHEET NUMBER	EY ELECTRIC VEHICLE PARKING
		R-EV ELECTRIC VEHICLE CHARGER ROUGH-IN
10	DETAIL MARKER	C.B. CATCH BASIN
DETAIL NUMBER	DETAIL NUMBER	L.D. LAWN DRAIN
SHEET NUMBER	SHEET NUMBER	LT LIGHT FIXTURE
	PROPERTY LINE	
	SETBACK LINE	
	FENCE	
		PATTERNED AREAS
		NEW ASPHALT TRAIL
		EXISTING ROADS
		PROPOSED BUILDING
		LANDSCAPING BED
		GRASS AREA
		LAND DEDICATION

- ### SITE PLAN NOTES
1. THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH CIVIL & LANDSCAPE PLANS.
 2. ALL TOP OF WALL AND FINISHED CONCRETE GRADES ARE TO BE CONFIRMED ON SITE.
 3. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
 4. METRIC GRADE ELEVATIONS ARE ACTUAL & GEODETIC.
 5. MAIN FLOOR GEODETIC GRADE ELEVATION MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.
 6. ELECTRIC VEHICLE CHARGERS & ROUGH-INS SHALL BE INSTALLED PER THE ELECTRICAL ENGINEER'S DRAWINGS, MANUFACTURER'S INSTRUCTIONS, AND MUNICIPAL BYLAWS.

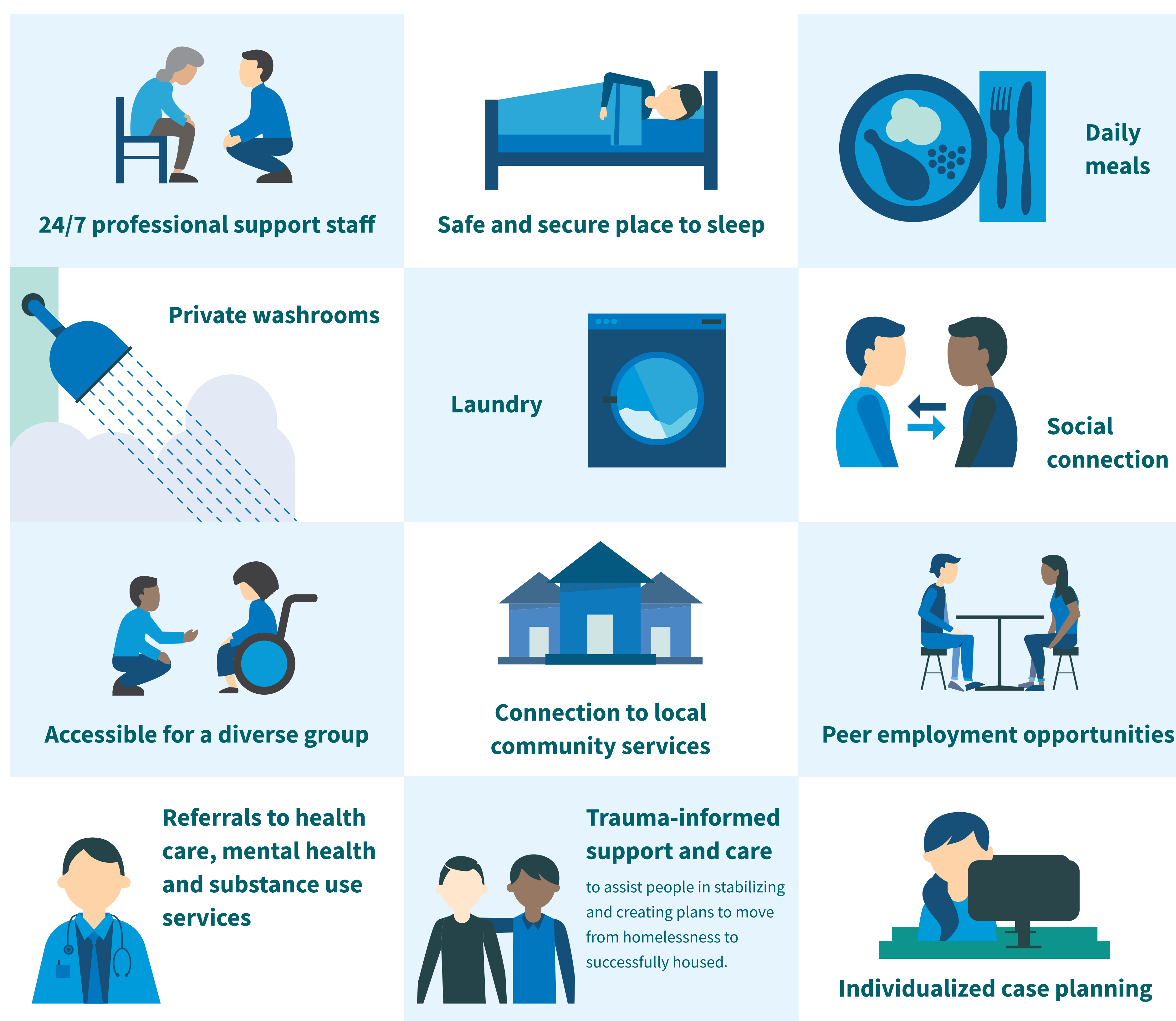
Supportive Housing

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Supportive housing is subsidized housing with on-site supports. Residents are single adults (19+) who are at risk of or experiencing homelessness. This can include seniors and people with disabilities.

