



BRITISH  
COLUMBIA

VIA EMAIL

Ref: 67049

May 8, 2024

His Worship Bob Wells  
Mayor of the City of Courtenay  
830 Cliffe Avenue  
Courtenay BC V9N 2J7  
Email: [bwells@courtenay.ca](mailto:bwells@courtenay.ca); [jokane@courtenay.ca](mailto:jokane@courtenay.ca)

Dear Mayor Wells:

Thank you for your letter of April 5, 2024, requesting Homeless Encampment Action Response Team (HEART) and Homeless Encampment Action Response Temporary Housing (HEARTH) programs in your community.

I understand the challenges communities across BC, including Courtenay, are facing in responding to the impacts of the housing crisis. We share a commitment to provide people facing homelessness and living in encampments with supports to come inside and access suitable housing options.

The Province is keen to partner with local governments, First Nations, and community and Indigenous organizations looking to implement new provincial programs designed to reduce homelessness and prevent future encampments. The HEART and HEARTH programs were launched in 2023 as part of the Belonging in BC Provincial Homelessness Plan, with the first phase focused on priority communities with complex encampment challenges, site prospects, and partnership opportunities. Programs have launched in Abbotsford, Prince George, Nanaimo, Victoria, and Kelowna. We look forward to launching in additional communities and Courtenay's interest is noted.

.../2

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**Office of the  
Minister of Housing**

Website:  
[www.gov.bc.ca/housing](http://www.gov.bc.ca/housing)

Mailing Address:  
PO Box 9074 Stn Prov Govt  
Victoria BC V8W 9E9  
Phone: 236 478-3970

Location:  
Parliament Buildings  
Victoria BC V8V 1X4  
Email: [HOUS.Minister@gov.bc.ca](mailto:HOUS.Minister@gov.bc.ca)

His Worship Bob Wells  
Page 2

I appreciate the City's commitment to identify land and opportunities for additional shelter and housing, as well as support for the newly purchased 925 Braidwood Avenue site where the Province—through BC Housing—will construct a 60-unit supportive housing building and a separate, permanent, purpose-built shelter with 40 beds. This will add to the existing three year-round/ temporary shelter sites, totalling 59 shelter spaces, in Courtenay.

I recognize that, in the interim, there remains an urgent need for shelter spaces for vulnerable people in your community, especially during months with extreme weather. BC Housing is currently working on the 2024/25 Extreme Weather Response program planning. Communities are encouraged to reach out directly with any questions and discuss their plans and potential shelter needs to Jennifer Fox, Regional Director of Vancouver Island, at: [jfox@bchousing.org](mailto:jfox@bchousing.org) or Sarah Smith, Regional Director of Development, at: [ssmith@bchousing.org](mailto:ssmith@bchousing.org).

I appreciate your commitment to the important work of supporting people sheltering in encampments to access a pathway to stable housing. Thank you again for writing.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ravi Kahlon', written in a cursive style.

Ravi Kahlon  
Minister of Housing

**From:** Oscienny, Erin HOUS:EX(Erin.Oscienny@gov.bc.ca)  
**To:** Frost, Katie HOUS:EX (Katie.Frost@gov.bc.ca)  
**To:** Wren, Anna HOUS:EX (Anna.Wren@gov.bc.ca); Hope, Melanie HOUS:EX (Melanie.Hope@gov.bc.ca)  
**Subject:** RE: BCH MR for Review: BCH: Braidwood purchase  
**Sent:** 04/05/2024 20:56:56

Thanks for additional background. I wonder if we want to summarize higher level, perhaps something to effect of 'there was discussion on other sites, such as the Travelodge, but after careful analysis, BCH determined that Super 8 was the best option to meet the community need'.

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**From:** Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>  
**Sent:** Friday, April 5, 2024 1:54 PM  
**To:** Hope, Melanie HOUS:EX <Melanie.Hope@gov.bc.ca>; Oscienny, Erin HOUS:EX <Erin.Oscienny@gov.bc.ca>  
**Cc:** Wren, Anna HOUS:EX <Anna.Wren@gov.bc.ca>  
**Subject:** RE: BCH MR for Review: BCH: Braidwood purchase

Since we can't speak to why the city wasn't onboard with Cliffe, I wonder if adding a line to the effect of:

The city had encouraged BCH to explore purchase of the Travelodge, which BCH was leasing at the time, but BCH was unable to come to an agreement on terms with the owner. BCH proceeded with purchase the Super 8 at Cliffe Ave. to provide much-needed housing for residents at the Travelodge.

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**From:** Frost, Katie HOUS:EX  
**Sent:** Friday, April 5, 2024 1:36 PM  
**To:** Hope, Melanie HOUS:EX <Melanie.Hope@gov.bc.ca>; Oscienny, Erin HOUS:EX <Erin.Oscienny@gov.bc.ca>  
**Cc:** Wren, Anna HOUS:EX <Anna.Wren@gov.bc.ca>  
**Subject:** RE: BCH MR for Review: BCH: Braidwood purchase

Thank you! Just received further background from BCH on Cliffe:

s.16

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**From:** Hope, Melanie HOUS:EX <Melanie.Hope@gov.bc.ca>  
**Sent:** Friday, April 5, 2024 1:30 PM  
**To:** Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>; Oscienny, Erin HOUS:EX <Erin.Oscienny@gov.bc.ca>  
**Cc:** Wren, Anna HOUS:EX <Anna.Wren@gov.bc.ca>  
**Subject:** RE: BCH MR for Review: BCH: Braidwood purchase

Other than not quite answering all the questions regarding what happened last time and why it was different this time (which I see GCPE is looking into with BCH), I don't have concerns.

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**From:** Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>  
**Sent:** Friday, April 5, 2024 1:04 PM  
**To:** Oscienny, Erin HOUS:EX <Erin.Oscienny@gov.bc.ca>; Hope, Melanie HOUS:EX <Melanie.Hope@gov.bc.ca>  
**Cc:** Wren, Anna HOUS:EX <Anna.Wren@gov.bc.ca>  
**Subject:** FW: BCH MR for Review: BCH: Braidwood purchase  
**Importance:** High

Hi Erin and Melanie,

s.16

Could you please let me know if any concerns in the meantime? GCPE is aiming to have feedback by 1:30 and I will share anything from BCH.

Thank you!

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**From:** Bardi, Alyha GCPE:EX <[Alyha.Bardi@gov.bc.ca](mailto:Alyha.Bardi@gov.bc.ca)>  
**Sent:** Friday, April 5, 2024 12:57 PM  
**To:** Frost, Katie HOUS:EX <[Katie.Frost@gov.bc.ca](mailto:Katie.Frost@gov.bc.ca)>  
**Cc:** Wren, Anna HOUS:EX <[Anna.Wren@gov.bc.ca](mailto:Anna.Wren@gov.bc.ca)>  
**Subject:** BCH MR for Review: BCH: Braidwood purchase

Hi Katie,

Please see the below BCH MR for review.

I've reached out to BCH to inquire about the context of 1885 Cliffe Ave. any why the City felt bypassed (I'll update you on this once I hear from BCH). To not rush you on this one, I'm sending this now.

Thanks!  
Alyha

#### Reporter

Connor Mcdowell, Reporter  
Comox Valley Record (Courtenay)  
[connor.mcdowell@comoxvalleyrecord.ca](mailto:connor.mcdowell@comoxvalleyrecord.ca)  
s.22

#### Deadline 1:30pm

#### Request

I'm looking for a comment about the recent buy of land on Braidwood Road in Courtenay for future supportive house and other services.

I'm writing about how our mayor says the partnership between local and provincial actors seems to have improved this time. This stems back to last May when BC Housing purchased the 1885 Cliffe Ave. property for supportive housing and the mayor was upset and felt the city had been bypassed.

I asked the mayor this time and he said the consultation was better – can I ask for a comment about this relationship between province/local over this? Did the province make more effort to connect with City this time? Was there pressure/deadlines last time that prevented the option? Why was the process better this time?

#### Background

- 925 Braidwood Ave. purchase announcement March 28, 2024: [Land bought to support people experiencing homelessness in Courtenay | BC Housing News](#)

#### Recommendation – HOUS to provide background

BC Housing understands the growing need for additional supportive homes and permanent shelters in communities across the province, including Courtenay. This is why BC Housing has worked closely with the City to review properties that would be suitable to acquire for a new purpose-built shelter.

BC Housing met with city staff on a weekly basis and shared over 50 properties with the city during this thorough process. The property at 925 Braidwood Ave. was chosen after consultation and review with community partners and city staff, who agreed that this location was suitable for a new purpose-built shelter.

Given the size of the property, and the community need for housing with support services, BC Housing put forward a proposal to add permanent supportive housing to the location in addition to the planned shelter. Council voiced their unanimous support for the proposal during BC Housing's presentation on Oct. 25, 2023.

We look forward to continuing to work with the city and our community partners as we work to provide more housing for people.

Read more about the proposal here: [Land bought to support people experiencing homelessness in Courtenay](#). | [BC Housing News](#)

**From:** Will, Meghan HOUS:EX(Meghan.Will@gov.bc.ca)  
**To:** Hope, Melanie HOUS:EX (Melanie.Hope@gov.bc.ca); Oscienny, Erin HOUS:EX (Erin.Oscienny@gov.bc.ca)  
**Subject:** FW: FYI only: Finals, NR, QA>Courtenay land purchase, Thurs March 28, 2024  
**Sent:** 03/28/2024 22:54:02  
**Attachments:** NR\_Courtenay\_Braidwood\_March 28 2024\_FNL.pdf,  
QA\_Courtenay\_Braidwood\_March 28 2024\_FNL.docx

FYI

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**From:** Dickau, Jill GCPE:EX <Jill.Dickau@gov.bc.ca>  
**Sent:** Thursday, March 28, 2024 2:22 PM  
**To:** Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Bertrand, Francois HOUS:EX <Francois.Bertrand@gov.bc.ca>; Walker, Melia HOUS:EX <Melia.Walker@gov.bc.ca>; Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>; Phillips, David HOUS:EX <David.E.Phillips@gov.bc.ca>  
**Cc:** GCPE Communications - Housing <COMHOUSE@Victoria1.gov.bc.ca>  
**Subject:** FYI only: Finals, NR, QA>Courtenay land purchase, Thurs March 28, 2024

Good afternoon,

Please find attached finals to announce the acquisition of land in Courtenay for permanent shelter space in the community.

- NR - went out at 2:05 p.m.
- Permalink: <https://news.gov.bc.ca/30580>
- KMQA

Regards,  
Jill

**Jill Dickau**  
Senior Public Affairs Officer | Ministry of Housing  
Government Communications & Public Engagement  
Cell: 250 889-1923  
(she/her)

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## NEWS RELEASE

For Immediate Release  
2024HOUS0048-000453  
March 28, 2024

Ministry of Housing

### **Land bought to support people experiencing homelessness in Courtenay**

COURTENAY – People experiencing homelessness in Courtenay may have access to additional support as the Province, through BC Housing, has purchased land for a proposed supportive housing and permanent overnight shelter.

“The cycle of homelessness is not linear,” said Ravi Kahlon, Minister of Housing. “By providing people options through supportive housing and shelter spaces, we are ensuring that people have a safe space to go and access to the resources they need. The purchase of this land is part of our Belonging in BC plan to provide people experiencing homelessness with a stable home, quickly.”

The Province, through BC Housing, has finalized the purchase of 925 Braidwood Ave. in Courtenay with the objective of building supportive housing on the land. The supportive-housing buildings will contain approximately 60 units, as well as a separate, permanent, purpose-built shelter with room for approximately 40 beds. The buildings are also proposed to have additional space to be used as an extreme weather response (EWR) shelter during cold weather.

“The City of Courtenay is thankful to the Province and BC Housing for their continued efforts to provide much-needed permanent shelter and supportive housing,” said Bob Wells, mayor of Courtenay. “The existing lease for the Connect Centre has always been a temporary measure. The proposed development application for the newly purchased property will be a top priority for council and staff, and we look forward to working with BC Housing and social-service providers to address this significant need in our community.”

The Province, through BC Housing, contributed \$4 million to purchase the land through the Supportive Housing Fund. Once approved by city council, the site will be rezoned for the proposed use.

Construction is scheduled to begin early in 2025. BC Housing will reach out to local businesses and neighbours this spring, ahead of rezoning, to share more information with the community about this project.

“Our community has been working hard to find a new location for a more permanent shelter solution so people experiencing homelessness have additional support,” said Ronna-Rae Leonard, MLA for Courtenay-Comox. “Today’s announcement signifies a great step in the partnership between the Province and the City of Courtenay to work together to provide supportive housing and shelter in our community.”

The project is part of a \$19-billion housing investment by the B.C. government. Since 2017, the Province has nearly 78,000 homes delivered or underway, including more than 360 homes in

Courtenay.