ALL RESIDENTS:

- Live in a self-contained studio home with supports to help maintain housing stability
- Have access to 24/7 on-site staffing, wellness checks, life skills and employment training, and connections to health and community services
- Apply to live in the building, sign a program agreement, and pay rent



*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.*

Permanent Shelter

3879 ALFRED AVENUE

A shelter offers free, immediate places to stay for adults (19+) who are experiencing or at risk of homelessness.

A guest may stay in a shelter space for one night to a few months or longer. Shelter staff work with each guest to help them move toward stable, permanent housing.

SUPPORTS & SERVICES ARE FOR REGISTERED SHELTER GUESTS ONLY AND OFFER:

- A safe, indoor place to stay
- Access to a bed, bedding, shared washrooms and laundry facilities, and daily meals
- On-site supports, including 24/7 staff, personalized case planning, and referrals to health care, housing and community services



Shelters are an important first step for people who are transitioning out of homelessness.

People without access to basic shelter must focus solely on survival. After a person can access a warm bed, washrooms and meals, they are in a much better position to improve their well-being and enter stable housing.

Supportive Housing Residents

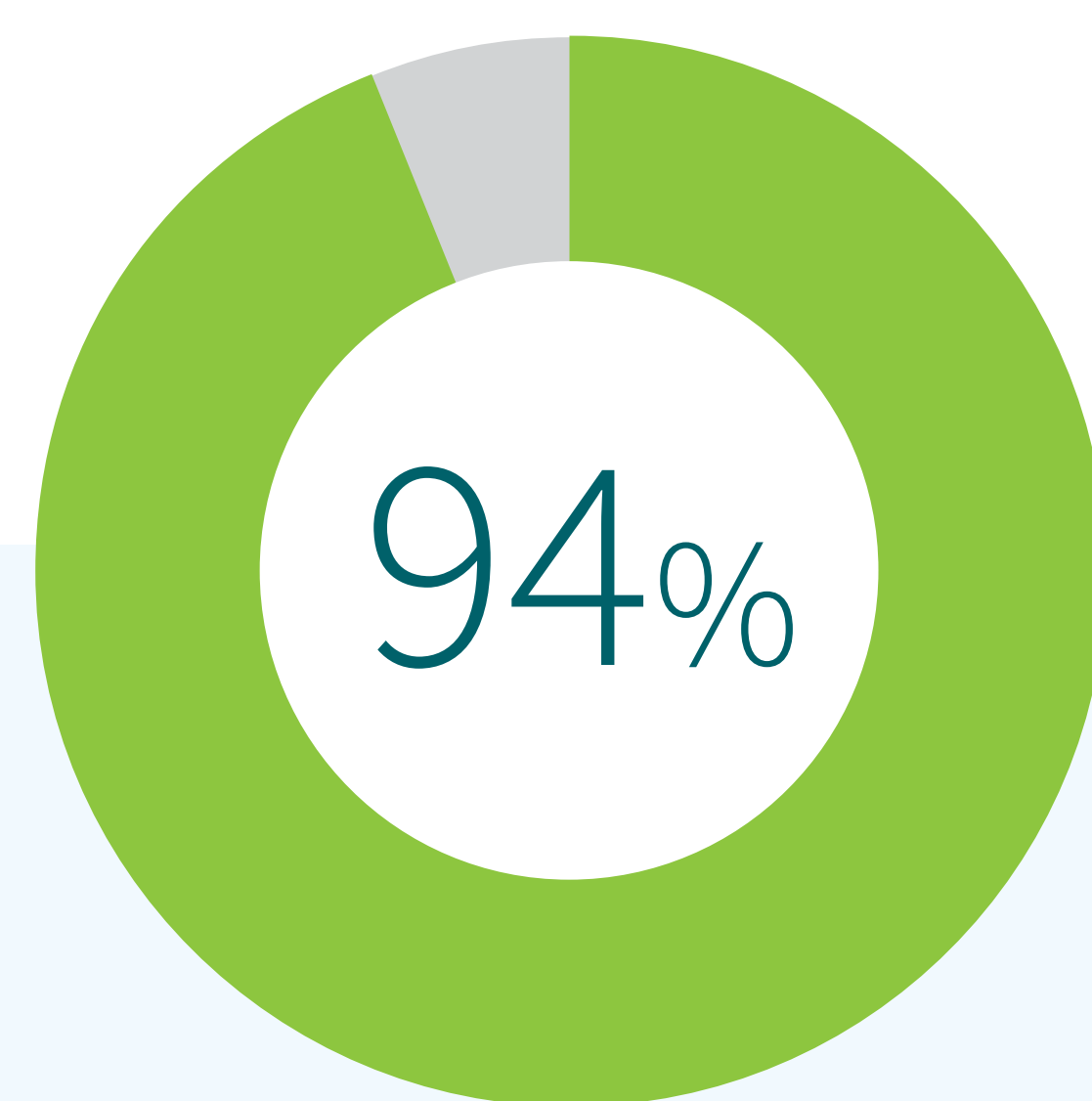
3879 ALFRED AVENUE

Resident Outcomes

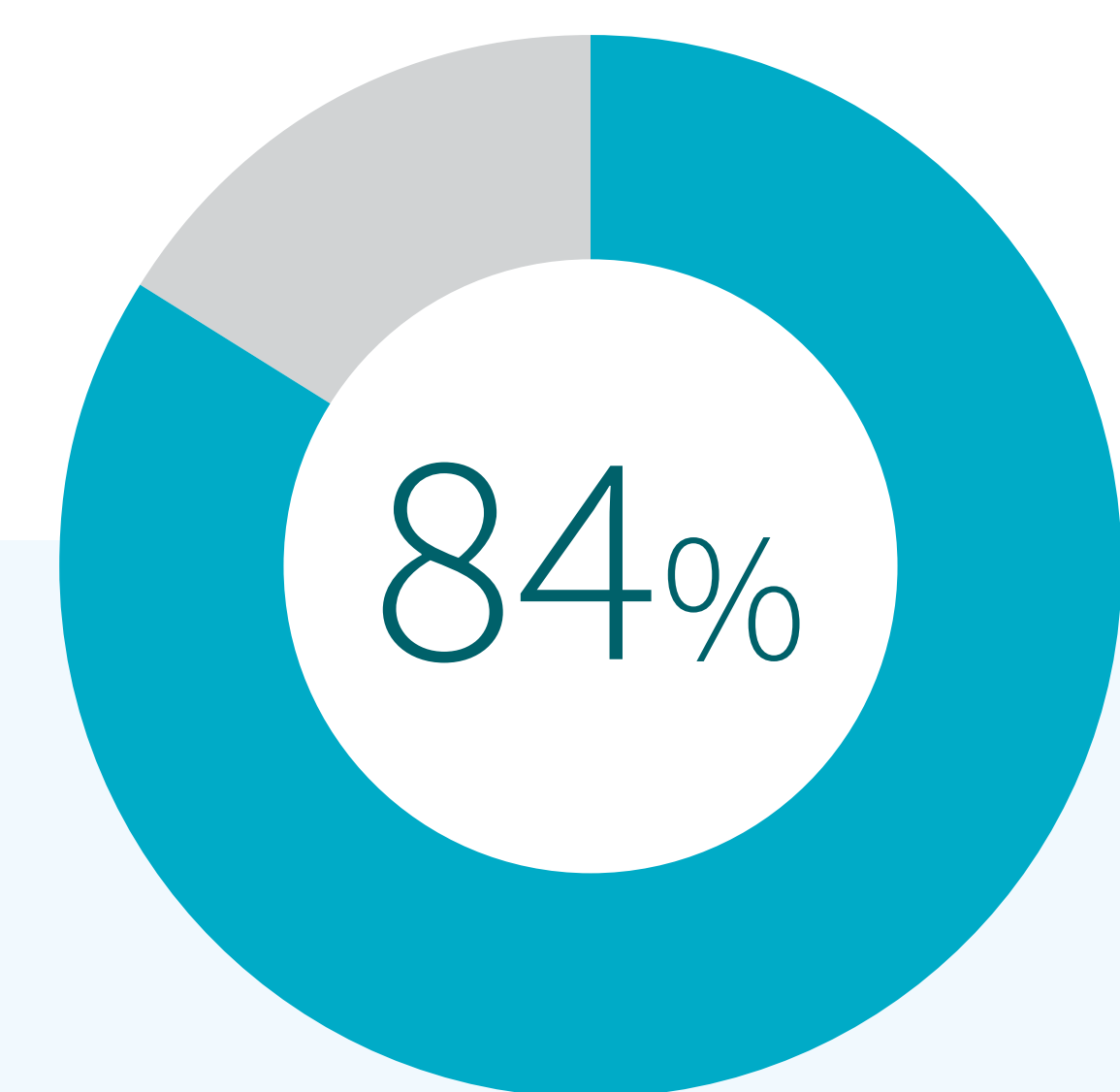
To learn more about how supportive housing is proven to provide stability and increases well-being residents, scan the QR code below to see our:



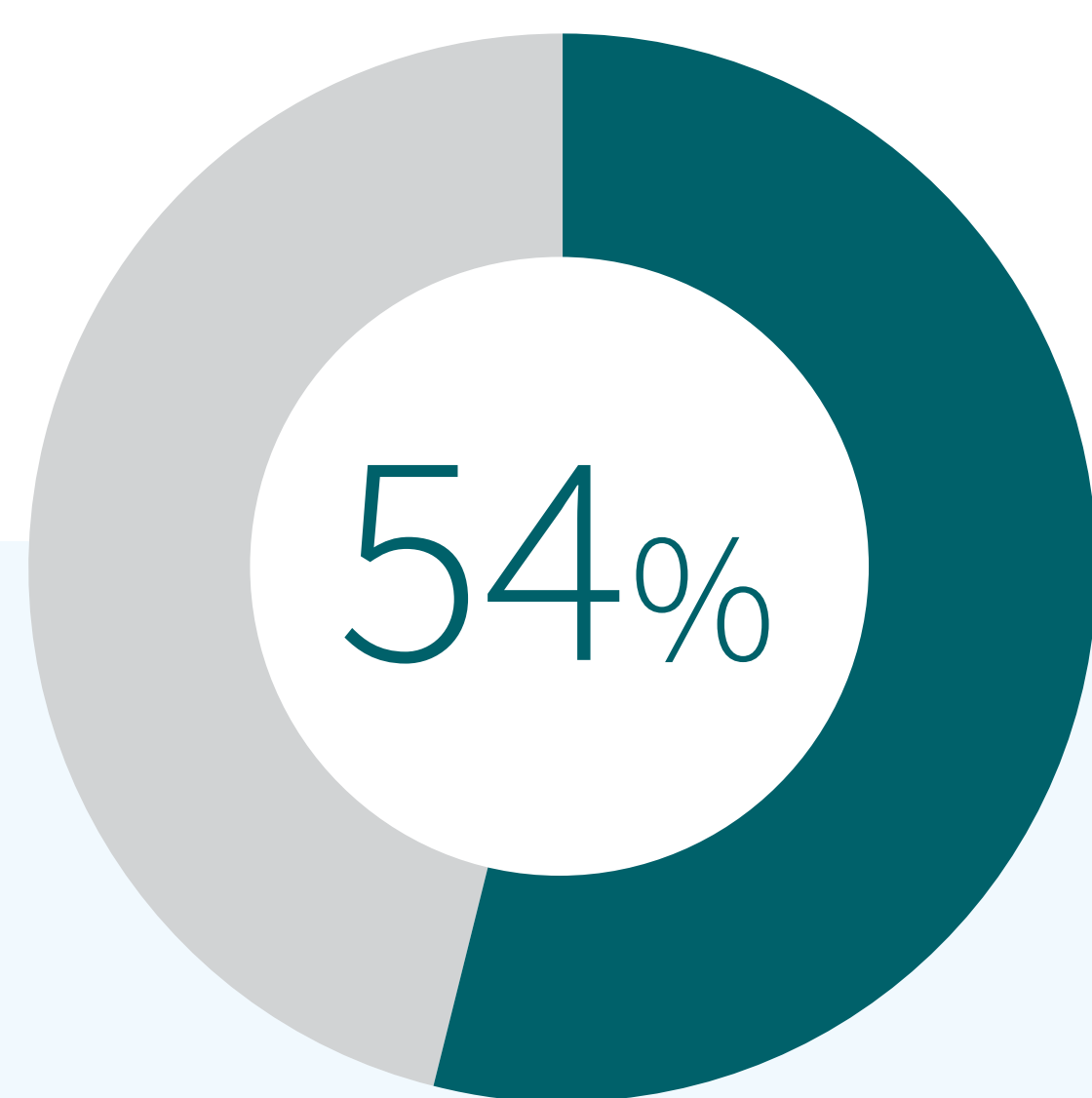
Supportive Housing Resident Outcomes Report