**Learn More:**

A map showing the location of all announced provincially funded housing projects in B.C. is available online:

<https://www.bchousing.org/homes-for-BC>

To learn about the steps the Province is taking to tackle the housing crisis and deliver affordable homes for British Columbians, visit: <https://strongerbc.gov.bc.ca/housing>

**Contacts:**

Ministry of Housing  
Media Relations  
236 478-0251

BC Housing  
Media Relations  
[media@bchousing.org](mailto:media@bchousing.org)

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Connect with the Province of B.C. at: [news.gov.bc.ca/connect](https://news.gov.bc.ca/connect)



**Supportive housing and temporary shelter space purchase – 925 Braidwood,  
Courtenay  
Questions & Answers**

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**Key messages:**

- This ongoing homelessness crisis reflects the significant demand for housing and shelter in Courtenay.
- We recognize the urgent need to offer safe, indoor shelter to people experiencing homelessness in Courtenay.
- When vulnerable people have stable housing with supports, they can access things like health care and skills training to help rebuild their lives, supporting healthy and safe communities for everyone.
- That's why the Province, through BC Housing, has finalized the purchase of land located at 925 Braidwood St. in Courtenay to build a proposed supportive housing development and permanent, purpose-built shelter for people experiencing homelessness in the community.
- The new project is proposed to have approximately 60 units of supportive housing and over 40 shelter spaces, plus additional space for people during extreme weather events.
- The project is part of a \$19-billion housing investment by the B.C. government. Since 2017, the Province has nearly 78,000 homes delivered or underway, including more than 360 in Courtenay.

**Questions and Answers:**

**1. What are you announcing?**

- The Province, through BC Housing, has purchased 925 Braidwood St. in Courtenay.
- We hope to use the land to build supportive housing with approximately 60 new units, as well as a purpose-built overnight shelter with capacity for 40 beds, plus additional capacity for other community supports.
- People who live in shelters and supportive housing include young people, seniors, people with disabilities, people who have experienced trauma or poverty and people who have struggled with the high cost of housing.
- The Province, through BC Housing, and City of Courtenay have been working together to review various sites and, together, have agreed this location has good potential for supportive housing and a shelter.

**2. How much is the Province paying?**

- The Province is contributing \$4 million through the Supportive Housing Fund to purchase the land.
- Costs for the future housing on the site will be determined at a later date.

**Confidential background**

s.13; s.17

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**3. Why this site?**

- The 3-acre site is ideal for the two projects as it has dual frontage along Ryan Road, a busy arterial route with direct access to regular transit, and the quieter Braidwood Road.

**4. Does the land require rezoning?**

- Yes. The land is currently zoned R-4A with previous intended use as private seniors' housing. The property would need to be rezoned for this specific purpose.
- The City of Courtenay also has a covenant on title restricting use to seniors' housing that would need to be removed.

**5. Were local First Nations engaged?**

- Yes, K'omoks First Nation has agreed to partner with BC Housing on the project and will serve as a design and program consultant.

**6. Who is the land being purchased from?**

- The Province, through BC Housing, has today finalized the purchase of the land from Pacific Swell developments, Inc (PacSwell), a private development and property management company.
- PacSwell owns the land and has agreed to sell the site to BC Housing and develop it in partnership with a local builder and local architect.

**7. When will construction start?**

- Before construction can begin, the site needs to be rezoned and a development permit and building permit needs to be issued.

s.13; s.16

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**8. Will the CONNECT shelter remain open?**

- No, once the proposed new supportive housing building and shelter open, the City of Courtenay will end its lease at 685 Cliffe Ave. and the CONNECT shelter will close.
- The CONNECT shelter was meant to be a temporary solution and is an ageing building, not purpose-built for long-term use.

**9. What other resources will be offered people who stay at these two buildings?**

## CONFIDENTIAL ADVICE – MARCH 28, 2024

- Supportive housing through BC Housing includes 24/7 staff on site, as well as meals, laundry service, access to mental health support and community information.

### 10. How can the neighbours ensure they are safe?

- There will be policies and supports in place with this building to foster safety of both the residents and the surrounding community.
- Once announced, the operator of the new building will reach out to the neighbourhood to foster positive relationships and open communication. They would be responsible for managing the building, the area around the property and providing support services to the residents.

### 11. How many people are experiencing homelessness in Courtenay:

- The number of people sheltering outdoors in Courtenay fluctuates.
- The most recent Point-in-Time Count from 2023 reported 272 individuals experiencing homelessness in Comox Valley.
- There are 59 BC Housing-funded shelter spaces operating in Courtenay that are at or near capacity on a regular basis, particularly in the cooler winter months.
- There are 111 supportive homes across two projects operating in Courtenay that have opened since 2017. All are occupied.
- There are currently more than 133 people on the Supportive Housing Registry waiting for supportive housing in Courtenay and Comox.

### 12. What else is the Province doing to improve housing affordability in Courtenay?

- This project is part of a \$19-billion housing investment by the B.C. government.
- Since 2017, the Province has nearly 78,000 homes delivered or are underway, with more than 360 open or underway in Courtenay, including this project.

### Homes open or underway in Courtenay (as of Dec. 30, 2023):

| Funding Program                        | Progress |
|----------------------------------------|----------|
| <b>Building BC Programs</b>            |          |
| Affordable Rental Housing Program      | 0        |
| Rapid Response to Homelessness         | 46       |
| Community Housing Fund (CHF)           | 40       |
| Women's Transition Housing Fund (WTHF) | 48       |
| Supportive Housing Fund (SHF)          | 0        |
| Indigenous Housing Fund (IHF)          | 0        |
| Homelessness Action Plan (HAP)         | 0        |
| <b>Non-Building BC Programs</b>        |          |
| HousingHub (PRS and AHOP)              | 56       |
| Permanent Housing Plan (PHP)           | 65       |

**CONFIDENTIAL ADVICE – MARCH 28, 2024**

|                                          |            |
|------------------------------------------|------------|
| COVID-19 Action Plan (Hotel Purchases)   | 0          |
| Shovel Ready Housing Grant (SRH)         | 48         |
| Deepening Affordability (DA)             | 35         |
| Group Homes (GH)                         | 5          |
| Housing Endowment Fund (HEF)             | 21         |
| Provincial Matching of Federal IAH (IAH) | 0          |
| Mental Health Housing (MHH)              | 0          |
| SUBTOTAL                                 | 364        |
| <b>Other</b>                             |            |
| Student Housing                          |            |
| <b>Total</b>                             | <b>364</b> |

**-END-**

**From:** Will, Meghan HOUS:EX(Meghan.Will@gov.bc.ca)  
**To:** Oscienny, Erin HOUS:EX (Erin.Oscienny@gov.bc.ca); Hope, Melanie HOUS:EX (Melanie.Hope@gov.bc.ca); Gunnarson, Jess HOUS:EX (Jess.Gunnarson@gov.bc.ca)  
**Subject:** FW: BC Housing Comms 30-60-90 Lookahead - March 27, 2024  
**Sent:** 03/28/2024 16:23:17  
**Attachments:** BC Housing 30-60-90\_March\_27\_24.docx

FYI

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**From:** Paterson, Travis GCPE:EX <Travis.Paterson@gov.bc.ca>  
**Sent:** Thursday, March 28, 2024 8:44 AM  
**To:** Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Bertrand, Francois HOUS:EX <Francois.Bertrand@gov.bc.ca>; Phillips, David HOUS:EX <David.E.Phillips@gov.bc.ca>; s.22  
Luciani, Chelsie HOUS:EX <Chelsie.Luciani@gov.bc.ca>; Walker, Melia HOUS:EX <Melia.Walker@gov.bc.ca>; Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>; Makay, Dominique HOUS:EX <Dominique.Makay@gov.bc.ca>; Wang, Lisa HOUS:EX <Lisa.Wang@gov.bc.ca>; Fischer, Caryn L HOUS:EX <Caryn.Fischer@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Ferreira, Milena HOUS:EX <Milena.Ferreira@gov.bc.ca>  
**Cc:** GCPE Communications - Housing <COMHOUSE@Victoria1.gov.bc.ca>  
**Subject:** BC Housing Comms 30-60-90 Lookahead - March 27, 2024

Hi all

Attached is a BC Housing comms lookahead for 30-60-90 for March 27.

Thanks  
Travis

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**BC Housing**  
**30-60-90 Day Scan**  
As of March 27, 2024

**Issues Alerts & Issues Notes: Previous 10 Days**

- IN: March 18 – Kelowna – Hadgraft Wilson Place damage
- IA: March 22 – Victoria – Flood at Victoria Women’s Transition House
- IA: March 22 – Kelowna – Hadgraft Wilson recommendation to evacuate
- IA: March 24 – Vancouver – Fire @ Savoy Hotel
- IA: March 24 – Vancouver – Days Inn tenant arrest
- IA: March 24 – Prince George – Death at 160 Ontario
- IA: March 27 – Burnaby – Police Incident/Resident Death at Dixon House

**30 Days (Late-March - April 2024)**

| When       | What                                     | Description                                                                                                                                                                                                                                                                                                |
|------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| s.12; s.13 |                                          |                                                                                                                                                                                                                                                                                                            |
| March 28   | News release & engagement – announcement | <b>Courtenay: 925 Braidwood St.</b><br>Land purchase closing on March 28 for future 60-unit permanent supportive housing building and 40-bed purpose-built shelter with additional emergency weather response beds, to replace existing CONNECT shelter. Funded through the Supportive Housing Fund (SHF). |
| s.12; s.13 |                                          |                                                                                                                                                                                                                                                                                                            |

s.12; s.13

s.14

|                                   |                                  |                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| [New] April 2                     | Engagement                       | <b>Salt Spring Island: 161 Drake Road</b><br>Project and major design updates to be communicated to neighbours. Now purpose-built vs modular. New contractor following delays.                                                                                                                                                                                                 |
| April 5                           | Society-led Event & news release | <b>Port Alberni: Citaapi Mahti, 4210 Cedarwood</b><br>35 units off reserve with Ahousaht First Nation. Funded through Community Housing Fund (CHF).                                                                                                                                                                                                                            |
| [New] March 31 + April 8-10 (TBC) | Tenant engagement                | <b>North Vancouver: Travelodge closure</b><br>March 31: BCH and Lu'ma updating tenants of new closure date July 31, 2024 (4 month notice in the spirit of RTA). Arranging drop-in office hours (April 8-10 TBC) to support housing assessments and relocation efforts. Note: No units available on the North Shore. Tenants will need to move elsewhere in Lower Mainland.     |
| April 16 (TBC)                    | Event & news release – opening   | <b>Kitimat: Tamitik Women's Project</b><br>44 beds comprising 12 bed transition house, 12 unit second stage housing and 20 units of permanent affordable housing. Includes daycare with MCFD funding and CMHC seed funding (\$25k). Other partners include Tamitik Status of Women Association and District of Kitimat. Funded through Women's Transition Housing Fund (WTHF). |

|                       |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| April 17 (TBC)        | News release – announcement                  | <b>Provincewide: Secondary Suites launch</b><br>Official launch of the secondary suites program. Applications will now be accepted by BC Housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Week of Apr. 22 (TBC) | BC Builds land bundle news release and event | <p><b>Event location: Township of Langley, Township of Langley - 20276 72B Ave.</b></p> <p>This announcement would include a bundle of approximately seven sites, as well as the launch of the map on the BC Builds website, and more information available on the website for potential partners regarding the process to apply for land available.</p> <p>The seven sites include:</p> <ul style="list-style-type: none"> <li>• Elkford – no civic address</li> <li>• Township of Langley - 20276 72B Ave.</li> <li>• Township of Langley – 7883 199 St.</li> <li>• Township of Langley – 27214 Fraser Hwy &amp; 2992 272 St.</li> <li>• Kelowna – 1428 St Paul St.</li> <li>• Kamloops - 377 Tranquille Ave., Kamloops</li> <li>• 9800 Willow St. – North Cowichan</li> </ul> <p>All sites are municipality owned.</p> |
| [NEW] April 25 (TBC)  | COV Announcement/Event - Groundbreaking      | <b>Vancouver: Little Mountain Building AB</b><br>City of Vancouver and Holborn-led announcement on construction start for Little Mountain building AB, which will be owned by City of Vancouver and is anticipated to create 48 affordable rental units. No BC Housing involvement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| April (TBC)           | News release & engagement – announcement     | <b>Prince George: 1575 Queensway (Hardwood Apartments)</b><br>Purchase of 40-unit Hardwood Apartments building to become supportive housing for Indigenous youth. Funded through Supportive Housing Fund (SHF).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



|                        |                                              |                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Late March/April (TBC) | News release – announcement                  | <b>Williams Lake: 98 1 Ave. S (Elks Hall)</b><br>A new 40-bed shelter in partnership with Canadian Mental Health Association Cariboo Chilcotin Branch (CMHACC). Will replace shelter currently operating at the Hamilton Hotel. Statutory Immunity has been approved by the Province - friendly. Funded through Permanent Housing Program (PHP). |
| April (TBC)            | News release                                 | <b>Provincewide: Canada Housing Benefit (CHB) Top Up Funding.</b> Recipients of RAP and SAFER will be receiving a one-time top up of \$431.92 end of April.                                                                                                                                                                                      |
| April (TBC)            | News Release & Engagement                    | <b>Chilliwack: 45951 Tretheway Ave. and 45466 Yale Rd</b><br>Addition of 30 shelter beds at the Chilliwack Wellness Centre and 43 beds at the Interchange site, funded through HEARTH.                                                                                                                                                           |
| April (TBC)            | Report                                       | <b>BC Housing Extreme Heat and Wildfire Smoke Action Plan</b><br>BC Housing will be publishing the report on its website in March – exact timing is flexible. The report is currently with HOUS for review.                                                                                                                                      |
| April (TBC)            | Report                                       | <b>BC Housing Sustainability and Resilience Annual Report</b><br>BC Housing will be publishing the report on its website in March – exacting timing is flexible.                                                                                                                                                                                 |
| April (TBC)            | Possible event & news release – announcement | <b>Coquitlam, New Westminster, District of North Vancouver, Port Moody, Surrey, Vancouver:</b><br>The Province and Metro Vancouver Housing announce the next round of projects as part of a MOU that will result in approx. 2,000 homes built over 10 years.                                                                                     |
| April (TBC)            | News release - groundbreaking                | <b>Surrey: 15135-20 Ave.</b><br>91 units of affordable rental housing operated by the Peninsula Estates Housing Society. Funded through Community Housing Fund (CHF).                                                                                                                                                                            |
| April (TBC)            | News release – groundbreaking                | <b>Elkford: 214 Alpine Way</b><br>25 affordable rental homes. Funding through the Community Housing Fund (CHF), CMHC, and Columbian Basin Trust (CBT).                                                                                                                                                                                           |