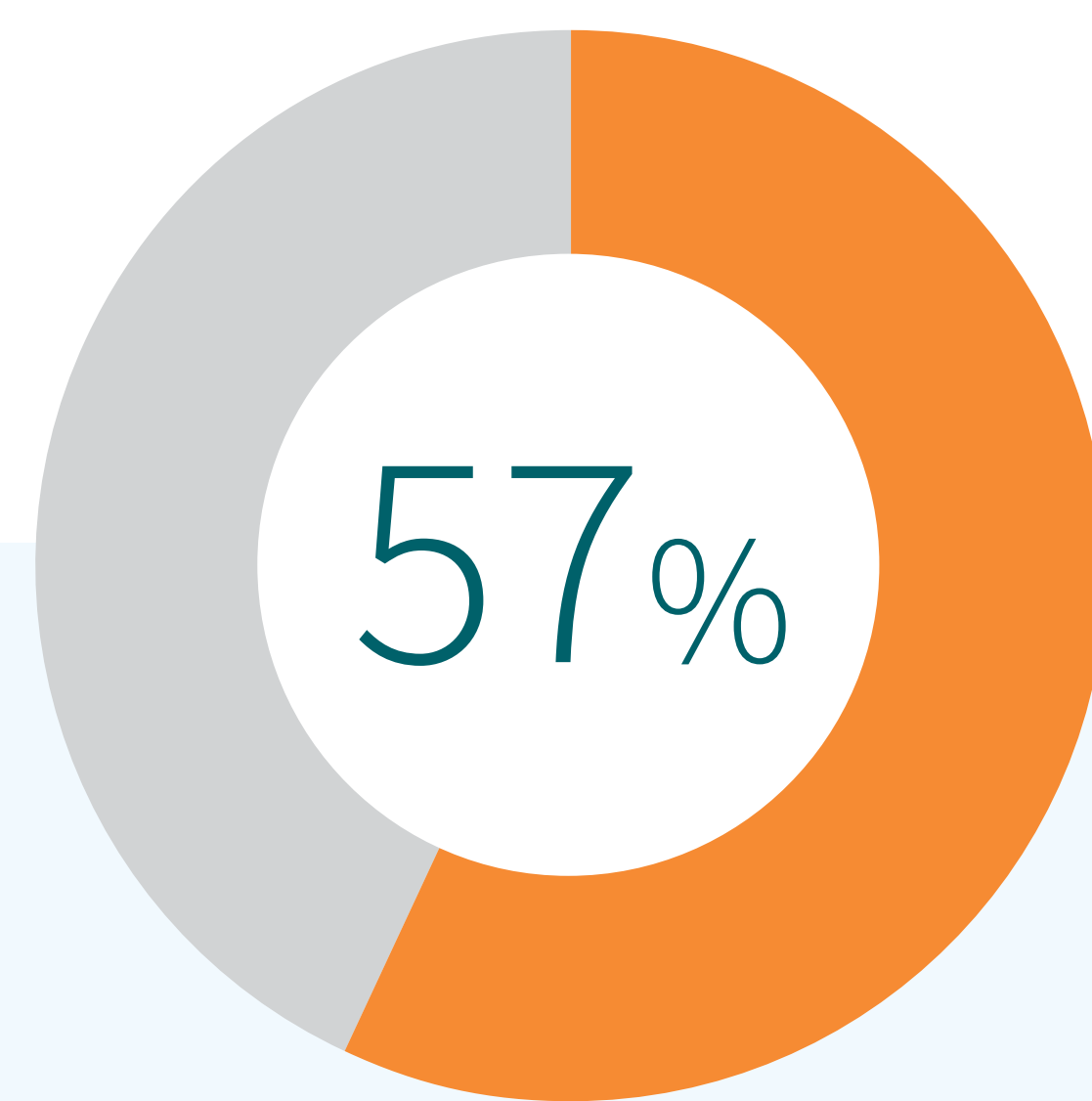
Residents remained housed at their modular supportive housing building six months after moving into their units