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| Late April (TBC pending occupancy permit for Hope Centre) | Event, news release & media/MLA tour – opening | <p><b>Sooke: 6750 West Coast Rd.</b><br/>Completion of Hummingbird Place (formerly known as Hope Centre) supportive housing project. Purchased by BC Housing from M'akola and the Society of Saint Vincent de Paul, the building has been renovated to accommodate 33 supportive homes for people experiencing or at risk of homelessness, a service hub with six shelter beds, programming space for training/outreach services and a commercial kitchen. Operated by The Sooke Shelter Society. Funding through the Supportive Housing Fund (SHF).</p> <p><b>Sooke: 2075 Drennan St.</b><br/>Construction complete on 141 units of family housing operated by M'akola Housing Society. Funding through Provincial Investment in Affordable Housing (PIAH).</p> |
| April (TBC)                                               | News release – First Nation groundbreaking     | <b>Anacla (near Bamfield):</b> 8 units for Huu-ay-aht Nation. Funding through Community Housing Fund (CHF).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| April (TBC)                                               | News release - opening                         | <p><b>Surrey: 13455 – 107 A Ave. (Safe Sleep Campus of Care)</b><br/>60-unit temporary supportive housing building with integrated IHART and a SafePoint Supervised Consumption Site. BC Housing contributed \$4M to support renovations of the building through the Homelessness Action Plan (HAP).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| April (TBC)                                               | New release - groundbreaking                   | <p><b>Ucluelet: Lot 13, Marine Drive</b><br/>A new subdivision with 33 modular residential homes with two and three bedrooms. Proposed to be a mix of rental and affordable home ownership. Funded through HousingHub.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| April 23 (TBC)                                            | News release – announcement                    | <p><b>Provincewide: Women's Transition Housing Fund RFPQ</b><br/>BC Housing will issue a RFPQ to non-profits. Funding for an additional 1,500 units was announced as part of Budget 2023.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| April (TBC) | Non-profit-led event & news release - groundbreaking | <b>Vancouver: Sylvia's Place</b><br>10 units of second-stage housing for women at risk or fleeing violence. Society has expressed an interest in hosting off-site event. Funded through Women's Transition Housing Fund (WTHF).                                                         |
| April (TBC) | Report                                               | <b>Women's Transition Housing Program Review</b><br>A review of the Women's' Transition Housing Program was completed including recommendations made. This report would be made public.                                                                                                 |
| April (TBC) | Engagement                                           | <b>Powell River: 4910 Joyce Ave.</b><br>Resume engagement following site confirmation. Facilitator selected, aiming for CAC meeting in April                                                                                                                                            |
| April (TBC) | Possible event & news release – opening              | <b>Victoria: 1109 and 1115 Johnson St. (Haven)</b><br>104 condos with Chard Development. Funded through Affordable Home Ownership Program (AHOP).                                                                                                                                       |
| April (TBC) | Media pitch and/or news release – opening            | <b>Prince George: 1550 Victoria St. (North Star)</b><br>Opening of first 20 units. Total of 96 units. Date to be confirmed based on Connective's staffing capacity and possible repairs/replacement to heating system due to burst pipes. Funded through Supportive Housing Fund (SHF). |
| April (TBC) | Possible event & news release – opening              | <b>Skidegate: 848 Highway 16 Commercial Centre, Skidegate 1</b><br>24 on-reserve homes for Elders and young families, in partnership with the Skidegate First Nation. Funded through Indigenous Housing Fund (IHF) and via CMHC.                                                        |
| April (TBC) | Nation-led event & news release – opening            | <b>Kitimat Village: 605 Eagle Cres.</b><br>Opening of 23 on-reserve homes in partnership with the Haisla Nation. Funding through Indigenous Housing Fund (IHF).                                                                                                                         |
| April (TBC) | News release & media tour – opening (no event)       | <b>Kelowna: 2740 Hwy. 97 N (Trailside)</b><br>60 units of transitional housing. Funding is through Homeless Encampment Action Response Temporary Housing (HEARTH).                                                                                                                      |

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| April (TBC) | News release - groundbreaking                 | <b>Burnaby: 3802 Hastings (Burnaby Lands)</b><br>161 units + childcare spaces operated by S.U.C.C.E.S.S. Affordable Housing Society. Funded through the Community Housing Fund (CHF).                                                                            |
| April (TBC) | News release - groundbreaking                 | <b>Surrey: 15145 20 Ave. (Harmony House)</b><br>91 units of Community Housing Fund affordable rental housing, operated by the Peninsula Estates Housing Society.                                                                                                 |
| April 19    | Non-profit event & news release – opening     | <b>Vancouver: 326 West Pender</b><br>Covenant House’s third and final phase. Renovation/upgrade of 25 existing units and 19 new additional units, creating a total of 44 supportive studio units for at-risk youth. Funding through Shovel Ready Housing. (SRH). |
| April (TBC) | Non-Profit-led event & news release – opening | <b>New Denver: 602 Slocan Ave.</b><br>10 affordable rental homes for individuals, families and seniors. Funding through Community Housing Fund (CHF) and CMHC.                                                                                                   |
| s.12; s.13  |                                               |                                                                                                                                                                                                                                                                  |
| April (TBC) | News release – groundbreaking                 | <b>Burnaby: 7492 Holly St. (Holly House)</b><br>14 homes operated by The Progressive Housing Society. Funded through Shovel Ready Housing (SRH).                                                                                                                 |
| April (TBC) | News release – groundbreaking                 | <b>Williams Lake: 564 Oliver St.</b><br>36 units for seniors in partnership with the Cariboo Park Home Society. Will be connected to their existing senior housing building, Glen Arbor Residences. Funded through Community Housing Fund (CHF).                 |
| s.12; s.13  |                                               |                                                                                                                                                                                                                                                                  |

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| April (TBC)          | News release - purchase                         | <b>Mission: 33368-1<sup>st</sup> Ave.</b><br>Site purchase to support housing construction of TBD units to be operated by Sara for Women Society. Funded through Women's Transition Housing Fund (WTHF).                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| s.12; s.13           |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| [NEW] Late April TBC | Engagement                                      | <b>Fraser Region Municipal Table (Spring 2024)</b><br>Tri-annual meeting with regional municipal leaders                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Late-April (TBC)     | News release - opening                          | <b>Abbotsford: 31250 King Rd.</b><br>60 homes operated by the Kinghaven Peardonville Housing Society. Funded through Supportive Housing Fund (SHF).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Late-April (TBC)     | News release – groundbreaking                   | <b>Bowen Island: 1082 Miller Rd. (Snug Cove)</b><br>Groundbreaking of 24 seniors' units on Bowen Island. Project is already public through rezoning, though BCH involvement is not. Funded through HousingHub.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| April 18 (TBC)       | Event, news release & engagement – announcement | <b>Abbotsford HEART &amp; HEARTH announcement</b><br>Announcement of Homeless Encampment Action Response Team (HEART) & Homeless Encampment Action Response Temporary Housing (HEARTH) MOU with the City of Abbotsford.<br><br><b>1821 Sumas Way (Travelodge)</b><br>Included in announcement: BCH leasing full 60 beds for shelter under HEARTH. Near Lonzo Road shelter site. Light engagement with nearby businesses.<br><br><b>Lonzo Rd. And Sumas Way</b><br>Included in announcement: 50 temporary shelter beds to be operated by Lookout Housing and Health Society. Funded through the Homeless Action Plan (HAP).<br><br><b>Lighthouse Shelter Expansion</b> |

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|                        |                                                    | <p>Included in announcement: 22 additional shelter beds as part of expansion to Lighthouse Shelter</p> <p><b>Archway Shelter (2935 Montvue Ave)</b><br/>TBC: Three-year lease to renovate 10-bed temporary winter shelter space into year-round 30-bed shelter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| [NEW] Late-April (TBC) | City of Vancouver News release                     | <p><b>Vancouver: North East False Creek (NEFC) COV/Concord MOU sites</b><br/>COV has flagged interest in potentially issuing a news release in late-April commemorating non-profit operator selection for three major affordable housing projects. BC Housing's involvement already public through 2017 MOU between BCH, COV and Concord Development, but land transfer or zoning enactment may trigger City media release.</p> <p>Three projects, totaling 673 units:</p> <ul style="list-style-type: none"> <li>• <b>450 Pacific St.</b><br/>91 affordable rentals prioritizing Black residents.</li> <li>• <b>1050 Expo Blvd.</b><br/>299 affordable rentals.</li> <li>• <b>990 Beatty St.</b><br/>283 affordable rentals</li> </ul> <p>Earliest opportunity for groundbreaking announcement on all three projects is ~October to align with start of site prep; actual building construction expected early 2025. Recommend bundled announcement and event for groundbreaking.</p> |
| April/May (TBC)        | Possible event & news release – opening            | <p><b>Terrace: Confidential address</b><br/>Opening of 22 units of second stage housing for women and children leaving violence, in partnership with Ksan Society. Funded through Women's Transition Housing Fund (WTHF).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| April/May (TBC)        | News release & possible society event (latter TBD) | <p><b>Vancouver: 2924 Venables St.</b><br/>Redevelopment into 146 affordable rental homes. Funding through Community Housing Fund (CHF) and CMHC.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| April/May (TBC)       | Engagement/Opening | <b>Vancouver: 53 W. Cordova (The Stanley)</b><br>Possible opening celebration requested by operator PHS. Mixed dev with market rental and 80 units supportive housing.                                                                                                                                                            |
| [NEW] April/May (TBC) | News release       | <b>Fernie: 302 13th St.</b><br>Opening of 49-unit affordable housing project for low and middle-income singles, seniors and families. Society has expressed an interest in small opening celebration, however details are sparse as of March 27 and there has been some community concerns about project and so any event is TBC. |

#### 60 Days (May 2024)

| When                          | What                                                        | Description                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| [NEW] May 10                  | Engagement                                                  | <b>Richmond: 3780 Sexsmith Road and 8671-8651 Cambie Road</b><br>Engagement launch with City of Richmond to support up to 90 units Supportive Housing (SHF). Permanent replacement for the contentious Alderbridge temp project.                                                                                                                      |
| May (TBC)                     | BC Builds news release for preliminary project announcement | <b>Whistler: 1475 Mount Fee Rd.</b><br>Site is owned by the municipality, is zoned, and is proposed to include approximately 102 units. Whistler Housing Authority is the operator. This is recommended as a news release only, not recommending an event as the project is at Preliminary Project Approval phase. Groundbreaking estimated for June. |
| May, pending occupancy permit | Event & news release - opening                              | <b>Saanich: 3200 Linwood Ave. (Linwood Court)</b><br>Opening of Linwood Court, 64 units with The Baptist Housing Society of B.C. Funded through Affordable Rental Housing (ARH) and CMHC (Co-investment).                                                                                                                                             |
| May (TBC)                     | News release & media tour – opening                         | <b>Surrey: 13102 112A Ave</b><br>30 units for youth transitioning out of care operated by the Pacific Community Resource Centre. Funded through CMHC - Rapid Housing Initiative (RHI). BCH providing operating funding.                                                                                                                               |
| May (TBC)                     | BCH-led event & news release –opening                       | <b>New Westminster: 831 Carnarvon St.</b><br>66 affordable rental homes in partnership with the Performing Arts Lodge Vancouver. Funded through Affordable Rental Housing (ARH).                                                                                                                                                                      |