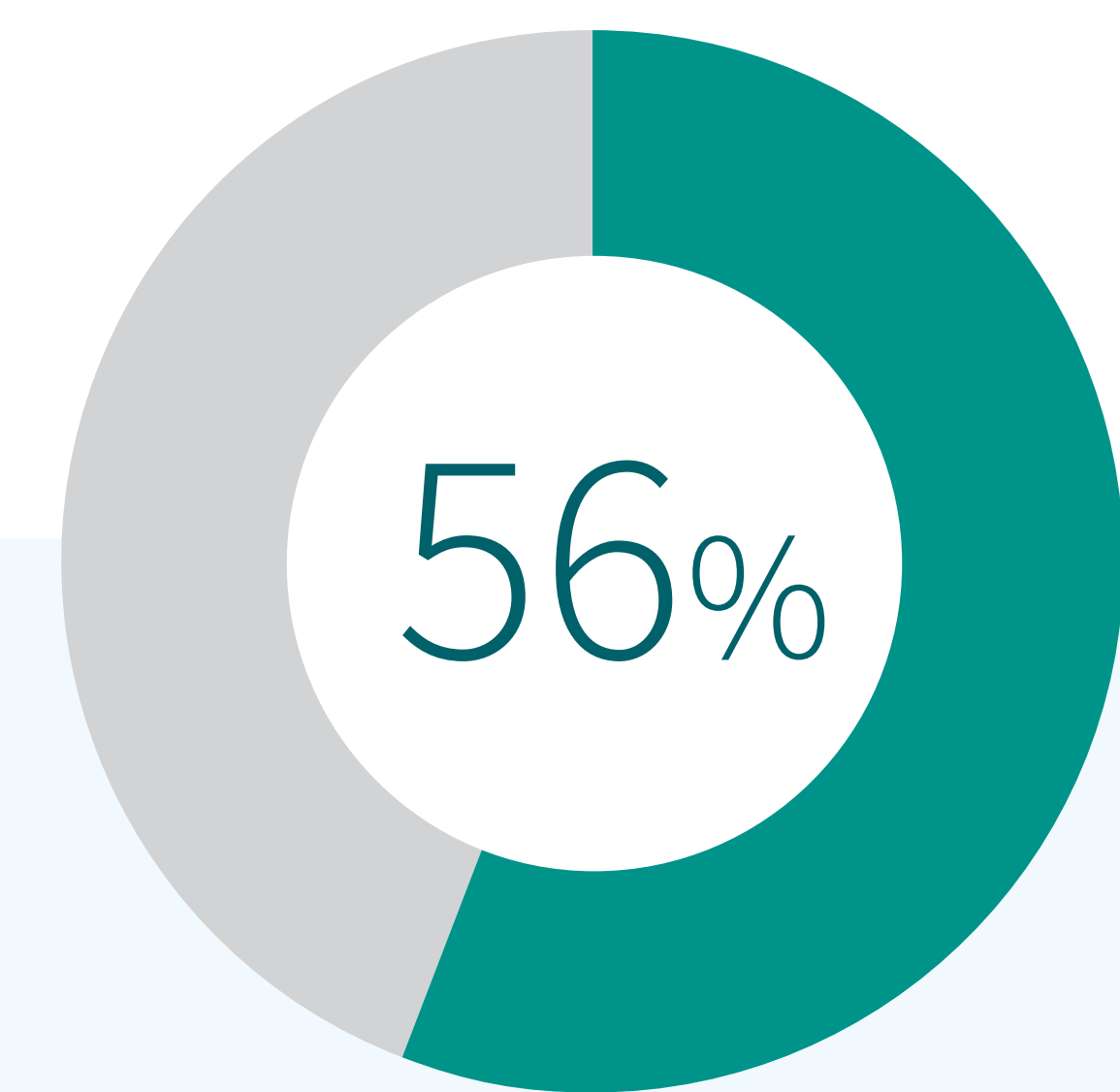
Survey respondents reported improvements to overall well-being



Survey respondents reported better access to employment opportunities and employment support services



Survey respondents reported improvement in living skills



Survey respondents reported improvement in their physical health



368 supportive housing residents were surveyed across 7 sites in Vancouver and Surrey in 2019

Supportive Housing and Shelter Safety

3879 ALFRED AVENUE

Smithers Community Services Association will regularly check the property to keep it clean, safe and in good condition.

Optimized sight lines, lighting, security cameras, secured building access and fenced grounds.

DESIGN FEATURES

PROPERTY MAINTENANCE

STAFFING

Staff will be on site 24/7 to provide support for residents and a direct contact for neighbours and the community.

Housing and shelter staff will have crisis prevention training including First Aid/CPR, mental health, Non-violent Crisis Intervention, cultural competency, safety planning, substance use awareness and trauma-informed training.