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| May (TBC),<br>pending<br>occupancy permit | Possible event, media<br>tour, news release &<br>engagement –<br>opening | <b>Nanaimo: 285 Prideaux St.</b><br>51 units of supportive housing, in partnership with the<br>City of Nanaimo and Connective. Funded through<br>Supportive Housing Fund (SHF).                                                                                                                                                                                      |
| May (TBC)                                 | News release –<br>opening                                                | <b>Vancouver: 1807 Larch</b><br>68 rental units. Funded through HousingHub.                                                                                                                                                                                                                                                                                          |
| May (TBC)                                 | Society-led event &<br>news release –<br>opening                         | <b>Burnaby: 7898-18 Ave.</b><br>25 homes operated by The New Vista Society. Funding<br>through Community Housing Fund (CHF) and CMHC.                                                                                                                                                                                                                                |
| May (TBC)                                 | News release &<br>engagement –<br>opening                                | <b>Victoria: 953/959 Balmoral Road</b><br>56 units of supportive housing to be operated by Cool<br>Aid Society. Funded through Supportive Housing Fund<br>(SHF).                                                                                                                                                                                                     |
| May (TBC)                                 | News release &<br>engagement                                             | <b>Kamloops: 769-875 Mission Flats Rd.</b><br>Announcing that the modular units from former Larwill<br>Place supportive housing project in Vancouver will be<br>transferred to a site in Kamloops. Site prep. Expected to<br>begin April/May. Funded through Supportive Housing<br>Fund (SHF). Province approved Statutory Immunity for<br>this site.                |
| May (TBC)                                 | Event & news release<br>– groundbreaking                                 | <b>Burnaby: 6488 Byrnespark Dr.</b><br>130 affordable rental units for individuals and families.<br>Funding through Community Housing Fund (CHF) and<br>CMHC (Co-Investment).                                                                                                                                                                                        |
| May, exact date<br>TBC                    | BC Builds news release<br>for preliminary project<br>announcement        | <b>1210 Seymour St, Vancouver</b><br>Site is owned by the City of Vancouver, is zoned, and is<br>proposed to include 112 units. Operator would be<br>COHO Management Services Society. This is<br>recommended as a news release only, not<br>recommending an event as the project is at Preliminary<br>Project Approval phase. Groundbreaking estimated for<br>July. |
| May (TBC)                                 | News release -<br>groundbreaking                                         | <b>North Vancouver: 1577 Lloyd Ave.</b><br>60 units for women and women-led families<br>experiencing or at risk of homelessness, in partnership<br>with RainCity. Funded through Supportive Housing Fund<br>(SHF).                                                                                                                                                   |

s.12; s.13



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| May (TBC)       | News release – opening (no event as per operator) | <b>Smithers: Confidential address</b><br>12-unit Indigenous focused second stage housing, including apartments and townhomes. Funded through the Women’s Transition Housing Fund (WTHF).                                                                                                      |
| May (TBC)       | Possible event & news release – opening           | <b>Telkwa: 1541 to 1565 Second Ave.</b><br>12-unit seniors modular housing. Funded through Community Housing Fund (CHF) and CMHC.                                                                                                                                                             |
| s.12; s.13      |                                                   |                                                                                                                                                                                                                                                                                               |
| May (TBC)       | News release – site purchase                      | <b>Kamloops: 346 Campbell Ave.</b><br>BC Housing is working with the City of Kamloops to purchase 346 Campbell Ave., intending to redevelop it to provide 80 units for seniors and families. ASK Wellness Society will own and operate the site. Funded through Community Housing Fund (CHF). |
| May (TBC)       | News release – groundbreaking                     | <b>Sicamous: 316 Gordon Mackie Ln.</b><br>37-units for seniors in partnership with Eagle Valley Senior Citizens Housing Society. Funded through Community Housing Fund (CHF).                                                                                                                 |
| May (TBC)       | News release – groundbreaking                     | <b>150 Ontario St./1<sup>st</sup> Ave Prince George:</b> 52 units of supportive housing including 10,000 sq ft. of Northern Health operated clinic. Next phase of multi-stage development. Funded through Supportive Housing Fund (SHF).                                                      |
| May (TBC)       | News release - opening                            | <b>Chilliwack: 45855 Rowat Ave.</b><br>61 units + complex care services to be operated by the Phoenix Society. Funded through Supportive Housing Fund (SHF) and via MMHA.                                                                                                                     |
| May (TBC)       | News release – purchase                           | <b>Vancouver: 388 Slocan</b><br>Turnkey purchase toward approximately 70 affordable rental units in Vancouver. Project is in early development planning and so information and timing are TBC.                                                                                                |
| [NEW] May (TBC) | GCPE Announcement – Land Lease Letter of Intent   | <b>Vancouver: 301 Hastings</b><br>First opportunity for announcement of 301 Hastings project, development lead on which was transferred from VCH to BCH in early 2023. Unit in very early development, and so specific details still TBD.                                                     |

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| May (TBC)  | News release - opening                     | <b>Burnaby: 7415 Sussex Ave</b><br>61 homes to be operated by L'Archer Greater Vancouver Housing Society. Funded through Community Housing Fund (CHF).                                                                                                                                                                                                                                   |
| s.12; s.13 |                                            |                                                                                                                                                                                                                                                                                                                                                                                          |
| May (TBC)  | Engagement, possible media pitch           | <b>Salt Spring Island: 161 Drake Road</b><br>In-factory construction will start on the modular building for this site. The design has been revised and is now purpose-built with 36 units (32 supportive and four affordable rentals). Community to be updated re: timelines. Funded through Supportive Housing Fund (SHF).                                                              |
| May (TBC)  | Society-led event & news release – opening | <b>Sechelt: 5573 Sunshine Coast Hwy (Our House of Clans)</b><br>34 on-reserve affordable rental homes for Indigenous peoples. Funding through Indigenous Housing Fund (IHF) and CMHC.                                                                                                                                                                                                    |
| May (TBC)  | Events & news release - opening            | <b>Victoria: 584 Burnside Road East &amp; 3020 Douglas St., Victoria (Crosstown Phase 1)</b><br>Opening of 154 units of housing (including 56 units of supportive housing), plus commercial space and 36 child care spaces. Some residents will move from Tally Ho (Cool Aid owned) which will be closed. Funded through Supportive Housing Fund (SHF) and Community Housing Fund (CHF). |
| May (TBC)  | News release - opening                     | <b>Tofino: Headwaters South (366 Peterson Dr.)</b><br>Opening of 37 units with Tofino Housing Corporation. Phase 2 of two-phase project. Funded through Community Housing Fund (CFH) and CMHC.                                                                                                                                                                                           |
| May (TBC)  | News release – groundbreaking              | <b>Burnaby: 7730-6<sup>th</sup> St.</b><br>174 units operated by the Metro Vancouver Housing Corporation. Funded through the Metro Vancouver MOU.                                                                                                                                                                                                                                        |
| May (TBC)  | News release - opening                     | <b>New Westminster: 831 Sixth St.</b><br>96 units to be operated by the Aboriginal Land Trust Society. Funded through Community Housing Fund (CHF).                                                                                                                                                                                                                                      |

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| May (TBC)      | Responsive only                     | <b>Sechelt: 5638 Inlet Ave.</b><br>Recommending responsive communications, given privacy concerns around client group, only for groundbreaking 34 long-term rental housing for women at risk of or fleeing violence.                                                                                                                         |
| May (TBC)      | News release & engagement – opening | <b>Trail: 3040 Riverside Ave.</b><br>Opening for a new 25-bed shelter. Funded through Homeless Action Plan (HAP).                                                                                                                                                                                                                            |
| May (TBC)      | News release – groundbreaking       | <b>Smithers: 1611 Main St.</b><br>37 units, in partnership with Dze L K'ant Housing Society. Funded through Indigenous Housing Fund (IHF).                                                                                                                                                                                                   |
| Mid-May (TBC)  | News release - groundbreaking       | <b>Surrey: 13651 &amp; 13569 Bentley Rd</b><br>60 units of supportive housing funded through Supportive Housing Fund and CMHC Rapid Housing Initiative.                                                                                                                                                                                      |
| May/June (TBC) | News release - groundbreaking       | <b>North Vancouver (Tsleil-Waututh on-nation): Lot 100 - Burrard Inlet IR No. 3, 3161 Spa-ath Rd.</b><br>50 units of low-to-moderate housing prioritizing Indigenous Residents, in partnership with Hwul'a'mut Housing Society. Previously announced in January 2021 CHF bundle, however has since shifted to Indigenous Housing Fund (IHF). |

#### 90 Days (June 2024)

| When         | What                                      | Description                                                                                                                                                                                                                                                                                                                |
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| June 1 (TBC) | News release, possible event / engagement | <b>Vancouver: 1450 West 12<sup>th</sup></b><br>Opening of 1450 West 12 project (formerly Chalmers Lodge) in Vancouver, a former seniors home which has been renovated for use as 115 supportive housing units. April timing TBD only, as renovation timeline is fluid. Planning for neighbour updates and community tours. |
| June (TBC)   | Event & news release – opening            | <b>Victoria: Opening of 330-336 Michigan St. (Michigan Square)</b><br>Opening of 97 homes. Funded through CMHC, Community Housing Fund (CHF), Capital Regional District, and with financing through HousingHub.                                                                                                            |

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| June 7 (TBC)           | News release - opening                 | <b>Tofino: Headwaters North and South (363 Peterson Drive)</b><br>Opening of 72 units across two buildings with Tofino Housing Corporation. Community Housing Fund (CHF), CMHC.                                                                                                                                                           |
| June 7, 14 or 21 (TBC) | Event & news release – opening         | <b>Kamloops: 501 Tranquille Rd.</b><br>39 units of below-market rental housing for young adults, including youth who are transitioning from foster care. Funding through the Indigenous Housing Fund (IHF) and CMHC.                                                                                                                      |
| June (TBC)             | News release - groundbreaking          | <b>Pemberton: 7000 Harrow Rd.</b><br>63-units for families, seniors & persons with disabilities. Funded through Community Housing Fund (CHF).                                                                                                                                                                                             |
| June (TBC)             | Partner event & news release - opening | <b>North Vancouver: 267 Orwell</b><br>Opening of 90 affordable rental units for seniors, in partnership with Sanford Affordable Housing Society. Funded through Community Housing Fund (CHF).                                                                                                                                             |
| June 20 (TBC)          | News release – opening                 | <b>Prince George: Confidential Address</b><br>Opening of Harmony House, 22 bed transition house and 12 units of second stage housing for young, Indigenous women and their children. With the goal to prevent their children from entering or remaining in the foster care system. Funded through Women's Transition Housing Fund (WTHF). |
| [New] June 21          | MOA signing celebration                | <b>Nanaimo: MOA</b> - Snuneymuxw First Nation and BC Housing to host a small event to celebrate the signing of the MOA. MOA will be signed during the event. Details are to be determined. MOA has been approved by TB, we are just waiting on final edits from SFN.                                                                      |
| June (TBC)             | News release – groundbreaking          | <b>Surrey: 6471-175A St.</b><br>125 units to be operated by the Progressive Inter-Cultural Community Services Society. Funded through HousingHub.                                                                                                                                                                                         |
| June (TBC)             | News release                           | <b>Pender Harbour: 12730 Lagoon Rd. (Lily Lake Seniors Housing)</b><br>News release and possible event for opening of 14 affordable rentals for seniors in Pender Harbour. Old government funded through Provincial Investment in Affordable Housing (PIAH).                                                                              |
| June (TBC)             | News release – groundbreaking          | <b>Victoria: 736 Princess Ave.</b><br>Start of 28 units to be operated by John Howard Society. Funded through Shovel Ready Housing (SRH).                                                                                                                                                                                                 |

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| June (TBC) | News release – groundbreaking           | <b>Hornby Island: 5040 Central Rd.</b><br>Start of 26 units at Beulah Creek Village. Funded through Community Housing Fund (CHF).                                                                                                                                                                                                            |
| s.12; s.13 |                                         |                                                                                                                                                                                                                                                                                                                                              |
| June (TBC) | Event & news release – opening          | <b>Vancouver: 5010 James Walk (Little Mountain Building AC)</b><br>Earliest announcement for completion of Little Mountain building AC, finishing redevelopment on 53 units for seniors. BC Housing is anticipating building completion in ~April 2024, however completion of final details will prevent tenanting until ~June of same year. |
| s.12; s.13 |                                         |                                                                                                                                                                                                                                                                                                                                              |
| s.12; s.13 |                                         |                                                                                                                                                                                                                                                                                                                                              |
| June (TBC) | News release - opening                  | <b>Maple Ridge: 11685 Fraser St.</b><br>52 units to be operated by Coast Mental Health. Funded through Supportive Housing Fund (SHF).                                                                                                                                                                                                        |
| June (TBC) | Possible event & news release – opening | <b>Comox: 2137 Comox Ave.</b><br>Opening of Providence Living Place, Together by the Sea dementia-care village with 156 long-term care beds. Funded through HousingHub and via Island Health.                                                                                                                                                |
| June (TBC) | NR or social post – opening             | <b>Prince George: 1616 Queensway Ave. (Fraser Inn &amp; Direct Art)</b><br>Opening of 22 units following life safety upgrades. Purchase announced June 2023.                                                                                                                                                                                 |
| June (TBC) | News release – opening                  | <b>Courtenay: Mission Ridge Phase 2</b><br>Opening of 48 affordable homes for women and children who were previously staying in second-stage housing and now are ready for permanent housing. Funded through Shovel-Ready Housing Fund.                                                                                                      |

**From:** Will, Meghan HOUS:EX(Meghan.Will@gov.bc.ca)  
**To:** Hope, Melanie HOUS:EX (Melanie.Hope@gov.bc.ca); Oscienny, Erin HOUS:EX (Erin.Oscienny@gov.bc.ca); Gunnarson, Jess HOUS:EX (Jess.Gunnarson@gov.bc.ca)  
**Subject:** FW: BC Housing Comms 30-Day Lookahead - March 14, 2024  
**Sent:** 03/14/2024 21:36:53  
**Attachments:** BC Housing 30-Day\_March\_14\_24.docx, March Break Weeks - Announcements.docx

FYI

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**From:** Paterson, Travis GCPE:EX <Travis.Paterson@gov.bc.ca>  
**Sent:** Thursday, March 14, 2024 9:27 AM  
**To:** Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>; Sawchuk, Bindi HOUS:EX <Bindi.Sawchuk@gov.bc.ca>; Campbell, Tracy AG:EX <Tracy.Campbell@gov.bc.ca>; Bertrand, Francois HOUS:EX <Francois.Bertrand@gov.bc.ca>; Phillips, David HOUS:EX <David.E.Phillips@gov.bc.ca>; s.22 Luciani, Chelsie HOUS:EX <Chelsie.Luciani@gov.bc.ca>; Walker, Melia HOUS:EX <Melia.Walker@gov.bc.ca>; Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>; Makay, Dominique HOUS:EX <Dominique.Makay@gov.bc.ca>; Wang, Lisa HOUS:EX <Lisa.Wang@gov.bc.ca>; Fischer, Caryn L HOUS:EX <Caryn.Fischer@gov.bc.ca>; Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>; Ferreira, Milena HOUS:EX <Milena.Ferreira@gov.bc.ca>  
**Cc:** GCPE Communications - Housing <COMHOUSE@Victoria1.gov.bc.ca>  
**Subject:** BC Housing Comms 30-Day Lookahead - March 14, 2024

Hi all,

Attached is the latest BC Housing Comms 30-day lookahead for March 14.

Thanks  
Travis

**Travis Paterson** | Senior Public Affairs Officer  
Government Communications and Public Engagement  
Ministry of Housing  
250-882-8105  
*he, him*

# BC Housing

## 30-60-90 Day Scan

As of March 14, 2024

### Issues Alerts & Issues Notes: Previous 10 Days

- IN: March 5 – Provincewide – BC Indigenous Housing Society allegations
- IN: March 7 – Victoria – Vivid at the Yates
- IA: March 7 – Kelowna – Hadgraft Wilson Place – possible evacuation
- IN: March 12 – Provincewide – RAP & SAFER report
- IN: March 13 – Kelowna – 1451 Bertram St. delays

### 30 Days (Mid-March to Mid-April 2024)

| When     | What                                                      | Description                                                                                                                                                                                                                                       |
|----------|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March 14 | Engagement                                                | <b>Terrace: 2802 - 2812 Tetrault St.</b><br>Virtual community engagement session. 35 permanent supportive homes. Already zoned for use. Total 8 registrations.                                                                                    |
| March 14 | Engagement                                                | <b>Trail: 2039 Riverside Ave.</b><br>Additional in-person engagements for temporary shelter. Neighbour Network (N2) group strongly opposed to new shelter and harm reduction services.                                                            |
| March 18 | Non-profit-led event & news release - opening             | <b>Vancouver: 349 6<sup>th</sup> Ave East (The Aster)</b><br>82 affordable rental units in partnership with Brightside Community Homes Foundation. Funded through Community Housing Fund (CHF).                                                   |
| March 18 | City-led event & news release – groundbreaking            | <b>Richmond: 5491 No. 2 Rd.</b><br>Groundbreaking at Pathways Clubhouse. Project will provide 80 affordable rentals for seniors, families and individuals living with mental health challenges. Funding through the Community Housing Fund (CHF). |
| March 19 | Supportive Housing RTA regulatory changes – Sector Update | <b>Province-wide:</b> Launch of the sector engagement to validate the operational standards.                                                                                                                                                      |

|                |                                                             |                                                                                                                                                                                                               |
|----------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March 19       | Non-profit-led event & news release – opening               | <b>Chilliwack: 46187 Yale Rd. (Paramount)</b><br>66 units of affordable housing for seniors and young adults operated by Chilliwack Community Services. Funded through Community Housing Fund (CHF) and CMHC. |
| March 19       | GCPE-led event & news release – announcement                | <b>Fraser Valley: Community Housing Fund announcement in Surrey</b><br>Announcement of the next round of Community Housing Fund projects resulting from the Aug. 2023 funding call.                           |
| March 20       | Engagement                                                  | <b>Campbell River: 1299 Homewood Rd.</b><br>In-person open house for 40 temporary transitional housing (40 units) funded through HEARTH.                                                                      |
| [New] March 20 | Non-profit-led event & news release – renovation completion | <b>Penticton: 101 Edna Ave.</b><br>Completion of renovations for an 8-bed recovery home for men with addictions. BC Housing provided funding to support renovations.                                          |
| March 20       | GCPE-led event & news release – announcement                | <b>Vancouver Coastal: Community Housing Fund announcement in Vancouver</b><br>Announcement of the next round of Community Housing Fund projects resulting from the Aug. 2023 funding call.                    |
| March 21       | GCPE-led event & news release – announcement                | <b>Vancouver Island: Community Housing Fund announcement in Saanich</b><br>Announcement of the next round of Community Housing Fund projects resulting from the Aug. 2023 funding call.                       |
| March 22       | BCH-led event & news release – announcement                 | <b>Interior &amp; North: Community Housing Fund announcement in Okanagan Falls</b><br>Announcement of the next round of Community Housing Fund projects resulting from the Aug. 2023 funding call.            |
| s.12; s.13     |                                                             |                                                                                                                                                                                                               |



|                      |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| s.12; s.13           |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| March 25             | BCH-led event & news release – First Nation opening | <b>Upper Nicola (near Merritt): Lot 142 IR#3, Douglas Lake Rd.</b><br>26 on-reserve units for Indigenous people, in partnership with the Upper Nicola Band and Upper Nicola Band Housing Society. Funded through Indigenous Housing Fund (IHF) and CMHC (Co-Investment Fund).                                                                                                                                                                                                                                                                                                                                              |
| March 25 or 26 (TBC) | News release & media tour – opening                 | <b>Surrey: 13102 112A Ave</b><br>30 units for youth transitioning out of care operated by the Pacific Community Resource Centre. Funded through CMHC - Rapid Housing Initiative (RHI). BCH providing operating funding.                                                                                                                                                                                                                                                                                                                                                                                                    |
| March 26 (TBC)       | Event, news release & engagement – announcement     | <b>Abbotsford HEART &amp; HEARTH announcement</b><br>Announcement of Homeless Encampment Action Response Team (HEART) & Homeless Encampment Action Response Temporary Housing (HEARTH) MOU with the City of Abbotsford.<br><br><b>1821 Sumas Way (Travelodge)</b><br>Included in announcement: BCH leasing full 60 beds for shelter under HEARTH. Near Lonzo Road shelter site. Light engagement with nearby businesses.<br><br><b>Lonzo Rd. And Sumas Way</b><br>Included in announcement: 50 temporary shelter beds to be operated by Lookout Housing and Health Society. Funded through the Homeless Action Plan (HAP). |
| March 26             | Event & news release – opening                      | <b>Langley: 21201-56 Ave. (Jennie Gagliardi)</b><br>98 affordable rental homes for low- to moderate-income households operated by the Christian Life Assembly Housing Society. Funded through the Community Housing Fund (CHF).                                                                                                                                                                                                                                                                                                                                                                                            |

|                                           |                                                                 |                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March 29 (TBC)                            | News release & engagement – announcement                        | <b>Courtenay: 925 Braidwood St.</b><br>Land purchase closing on March 28 for future 60-unit permanent supportive housing building and 40-bed purpose-built shelter with additional emergency weather response beds, to replace existing CONNECT shelter. Funded through the Supportive Housing Fund (SHF). |
| Late March TBC                            | Engagement                                                      | <b>Chilliwack: 45951 Tretheway Ave.</b><br>Addition of 30 shelter beds at the Chilliwack Wellness Centre. HEARTH funded. Project already leaked, existing negative relationships with local businesses. Engagement to start ASAP alongside new operator Lookout.                                           |
| s.12; s.13                                |                                                                 |                                                                                                                                                                                                                                                                                                            |
| March (TBC)                               | Report                                                          | <b>BC Housing Extreme Heat and Wildfire Smoke Action Plan</b><br>BC Housing will be publishing the report on its website in March – exact timing is flexible. The report is currently with HOUS for review.                                                                                                |
| s.12; s.13                                |                                                                 |                                                                                                                                                                                                                                                                                                            |
| March (TBC)                               | Meeting City of Coquitlam Mayor and Council                     | <b>Coquitlam: səmiqʷəʔelə / Riverview lands</b><br>s.14                                                                                                                                                                                                                                                    |
| Late March (TBC pending occupancy permit) | Possible event, media tour, news release & engagement – opening | <b>Nanaimo: 285 Prideaux St.</b><br>51 units of supportive housing, in partnership with the City of Nanaimo and Connective. Funded through Supportive Housing Fund (SHF).                                                                                                                                  |
| Late March (TBC)                          | Partner event & news release – groundbreaking                   | <b>Vancouver: 738 West 13 (Heather Place B)</b><br>87 units of affordable housing in partnership with Metro Vancouver as per Metro Van/BCH MOU. Project is second phase of larger Heather Place redevelopment <u>initially announced in July</u>                                                           |

|                        |                                                        |                                                                                                                                                                                                                                                                                                                                                  |
|------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |                                                        | <u>2020</u> . Anticipating FPA in early 2024, but timing is in alignment with Metro Vancouver's planned celebration of construction announcement.                                                                                                                                                                                                |
| March (TBC)            | Partner announcement & possible event - groundbreaking | <b>Vancouver: Little Mountain Building AB</b><br>Possible City of Vancouver announcement/event for Little Mountain Building AB, which is municipally owned. Project is 48 units of affordable rentals, with no BC Housing involvement.                                                                                                           |
| Late March/April (TBC) | News release & engagement – announcement               | <b>Prince George: 1575 Queensway (Hardwood Apartments)</b><br>Purchase of 40-unit Hardwood Apartments building to become supportive housing for Indigenous youth. Funded through Supportive Housing Fund (SHF).                                                                                                                                  |
| Late March/April (TBC) | News release – announcement                            | <b>Williams Lake: 98 1 Ave. S (Elks Hall)</b><br>A new 40-bed shelter in partnership with Canadian Mental Health Association Cariboo Chilcotin Branch (CMHACC). Will replace shelter currently operating at the Hamilton Hotel. Statutory Immunity has been approved by the Province - friendly. Funded through Permanent Housing Program (PHP). |
| April 5 (TBC)          | CMHC-led event & news release – groundbreaking         | <b>Port Moody: 296 Angela Dr.</b><br>328 affordable rental units at the Woodland Park redevelopment. Partnership with CMHC.                                                                                                                                                                                                                      |
| April 12 (TBC)         | BCH-led event & news release –opening                  | <b>New Westminster: 831 Carnarvon St.</b><br>66 affordable rental homes in partnership with the Performing Arts Lodge Vancouver. Funded through Affordable Rental Housing (ARH).                                                                                                                                                                 |
| Week of Apr. 15 (TBC)  | BC Builds land bundle news release and event           | <b>Event location: Township of Langley, Township of Langley - 20276 72B Ave.</b><br><br>This announcement would include a bundle of approximately seven sites, as well as the launch of the map on the BC Builds website, and more information available on the website for                                                                      |

|                |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                | <p>potential partners regarding the process to apply for land available.</p> <p>The seven sites include:</p> <ul style="list-style-type: none"> <li>• Elkford – no civic address</li> <li>• Township of Langley - 20276 72B Ave</li> <li>• Township of Langley – 7883 199 St</li> <li>• Township of Langley – 27214 Fraser Hwy &amp; 2992 272 St</li> <li>• Kelowna - 1951 Cross Rd</li> <li>• Kelowna – 155-165 Dougall Rd</li> <li>• Chemainus, North Cowichan – 9800 Willow Street</li> </ul> <p>All sites are municipality owned. BC Builds staff are assessing whether an additional site in Kamloops may be added to this list.</p> |
| April 16 (TBC) | Event & news release – opening | <p><b>Kitimat: Tamitik Women’s Project</b></p> <p>44 beds comprising 12 bed transition house, 12 unit second stage housing and 20 units of permanent affordable housing. Includes daycare with MCFD funding and CMHC seed funding (\$25k). Other partners include Tamitik Status of Women Association and District of Kitimat. Funded through Women’s Transition Housing Fund (WTHF).</p>                                                                                                                                                                                                                                                 |
| April 17 (TBC) | News release – announcement    | <p><b>Provincewide: Secondary Suites launch</b></p> <p>Official launch of the secondary suites program. Applications will now be accepted by BC Housing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