TRAINING



RESPONSIVE NEIGHBOURS

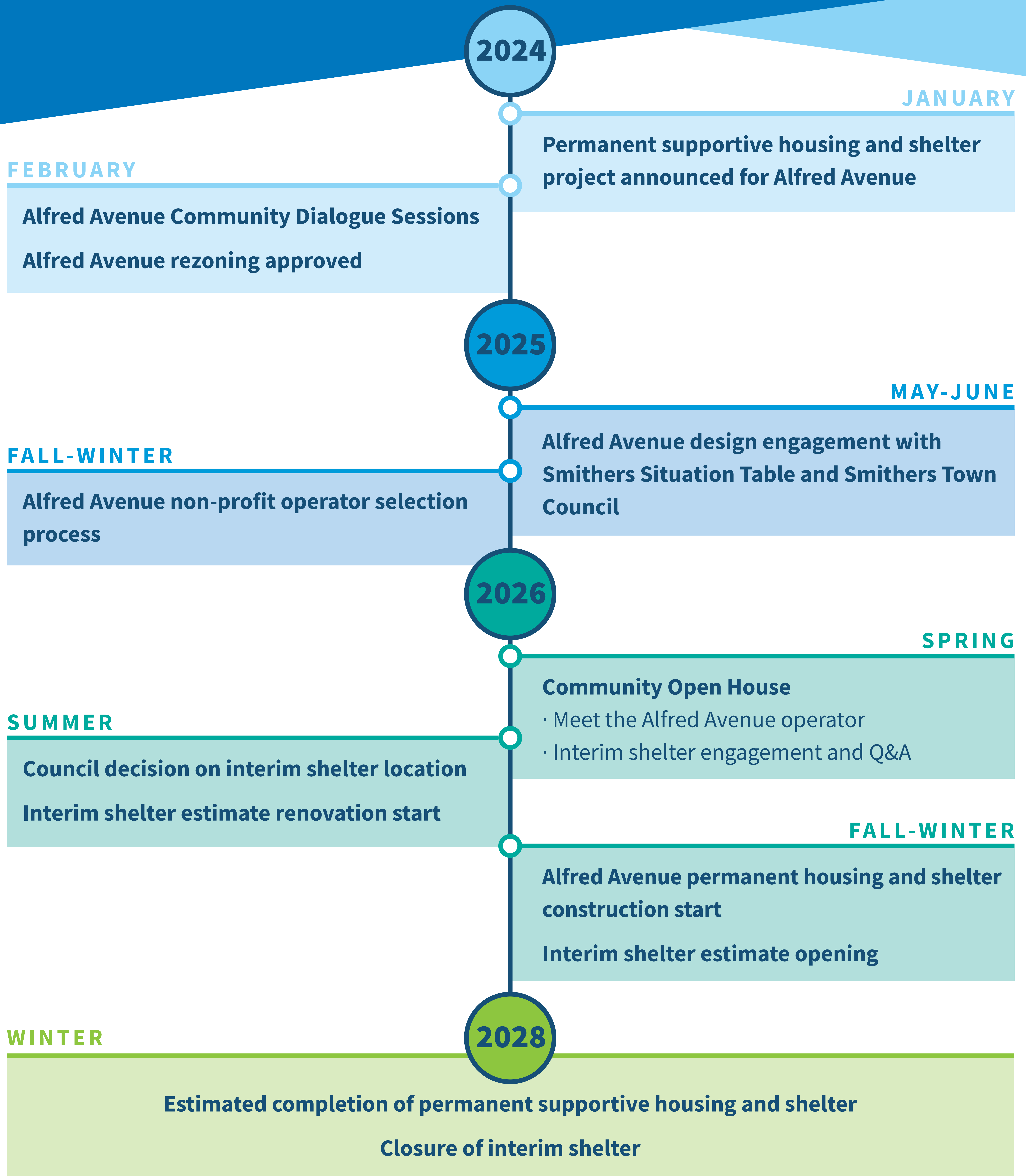
We will provide a Who to Call/When to Call info sheet to neighbours when the building opens. These sheets will include direct contact information for onsite staff and other community partners.

INDIGENOUS-LED TRAINING

Mandatory five-day Indigenous safety workshop for all supportive housing and shelter staff. The workshop is developed and taught by the Aboriginal Housing Authority.

Many supportive housing residents successfully stabilize their lives, become contributing community members, and form positive relationships with neighbours.

Development Timeline



Meet the Operator

3879 ALFRED AVENUE

Smithers Community Services Association (SCSA) will operate the Alfred Avenue supportive housing and shelter.



**Smithers Community
Services Association**

-
- **ESTABLISHED 1973**
Over 50 years of community service.

 - **OUR ROOTS**
Started as a shelter hub at
Broadway Place.

 - **CURRENT REACH**
Multi-service agency with 60+
dedicated staff.

 - **MISSION**
To create a diverse and inclusive
community where every individual is
embraced and empowered.
-

Meet the Operator

3879 ALFRED AVENUE

Smithers Community Services Association provides housing at five sites around the community:



Meadows

Independent living



Cottonwood Manor

Affordable housing and assisted living



Alpine Court

Affordable family housing



Broadway Place

Affordable family housing



Goodacre Place

Supportive housing and short-stay beds

We offer more than 20 specialized programs

- Multi-services for all ages, including English Language and Multicultural Services, Smithers and District Transit
- Homeless Prevention Program
- Community Learning Program
- Family Support Programs, including Step Up programs, Christmas Hamper, Better at Home program for seniors

Proposed Interim Shelter

3892 3RD AVENUE

BC Housing is proposing to build an interim year-round shelter at 3892 3rd Avenue. This shelter would help reduce the impact of homelessness in the community while we continue developing permanent supportive housing and shelter on Alfred Avenue.

SHELTER FEATURES WOULD INCLUDE:

- 25 year-round spaces
- Significant interior and exterior renovations
- Common/program areas and a central kitchen
- Updated washroom facilities
- Provincial funding through the HEART and HEARTH program

SERVICES & SUPPORTS WOULD INCLUDE:

- 24/7 staffing
- Daily meals
- Health care referrals and wellness checks
- Connection and referral to community services or support groups



\$1,932

is the average monthly cost of a shelter bed vs. **\$4,333 for provincial jail** or **\$10,900 for a hospital bed**



40%

of people who moved into supportive housing in BC in 2022-23 had previously accessed a shelter



HEART & HEARTH

3892 3RD AVENUE

The Province identified Smithers as a HEART & HEARTH community in February 2026.