**BC Housing**  
**March Break Weeks - Announcements**  
As of March 13, 2024

**Week of March 18:**

|            |                                                |                                                                                                                                                                                                                                                   |
|------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March 18   | City-led event & news release – groundbreaking | <b>Richmond: 5491 No. 2 Rd.</b><br>Groundbreaking at Pathways Clubhouse. Project will provide 80 affordable rentals for seniors, families and individuals living with mental health challenges. Funding through the Community Housing Fund (CHF). |
| March 18   | Non-profit-led event & news release - opening  | <b>Vancouver: 349 6<sup>th</sup> Ave East (The Aster)</b><br>82 affordable rental units in partnership with Brightside Community Homes Foundation. Funded through Community Housing Fund (CHF).                                                   |
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| s.12; s.13 |                                                |                                                                                                                                                                                                                                                   |
| March 20   | GCPE-led event & news release – announcement   | <b>Vancouver Coastal: Community Housing Fund announcement in Vancouver</b><br>Announcement of the next round of Community Housing Fund projects resulting from the Aug. 2023 funding call.                                                        |
| March 21   | GCPE-led event & news release – announcement   | <b>Vancouver Island: Community Housing Fund announcement in Saanich</b><br>Announcement of the next round of Community Housing Fund projects resulting from the Aug. 2023 funding call.                                                           |

|          |                                             |                                                                                                                                                                                                    |
|----------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March 22 | BCH-led event & news release – announcement | <b>Interior &amp; North: Community Housing Fund announcement in Okanagan Falls</b><br>Announcement of the next round of Community Housing Fund projects resulting from the Aug. 2023 funding call. |
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#### Week of March 25:

|                      |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March 25             | BCH-led event & news release – First Nation opening | <b>Upper Nicola (near Merritt): Lot 142 IR#3, Douglas Lake Rd.</b><br>26 on-reserve units for Indigenous people, in partnership with the Upper Nicola Band and Upper Nicola Band Housing Society. Funded through Indigenous Housing Fund (IHF) and CMHC (Co-Investment Fund).                                                                                                                                                                                                                                                                                                                                              |
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| March 26             | Event & news release – opening                      | <b>Langley: 21201-56 Ave. (Jennie Gagliardi)</b><br>98 affordable rental homes for low- to moderate-income households operated by the Christian Life Assembly Housing Society. Funded through the Community Housing Fund (CHF).                                                                                                                                                                                                                                                                                                                                                                                            |
| March 26 (TBC)       | Event, news release & engagement – announcement     | <b>Abbotsford HEART &amp; HEARTH announcement</b><br>Announcement of Homeless Encampment Action Response Team (HEART) & Homeless Encampment Action Response Temporary Housing (HEARTH) MOU with the City of Abbotsford.<br><br><b>1821 Sumas Way (Travelodge)</b><br>Included in announcement: BCH leasing full 60 beds for shelter under HEARTH. Near Lonzo Road shelter site. Light engagement with nearby businesses.<br><br><b>Lonzo Rd. And Sumas Way</b><br>Included in announcement: 50 temporary shelter beds to be operated by Lookout Housing and Health Society. Funded through the Homeless Action Plan (HAP). |

|                |                                          |                                                                                                                                                                                                                                                                                                            |
|----------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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|----------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**From:** Hope, Melanie HOUS:EX(Melanie.Hope@gov.bc.ca)  
**To:** Frost, Katie HOUS:EX (Katie.Frost@gov.bc.ca)  
**To:** Wren, Anna HOUS:EX (Anna.Wren@gov.bc.ca)  
**Subject:** RE: HOUS Media Request: 925 Braidwood Rd.  
**Sent:** 04/22/2024 20:26:29

Hi Katie,  
I've suggested taking out one sentence which is a little confusing given Johnson St Community was and still is supportive housing, and supportive housing has always been under the RTA.  
Thanks,  
Melanie.

---

**From:** Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>  
**Sent:** Monday, April 22, 2024 1:02 PM  
**To:** Hope, Melanie HOUS:EX <Melanie.Hope@gov.bc.ca>  
**Cc:** Wren, Anna HOUS:EX <Anna.Wren@gov.bc.ca>  
**Subject:** FW: HOUS Media Request: 925 Braidwood Rd.  
**Importance:** High

Hi Melanie,

Do you have any concerns with the addition in red text below? GCPE is hoping to get feedback by 1:30pm. It was noted from someone through approvals that BCH should include some context about Johnson Street:

Spaces for the project on Braidwood Ave. will be allocated through the Coordinated Access and Assessment (CAA) process to achieve a balanced tenant population. Through the CAA process, BC Housing and our partners match ~~vulnerable~~ individuals to homes appropriate to their individual needs and preferences while ensuring a balanced mix of residents in the building.

BC Housing is committed to the safety and well-being of the people we serve. It's important to note that the 844 Johnson St. building in Victoria was very different than most others we support. **s.13**

s.13

The

Province has since made changes to the Residential Tenancy Regulation to provide increased safety for staff and tenants living in supportive housing and mitigate harmful and disruptive guest behavior. Supportive housing is now clearly defined in the RTA and units are now exempted from sections of the Act that prohibit guest policies and wellness checks. Guest policies allow operators to manage who enters the building, and wellness checks permit staff the ability to enter a tenant's room, when needed, as a way to confirm their health, well-being and safety.

---

**From:** Bardi, Alyha GCPE:EX <Alyha.Bardi@gov.bc.ca>  
**Sent:** Monday, April 22, 2024 12:57 PM  
**To:** Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>  
**Cc:** Wren, Anna HOUS:EX <Anna.Wren@gov.bc.ca>  
**Subject:** RE: HOUS Media Request: 925 Braidwood Rd.

Hi Katie,

As I've been running this one through approvals, it was noted that we should acknowledge the current context at 844 Johnson Street. So just wanted to check if there are any concerns about the addition in red below?

I know the sentence I included on it earlier was less comprehensive, and was taken out by Melanie, so just wanted to check if there are any concerns about referring to 844 Johnson Street as well?



If possible, can you let me know by 1:30pm?

Thanks!

---

**From:** Bardi, Alyha GCPE:EX  
**Sent:** Monday, April 22, 2024 9:34 AM  
**To:** Frost, Katie HOUS:EX <[Katie.Frost@gov.bc.ca](mailto:Katie.Frost@gov.bc.ca)>  
**Cc:** Wren, Anna HOUS:EX <[Anna.Wren@gov.bc.ca](mailto:Anna.Wren@gov.bc.ca)>  
**Subject:** RE: HOUS Media Request: 925 Braidwood Rd.

Thanks Katie,

I have applied the suggested change.

FYI, I received some additional background for MO from BCH this morning (in purple). I'll keep running this one through approvals as the added text is not a part of the response to the reporter.

Thanks!

**Alyha Bardi** (*she/her*)  
Public Affairs Officer  
Ministry of Housing  
Government Communications and Public Engagement  
(250) 883-0573 | [alyha.bardi@gov.bc.ca](mailto:alyha.bardi@gov.bc.ca)

---

**From:** Frost, Katie HOUS:EX <[Katie.Frost@gov.bc.ca](mailto:Katie.Frost@gov.bc.ca)>  
**Sent:** Monday, April 22, 2024 9:22 AM  
**To:** Bardi, Alyha GCPE:EX <[Alyha.Bardi@gov.bc.ca](mailto:Alyha.Bardi@gov.bc.ca)>  
**Cc:** Wren, Anna HOUS:EX <[Anna.Wren@gov.bc.ca](mailto:Anna.Wren@gov.bc.ca)>  
**Subject:** RE: HOUS Media Request: 925 Braidwood Rd.

Hi Alyha, please see edits from Melanie below.

Thanks!

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**From:** Bardi, Alyha GCPE:EX <[Alyha.Bardi@gov.bc.ca](mailto:Alyha.Bardi@gov.bc.ca)>  
**Sent:** Monday, April 22, 2024 9:00 AM  
**To:** Frost, Katie HOUS:EX <[Katie.Frost@gov.bc.ca](mailto:Katie.Frost@gov.bc.ca)>  
**Cc:** Wren, Anna HOUS:EX <[Anna.Wren@gov.bc.ca](mailto:Anna.Wren@gov.bc.ca)>  
**Subject:** RE: HOUS Media Request: 925 Braidwood Rd.

Hi Katie,

Please see the below BCH MR for review.

Thanks!

Alyha

**Reporter**

Connor Mcdowell, Reporter  
Comox Valley Record (Courtenay)  
[connor.mcdowell@comoxvalleyrecord.ca](mailto:connor.mcdowell@comoxvalleyrecord.ca)  
s.22

**Deadline 1:30pm**

## Request

We've got news in Courtenay that BC Housing will be building a supportive housing / shelter facility at 925 Braidwood Road. I have two questions about it.

1. I'm interested if there is any planning at this point or thought about which organization BC Housing would want to operate the supportive housing side of the facility. The non-profit, etc.

I ask because BC Housing has the Comox Valley Transition Society operating the 1885 Cliffe Ave. facility. I have been in to talk with a tenant and it was calm. And neighbours after six months said they are quite happy with how it is going. But conversely I have heard that other organizations ran gruesome atmospheres. s.22

s.22 told me of attending weekly the 844 Johnson Rd facility in Victoria in 2020, and that it was nightmarish. This was run by the Portland Hotel Society I believe.

2. And a second question, can you provide any info about the plans for the facility at this stage? Such as land layout? Will the shelter/supportive housing be separate buildings? One building?

I ask because s.22 told me in his experience that people in supportive housing who are working to keep their head down and turn away from drugs (they were classified as "A" in the A-B-C-D categories in Victoria at 844 Johnson he said) were negatively impacted by close proximity to a different-minded people (such as a "C" which he said were actively using drugs for instance). He said after attending the facilities to provide first response 15-20 times a week he saw multiple times people go from A to D, and that close proximity made it challenging for people to steer clear of the life they were trying to leave behind. He's

s.22 asked me to see if the new facility might bring the emergency shelter close to the supportive housing? Any info would be appreciated.

## Background

On March 28, 2024, the Province announced the purchase of land at 925 Braidwood Road in Courtenay with the objective of building 60 supportive units, as well as a 40-bed shelter: [Land bought to support people experiencing homelessness in Courtenay | BC Housing News](#)

844 Johnson Street, opened in 2016. Residents were moved in straight from an encampment. Initially the operator, Portland Hotel Society, asked incoming residents to sign a tenancy agreement. However, they also stipulated that guests were only permitted between 9 a.m. and 10 p.m. The purpose was both to protect staff and to maintain a peaceful night environment.

However, residents complained they were being subjected to unlawful restrictions under the Residential Tenancy Act. A BC Supreme Court ruled in May 2018 that these requirements were unlawful. The operator therefore had no ability to restrict guests from entering the building. There have been a number of criminal incidents there over the years. Since that time, the Ministry has made adjustments to the Residential Tenancy Act that allow operators of supportive housing to implement guest policies / restrict guests, etc. The building has a minimum of three staff on site 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner.

## Recommendation – BCH to provide background

BC Housing will reach out to local businesses and neighbours this spring, ahead of rezoning, to share more information with the community about this project.

Following the rezoning process, BC Housing will issue a Request for Proposals to select an experienced non-profit operator.

Once announced, the operator will reach out to the neighbourhood to foster positive relationships and open communication. They will be responsible for managing the building, the area around the property and providing 24/7 support services to the residents.

The new purpose-built development on Braidwood Road will include built-in security that will make it easier to operate safely, help people get better care and will settle more easily into the neighbourhood.

Spaces for the project on Braidwood Ave. will be allocated through the Coordinated Access and Assessment (CAA) process to achieve a balanced tenant population. Through the CAA process, BC Housing and our partners match vulnerable individuals to homes appropriate to their individual needs and preferences while ensuring a balanced mix of residents in the building.

BC Housing is committed to the safety and wellbeing of the people we serve. It's important to note that the 844 Johnson St. building in Victoria was very different than most others we support. s.13

The Province has since made changes to the Residential Tenancy Regulation to provide increased safety for staff and tenants living in supportive housing and mitigate harmful and disruptive guest behavior. Supportive housing is now clearly defined in the RTA and units are now exempted from sections of the Act that prohibit guest policies and wellness checks. Guest policies allow operators to manage who enters the building, and wellness checks permit staff the ability to enter a tenant's room, when needed, as a way to confirm their health, well-being and safety.

We are working with the Province and partners on comprehensive solutions to address root causes of homelessness and its many challenges. BC Housing and the Province recognize that shelters are not a long-term solution to homelessness, which is why we have nearly 78,000 homes delivered or underway since 2017, including more than 360 homes in Courtenay, which includes approximately 60 supportive homes that will be a part of 925 Braidwood Ave.

We will continue to work with the City of Courtenay and non-profit operator partners to identify new shelter and supportive housing sites for vulnerable people in the community.

**From:** Hope, Melanie HOUS:EX(Melanie.Hope@gov.bc.ca)  
**To:** Frost, Katie HOUS:EX (Katie.Frost@gov.bc.ca)  
**To:** Wren, Anna HOUS:EX (Anna.Wren@gov.bc.ca)  
**Subject:** RE: HOUS Media Request: 925 Braidwood Rd.  
**Sent:** 04/22/2024 16:20:02

The MR looks ok. My only suggestion is to remove the reference to the Johnson St Community in the response.  
Thanks,  
Melanie.

---

**From:** Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>  
**Sent:** Monday, April 22, 2024 9:07 AM  
**To:** Hope, Melanie HOUS:EX <Melanie.Hope@gov.bc.ca>  
**Cc:** Wren, Anna HOUS:EX <Anna.Wren@gov.bc.ca>  
**Subject:** FW: HOUS Media Request: 925 Braidwood Rd.  
**Importance:** High

Good morning, Melanie.

GCPE has sent the below MR on supportive housing at Braidwood for review. Could you please let me know if any concerns with the response? GCPE is hoping to have this back at 9:45am this morning.

Thank you!

---

**From:** Bardi, Alyha GCPE:EX <Alyha.Bardi@gov.bc.ca>  
**Sent:** Monday, April 22, 2024 9:00 AM  
**To:** Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>  
**Cc:** Wren, Anna HOUS:EX <Anna.Wren@gov.bc.ca>  
**Subject:** RE: HOUS Media Request: 925 Braidwood Rd.

Hi Katie,

Please see the below BCH MR for review.

Thanks!  
Alyha

**Reporter**

Connor Mcdowell, Reporter  
Comox Valley Record (Courtenay)  
[connor.mcdowell@comoxvalleyrecord.ca](mailto:connor.mcdowell@comoxvalleyrecord.ca)  
s.22

**Deadline 9:45am**

**Request**

We've got news in Courtenay that BC Housing will be building a supportive housing / shelter facility at 925 Braidwood Road. I have two questions about it.

1. I'm interested if there is any planning at this point or thought about which organization BC Housing would want to operate the supportive housing side of the facility. The non-profit, etc.

I ask because BC Housing has the Comox Valley Transition Society operating the 1885 Cliffe Ave. facility. I have been in to talk with a tenant and it was calm. And neighbours after six months said they are quite happy with how it is going. But conversely I have heard that other organizations ran gruesome atmospheres. A s.22 |

s.22 told me of attending weekly the 844 Johnson Rd facility in Victoria in 2020, and that it was

nightmarish. This was run by the Portland Hotel Society I believe.

2. And a second question, can you provide any info about the plans for the facility at this stage? Such as land layout? Will the shelter/supportive housing be separate buildings? One building?

I ask because s.22

told me in his experience that people in supportive housing who are working to keep their head down and turn away from drugs (they were classified as "A" in the A-B-C-D categories in Victoria at 844 Johnson he said) were negatively impacted by close proximity to a different-minded people (such as a "C" which he said were actively using drugs for instance). He said after attending the facilities to provide first response 15-20 times a week he saw multiple times people go from A to D, and that close proximity made it challenging for people to steer clear of the life they were trying to leave behind. He's

s.22

asked me to see if the new facility might bring the emergency shelter close to the supportive housing? Any info would be appreciated.

### **Background**

On March 28, 2024, the Province announced the purchase of land at 925 Braidwood Road in Courtenay with the objective of building 60 supportive units, as well as a 40-bed shelter: [Land bought to support people experiencing homelessness in Courtenay | BC Housing News](#)

### **Recommendation – BCH to provide background**

BC Housing will reach out to local businesses and neighbours this spring, ahead of rezoning, to share more information with the community about this project.

Following the rezoning process, BC Housing will issue a Request for Proposals to select an experienced non-profit operator.

Once announced, the operator will reach out to the neighbourhood to foster positive relationships and open communication. They will be responsible for managing the building, the area around the property and providing 24/7 support services to the residents.

s.13

s.13

–The

new purpose-built development on Braidwood Road will include built-in security that will make it easier to operate safely, help people get better care and will settle more easily into the neighbourhood.

Spaces for the project on Braidwood Road will be allocated through the Coordinated Access and Assessment (CAA) process to achieve a balanced tenant population.

We are working with the Province and partners on comprehensive solutions to address root causes of homelessness and its many challenges. BC Housing and the Province recognize that shelters are not a long-term solution to homelessness, which is why we have nearly 78,000 homes delivered or underway since 2017, including more than 360 homes in Courtenay, which includes approximately 60 supportive homes that will be a part of 925 Braidwood Ave.

We will continue to work with the City of Courtenay and non-profit operator partners to identify new shelter and supportive housing sites for vulnerable people in the community.

**From:** Hope, Melanie HOUS:EX(Melanie.Hope@gov.bc.ca)  
**To:** Frost, Katie HOUS:EX (Katie.Frost@gov.bc.ca)  
**To:** Wren, Anna HOUS:EX (Anna.Wren@gov.bc.ca)  
**Subject:** RE: For Review: HOUS Media Request: BCH: 925 Braidwood Rd., Courtenay  
**Sent:** 05/02/2024 18:12:55

No concerns. Also appreciate the additional edits that Anna flagged.  
Melanie.

---

**From:** Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>  
**Sent:** Thursday, May 2, 2024 10:52 AM  
**To:** Hope, Melanie HOUS:EX <Melanie.Hope@gov.bc.ca>  
**Cc:** Wren, Anna HOUS:EX <Anna.Wren@gov.bc.ca>  
**Subject:** RE: For Review: HOUS Media Request: BCH: 925 Braidwood Rd., Courtenay  
**Importance:** High

Another suggested edit in red below for wording that Anna flagged.

---

**From:** Frost, Katie HOUS:EX  
**Sent:** Thursday, May 2, 2024 10:44 AM  
**To:** Hope, Melanie HOUS:EX <[Melanie.Hope@gov.bc.ca](mailto:Melanie.Hope@gov.bc.ca)>  
**Cc:** Wren, Anna HOUS:EX <[Anna.Wren@gov.bc.ca](mailto:Anna.Wren@gov.bc.ca)>  
**Subject:** FW: For Review: HOUS Media Request: BCH: 925 Braidwood Rd., Courtenay  
**Importance:** High

Hi Melanie, a supportive housing MR for your review, please. This is due back to GCPE **at noon**. Could you please let me know if any concerns?

Thanks!  
Katie

---

**From:** Butler, Liam GCPE:EX <[Liam.Butler@gov.bc.ca](mailto:Liam.Butler@gov.bc.ca)>  
**Sent:** Thursday, May 2, 2024 10:36 AM  
**To:** Frost, Katie HOUS:EX <[Katie.Frost@gov.bc.ca](mailto:Katie.Frost@gov.bc.ca)>; Wren, Anna HOUS:EX <[Anna.Wren@gov.bc.ca](mailto:Anna.Wren@gov.bc.ca)>  
**Subject:** For Review: HOUS Media Request: BCH: 925 Braidwood Rd., Courtenay

Hi folks,

Please see the below response for your review. Hoping for feedback by noon.

Thank you,  
Liam

**Reporter**

Olivier Laurin, Reporter  
Comox Valley Record (Courtenay)  
[olivier.laurin@comoxvalleyrecord.com](mailto:olivier.laurin@comoxvalleyrecord.com)  
s.22

**Deadline** Thursday, May 2, 2024 2:00 PM

**Request**

Olivier here from the Comox Valley Record.

On April 24, my fellow reporter Connor McDowell reported that Sarah Smith, the Vancouver Island Director of Regional Development at B.C. Housing, informed the Record that there will be several opportunities for the community to engage with B.C. Housing leaders.

This morning, I attended a press conference organized by Neighbours of 925 Braidwood Road. They mentioned that they have yet to hear from any BC Housing official - more than a month after the announcement of this project.

My questions are:

When can they expect to hear back from BC Housing?

In what ways will BC Housing engage with the community?

### **Background for MO:**

Sarah Smith did not speak to the *Comox Valley Record*. Her statements were made as part of a regular City Council meeting which this reporter's colleague quoted in an article.

A letter to neighbours has been drafted to advise of the purchase and to provide information on when upcoming engagement activities will take place (i.e., once drawings are complete, expected later this spring). BCH is waiting on the list of neighbours from the City to facilitate a mailout. The earliest letters could be received is next week, given mailing house processes/timelines.

This project is in very early stages. The first step is schematic design as the team works towards a rezoning intake. The community meeting and opportunity to receive feedback takes place at this time. Feedback will then be incorporated into the final drawings that go to the City for rezoning approval.

Mayor and Council voted unanimously in favour of this site.

### **Recommendation – BCH to provide background**

BC Housing understands the growing need for supportive housing for people experiencing homelessness in communities across the province, including Courtenay. This is why BC Housing has worked closely with the City of Courtenay to review properties that would be suitable to acquire for a new purpose-built shelter and supportive housing.

After careful review of a number of sites with the city and community stakeholders, BC Housing announced it had purchased land at 925 Braidwood Rd. on March 28, 2024.

This project is in very early stages but is being proposed for the development of two buildings: a purpose-built shelter for about 40 people, and a separate purpose-built supportive housing building with approximately 60 units. This project is expected to reduce<sup>s.13</sup> homelessness, better support people in the community and help facilitate the closure of the CONNECT shelter in downtown Courtenay.

We understand the importance of updating the community as this proposed development progresses.<sup>s.13</sup>  
<sup>s.13</sup> BC Housing is committed to reaching out to local businesses and neighbours this spring, ahead of rezoning, to share more information with the community about this project. BC Housing will host engagement opportunities, such as in-person open houses, virtual dialogue sessions, etc., in the coming months as we move into the rezoning process where community members people can learn more about the project. In addition, BC Housing is preparing letters for immediate neighbours that will be sent out shortly. <sup>s.13</sup>

In the interim, a Let's Talk page has been set up at <https://letstalkhousingbc.ca/courtenay-925-braidwood-road> where people can share their feedback.

**From:** Hope, Melanie HOUS:EX(Melanie.Hope@gov.bc.ca)  
**To:** Frost, Katie HOUS:EX (Katie.Frost@gov.bc.ca)  
**To:** Johnston, Kaleigh HOUS:EX (Kaleigh.Johnston@gov.bc.ca)  
**Subject:** RE: For review: NR, QA>Courtenay land purchase for supportive housing / shelter spaces, Thurs. March 28, 2024  
**Sent:** 03/26/2024 16:07:28  
**Attachments:** QA\_Courtenay\_Braidwood\_March 28 2024.docx kf edit.docx,  
NR\_Courtenay\_Braidwood\_March 28 2024.docx kf edit.docx

Hi Katie,  
A few edits in the NR and QAs. I've also noted the explanation for the edits in case they're helpful for GCPE. Happy to discuss further if anyone has questions.  
Melanie.

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**From:** Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>  
**Sent:** Monday, March 25, 2024 1:58 PM  
**To:** Hope, Melanie HOUS:EX <Melanie.Hope@gov.bc.ca>  
**Cc:** Johnston, Kaleigh HOUS:EX <Kaleigh.Johnston@gov.bc.ca>  
**Subject:** FW: For review: NR, QA>Courtenay land purchase for supportive housing / shelter spaces, Thurs. March 28, 2024

Hi Melanie,

Could you please review the attached Courtenay supportive housing announcement materials for any concerns? This is set to go out on Thursday and GCPE is hoping to get these back by tomorrow at 1pm.

Thank you!

---

**From:** Dickau, Jill GCPE:EX <Jill.Dickau@gov.bc.ca>  
**Sent:** Monday, March 25, 2024 1:32 PM  
**To:** Walker, Melia HOUS:EX <Melia.Walker@gov.bc.ca>; Johnston, Kaleigh HOUS:EX <Kaleigh.Johnston@gov.bc.ca>; Frost, Katie HOUS:EX <Katie.Frost@gov.bc.ca>  
**Subject:** For review: NR, QA>Courtenay land purchase for supportive housing / shelter spaces, Thurs. March 28, 2024

Hi team,

Hope you had a good weekend!

Can you please review the attached which is due out on Thursday?