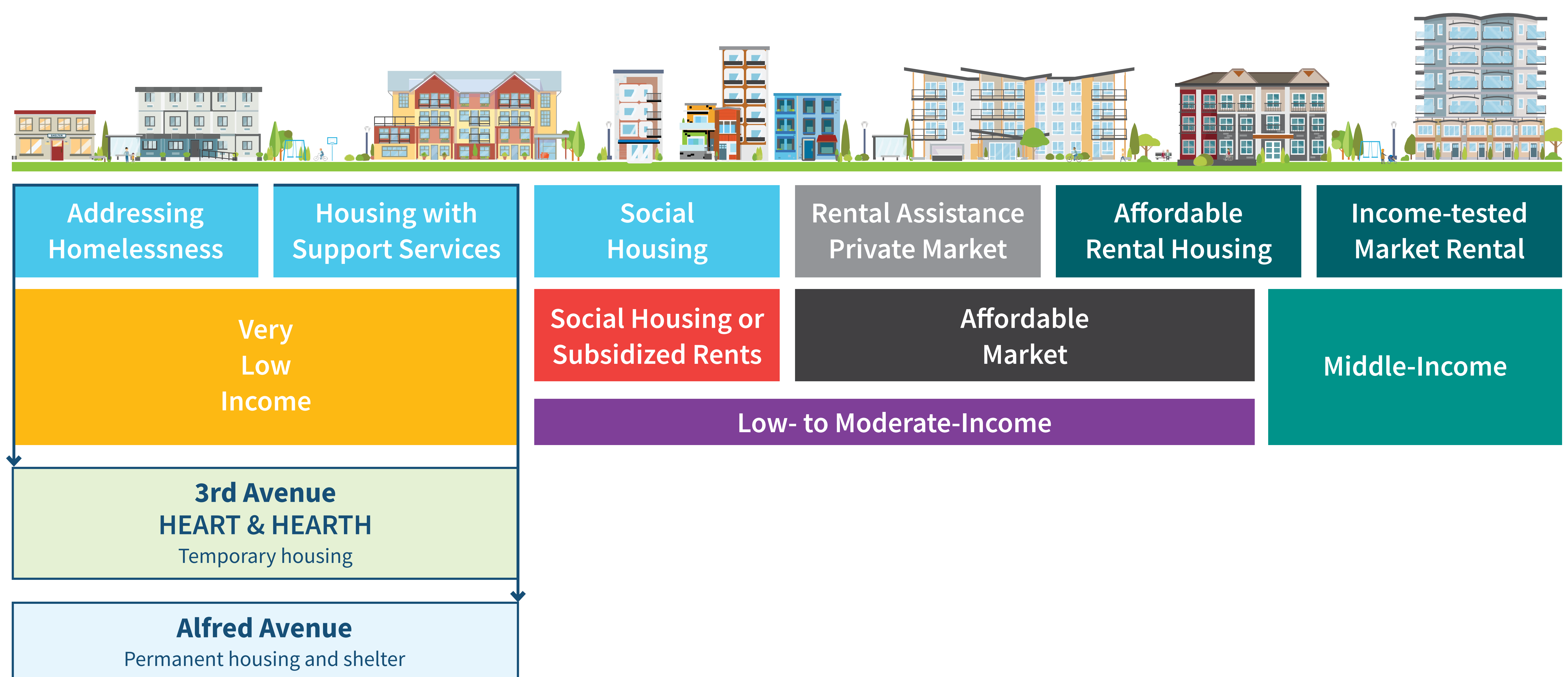
HEART

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.

Through these programs, the Province is working in partnership with local governments, non-profit operators and other service providers to rapidly address homelessness and encampments in BC communities while we continue building more permanent housing.



Interim Shelter: Site Selection

3892 3RD AVENUE



BC Housing worked with the Town of Smithers to explore 10 possible locations for this interim shelter. 3892 3rd Avenue was the only location that met all the requirements for a HEARTH interim shelter.

Why this site?

- ➔ Close to services including transit, grocery stores, and community supports
- ➔ The right size and in condition to operate as a shelter
- ➔ Previously used as a temporary winter shelter, which operated until March 31, 2026
- ➔ Meets timeline needs, considering cost, zoning and required permits

Next Steps

We are recommending this site for approval by the Town of Smithers in June 2026. If approved, the building would be renovated, and the interim shelter would open in winter 2026.

Renovation Plans

- Exterior upgrades to the existing building
- New private outdoor common areas and parking stalls
- Upgrades to the central kitchen, and washrooms

Community Input: We invite community members to share feedback and submit additional questions about this interim shelter project in our *Community Engagement Corner*.

Community Engagement Corner

3892 3RD AVENUE

We want to hear from you. Please write your feedback on a sticky note and add it to this board. All feedback will be collected and summarized in an engagement report that will be shared with Town Council.

Share your feedback about this interim shelter proposal



Community Engagement Corner

3892 3RD AVENUE

We want to hear from you. Please write your feedback on a sticky note and add it to this board. All feedback will be collected and summarized in an engagement report that will be shared with Town Council.

Share your **questions** about this interim shelter proposal

Online Q&A Session - Thursday, May 21: Join us on Zoom where our team will answer these and other outstanding community questions about this proposed interim shelter project. If you want to share a question before the online session, please email communityrelations@bchousing.org