**If possible, by tomorrow at 1 p.m.?**

Thanks,  
Jill

**Jill Dickau**  
Senior Public Affairs Officer | Ministry of Housing  
Government Communications & Public Engagement  
Cell: 250 889-1923  
(she/her)



**CONFIDENTIAL ADVICE – MARCH 28, 2024**

**Supportive housing and temporary shelter space purchase – 925 Braidwood,  
Courtenay  
Questions & Answers**

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**Key messages:**

- We recognize the urgent need to offer safe, indoor shelter to people experiencing homelessness in Courtenay.
- This ongoing homelessness crisis reflects the significant demand for housing and shelter in Courtenay.
- That's why the Province, through BC Housing, has purchased land at 925 Braidwood St. in Courtenay in anticipation of building a proposed supportive housing development and permanent, purpose-built shelter for people experiencing homelessness in the community.
- The new project is proposed to have approximately 60 units of supportive housing and over 40 shelter spaces, plus additional space for people during extreme weather events.
- When vulnerable people have stable housing with supports, they can access things like health care and skills training to help rebuild their lives, supporting healthy and safe communities for everyone.
- The project is part of a \$19-billion housing investment by the B.C. government. Since 2017, the Province has nearly 78,000 homes delivered or underway, including more than 360 in Courtenay.

s.13

**Questions and Answers:**

**1. What are you announcing?**

- The Province, through BC Housing, has purchased 925 Braidwood St. in Courtenay.
- We hope to use the land to build supportive housing with approximately 60 new units, as well as a purpose-built overnight shelter with capacity for 40 beds, plus additional capacity for other community supports.
- The Province, through BC Housing, and City of Courtenay have been working together to review various sites and, together, have agreed this location has good potential for supportive housing and a shelter.

**2. How much is the Province paying?**

- The Province is contributing \$4 million through the Supportive Housing Fund to purchase the land.
- Costs for the future housing on the site will be confirmed at a later date.

**3. Why this site?**

## **CONFIDENTIAL ADVICE – MARCH 28, 2024**

- The 3-acre site is ideal for the two projects in that it has dual frontage along Ryan Road, a busy arterial route with direct access to regular transit, as well as the quieter Braidwood Road.

### **4. Does the land require rezoning?**

- Yes. The land is currently zoned R-4A with previous intended use as private seniors' housing. The property would need to be rezoned for this specific purpose.
- The City of Courtenay also has a covenant on title restricting use to seniors' housing that would need to be removed.

### **5. Were local First Nations engaged?**

- Yes, K'omoks First Nation has agreed to partner with BC Housing on the project and will serve as a design and program consultant.

### **6. Who is the land being purchased from?**

- BC Housing is purchasing the land from Pacific Swell developments, Inc (PacSwell), a private development and property management company.
- PacSwell owns the land and has agreed to sell the site to BC Housing and develop it in partnership with a local builder and local architect.

### **7. When will construction start?**

- Before construction can begin, the site needs to be rezoned and a development permit and building permit needs to be issued.
- s.13; s.16

### **8. Will the CONNECT shelter remain open?**

- No, once the proposed new supportive housing building and shelter open, the City of Courtenay will end its lease at 685 Cliffe Ave. and the CONNECT shelter will close.
- The CONNECT shelter is an ageing building and is not purpose-built as a shelter.

### **9. What other resources will be offered people who stay at these two buildings?**

- Supportive housing through BC Housing includes 24/7 staff on site, as well as meals, laundry service, access to mental health support and community information.

### **10. How can the neighbours ensure they are safe?**

- People who live in shelters and supportive housing include young people, seniors, people with disabilities, people who have experienced trauma or poverty and people who have struggled with the high cost of housing.
- There will be policies and supports in place with this building to foster safety of both the residents and the surrounding community.

CONFIDENTIAL ADVICE – MARCH 28, 2024

- Once announced, the operator of the new building will reach out to the neighbourhood to foster positive relationships and open communication. They would be responsible for managing the building, the area around the property and providing support services to the residents.

11. How many people are experiencing homelessness in Courtenay:

- The number of people sheltering outdoors in Courtenay fluctuates.
- The most recent Point-in-Time Count from 2023 reported 272 individuals experiencing homelessness in Comox Valley.
- There are 59 BC Housing-funded shelter spaces operating in Courtenay that are at or near capacity on a regular basis, particularly in the cooler winter months.
- There are 111 supportive homes across two projects operating in Courtenay that have opened since 2017. All are occupied.
- There are currently more than 133 people on the Supportive Housing Registry waiting for supportive housing in Courtenay and Comox.

12. What else is the Province doing to improve housing affordability in Courtenay?

- This project is part of a \$19-billion housing investment by the B.C. government.
- Since 2017, the Province has nearly 78,000 homes delivered or are underway, with more than 360 open or underway in Courtenay, including this project.

s.13

Homes open or underway in Courtenay (as of Dec. 30, 2023):

| Funding Program                          | Progress |
|------------------------------------------|----------|
| <b>Building BC Programs</b>              |          |
| Affordable Rental Housing Program        | 0        |
| Rapid Response to Homelessness           | 46       |
| Community Housing Fund (CHF)             | 40       |
| Women’s Transition Housing Fund (WTHF)   | 48       |
| Supportive Housing Fund (SHF)            | 0        |
| Indigenous Housing Fund (IHF)            | 0        |
| Homelessness Action Plan (HAP)           | 0        |
| <b>Non-Building BC Programs</b>          |          |
| HousingHub (PRS and AHOP)                | 56       |
| Permanent Housing Plan (PHP)             | 65       |
| COVID-19 Action Plan (Hotel Purchases)   | 0        |
| Shovel Ready Housing Grant (SRH)         | 48       |
| Deepening Affordability (DA)             | 35       |
| Group Homes (GH)                         | 5        |
| Housing Endowment Fund (HEF)             | 21       |
| Provincial Matching of Federal IAH (IAH) | 0        |
| Mental Health Housing (MHH)              | 0        |
| SUBTOTAL                                 | 364      |

CONFIDENTIAL ADVICE – MARCH 28, 2024

|                 |     |
|-----------------|-----|
| Other           |     |
| Student Housing |     |
| Total           | 364 |

-END-

Page 53 of 58 to/à Page 54 of 58

Withheld pursuant to/removed as

s.13

**From:** Will, Meghan HOUS:EX(Meghan.Will@gov.bc.ca)  
**To:** Bardi, Alyha GCPE:EX (Alyha.Bardi@gov.bc.ca)  
**To:** Moran, Jennifer HOUS:EX (Jennifer.L.Moran@gov.bc.ca)  
**Subject:** RE: HOUS Media Request: 925 Braidwood Rd.  
**Sent:** 04/22/2024 18:38:54

Approved

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**From:** Bardi, Alyha GCPE:EX <Alyha.Bardi@gov.bc.ca>  
**Sent:** Monday, April 22, 2024 9:37 AM  
**To:** Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>  
**Cc:** Moran, Jennifer HOUS:EX <Jennifer.L.Moran@gov.bc.ca>  
**Subject:** FW: HOUS Media Request: 925 Braidwood Rd.

Hi Meghan,

Please see the below BCH MR for review, this has been approved by Melanie Hope.

Thanks!  
Alyha

**Reporter**

Connor Mcdowell, Reporter  
Comox Valley Record (Courtenay)  
[connor.mcdowell@comoxvalleyrecord.ca](mailto:connor.mcdowell@comoxvalleyrecord.ca)  
s.22

**Deadline 10:30am**

**Request**

We've got news in Courtenay that BC Housing will be building a supportive housing / shelter facility at 925 Braidwood Road. I have two questions about it.

1. I'm interested if there is any planning at this point or thought about which organization BC Housing would want to operate the supportive housing side of the facility. The non-profit, etc.

I ask because BC Housing has the Comox Valley Transition Society operating the 1885 Cliffe Ave. facility. I have been in to talk with a tenant and it was calm. And neighbours after six months said they are quite happy with how it is going. But conversely I have heard that other organizations ran gruesome atmospheres. A s.22

s.22 told me of attending weekly the 844 Johnson Rd facility in Victoria in 2020, and that it was nightmarish. This was run by the Portland Hotel Society I believe.

2. And a second question, can you provide any info about the plans for the facility at this stage? Such as land layout? Will the shelter/supportive housing be separate buildings? One building?

I ask because s.13 told me in his experience that people in supportive housing who are working to keep their head down and turn away from drugs (they were classified as "A" in the A-B-C-D categories in Victoria at 844 Johnson he said) were negatively impacted by close proximity to a different-minded people (such as a "C" which he said were actively using drugs for instance). He said after attending the facilities to provide first response 15-20 times a week he saw multiple times people go from A to D, and that close proximity made it challenging for people to steer clear of the life they were trying to leave behind. He's

s.22 asked me to see if the new facility might bring the emergency shelter close to the supportive housing? Any info would be appreciated.

**Background**

On March 28, 2024, the Province announced the purchase of land at 925 Braidwood Road in Courtenay with

the objective of building 60 supportive units, as well as a 40-bed shelter: [Land bought to support people experiencing homelessness in Courtenay](#) | [BC Housing News](#)

844 Johnson Street, opened in 2016. Residents were moved in straight from an encampment. Initially the operator, Portland Hotel Society, asked incoming residents to sign a tenancy agreement. However, they also stipulated that guests were only permitted between 9 a.m. and 10 p.m. The purpose was both to protect staff and to maintain a peaceful night environment.

However, residents complained they were being subjected to unlawful restrictions under the Residential Tenancy Act. A BC Supreme Court ruled in May 2018 that these requirements were unlawful. The operator therefore had no ability to restrict guests from entering the building. There have been a number of criminal incidents there over the years. Since that time, the Ministry has made adjustments to the Residential Tenancy Act that allow operators of supportive housing to implement guest policies / restrict guests, etc. The building has a minimum of three staff on site 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner.

#### **Recommendation – BCH to provide background**

BC Housing will reach out to local businesses and neighbours this spring, ahead of rezoning, to share more information with the community about this project.

Following the rezoning process, BC Housing will issue a Request for Proposals to select an experienced non-profit operator.

Once announced, the operator will reach out to the neighbourhood to foster positive relationships and open communication. They will be responsible for managing the building, the area around the property and providing 24/7 support services to the residents. The new purpose-built development on Braidwood Road will include built-in security that will make it easier to operate safely, help people get better care and will settle more easily into the neighbourhood.

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We are working with the Province and partners on comprehensive solutions to address root causes of homelessness and its many challenges. BC Housing and the Province recognize that shelters are not a long-term solution to homelessness, which is why we have nearly 78,000 homes delivered or underway since 2017, including more than 360 homes in Courtenay, which includes approximately 60 supportive homes that will be a part of 925 Braidwood Ave.

We will continue to work with the City of Courtenay and non-profit operator partners to identify new shelter and supportive housing sites for vulnerable people in the community.

**From:** Will, Meghan HOUS:EX(Meghan.Will@gov.bc.ca)  
**To:** Butler, Liam GCPE:EX (Liam.Butler@gov.bc.ca)  
**To:** Moran, Jennifer HOUS:EX (Jennifer.L.Moran@gov.bc.ca)  
**Subject:** RE: For ADM Review: HOUS Media Request: BCH: 925 Braidwood Rd., Courtenay  
**Sent:** 05/02/2024 19:57:00

Approved.

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**From:** Butler, Liam GCPE:EX <Liam.Butler@gov.bc.ca>  
**Sent:** Thursday, May 2, 2024 11:41 AM  
**To:** Will, Meghan HOUS:EX <Meghan.Will@gov.bc.ca>  
**Cc:** Moran, Jennifer HOUS:EX <Jennifer.L.Moran@gov.bc.ca>  
**Subject:** For ADM Review: HOUS Media Request: BCH: 925 Braidwood Rd., Courtenay

Hi Meghan,

Please see the below response for your review. This has been approved by Melanie.

Thank you,  
Liam

**Reporter**

Olivier Laurin, Reporter  
Comox Valley Record (Courtenay)  
[olivier.laurin@comoxvalleyrecord.com](mailto:olivier.laurin@comoxvalleyrecord.com)  
s.22

**Deadline** Thursday, May 2, 2024 2:00 PM

**Request**

Olivier here from the Comox Valley Record.

On April 24, my fellow reporter Connor McDowell reported that Sarah Smith, the Vancouver Island Director of Regional Development at B.C. Housing, informed the Record that there will be several opportunities for the community to engage with B.C. Housing leaders.

This morning, I attended a press conference organized by Neighbours of 925 Braidwood Road. They mentioned that they have yet to hear from any BC Housing official - more than a month after the announcement of this project.

My questions are:  
When can they expect to hear back from BC Housing?  
In what ways will BC Housing engage with the community?

**Background for MO:**

Sarah Smith did not speak to the *Comox Valley Record*. Her statements were made as part of a regular City Council meeting which this reporter's colleague quoted in an article.

A letter to neighbours has been drafted to advise of the purchase and to provide information on when upcoming engagement activities will take place (i.e., once drawings are complete, expected later this spring). BCH is waiting on the list of neighbours from the City to facilitate a mailout. The earliest letters could be received is next week, given mailing house processes/timelines.



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In the interim, a Let's Talk page has been set up at <https://letstalkhousingbc.ca/courtenay-925-braidwood-road> where people can share their feedback.