

Application for Zoning Bylaw Amendment (Rezoning)

925 Braidwood Road (at Ryan Road) Purpose-Built Shelter &
Permanent Supportive Housing

August 28, 2024

Agenda

1. Background
2. Rezoning Application Summary
3. Summary of Engagement to Date
4. Design Changes from Community Engagement
5. Future Design Considerations from Engagement
6. Operations Model
7. Housing Strategy (Ecosystem) in the Comox Valley



Background

- **The 2023 Point-in-Time homeless count for the Comox Valley identified 272 people experiencing homelessness.**
 - **This is a 106% increase from 2020 (132 people).**
- **PRHC (BC Housing) purchased the land in March 2024, following consultation with City staff on the location for a new purpose-built shelter.**

Rezoning Application

- **The rezoning seeks to permit a purpose-built shelter development including connections to health and wellness support services space, a supportive housing development including amenity space and space for future non-market housing on 925 Braidwood.**
- **Rezoning application was submitted in mid-July.**

Building Design – Purpose-Built Shelter

Southern View of Proposed Purpose-Built Shelter – Main Entrance



Building Design – Purpose-Built Shelter



Eastern View of Proposed Purpose-Built Shelter – Staff Entrance

Aerial View

Supportive Housing

Purpose-Built Shelter

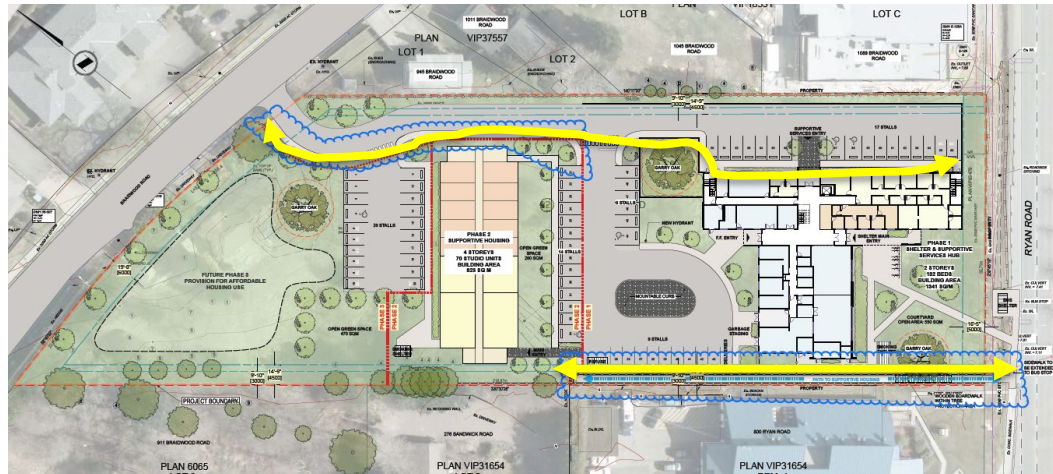
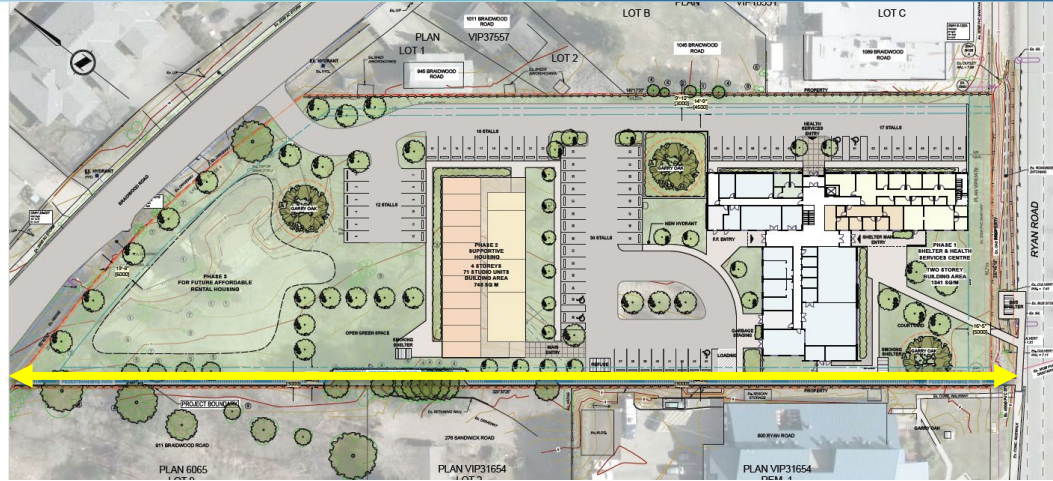
Courtyard



Southern View of Proposed Purpose-Built Shelter and Supportive Housing

Design Changes from Community Engagement

- Pathway redirected from west side lot line to driveway
- Fencing
 - Higher fencing along side lots > 6ft
 - Fencing along Braidwood Rd

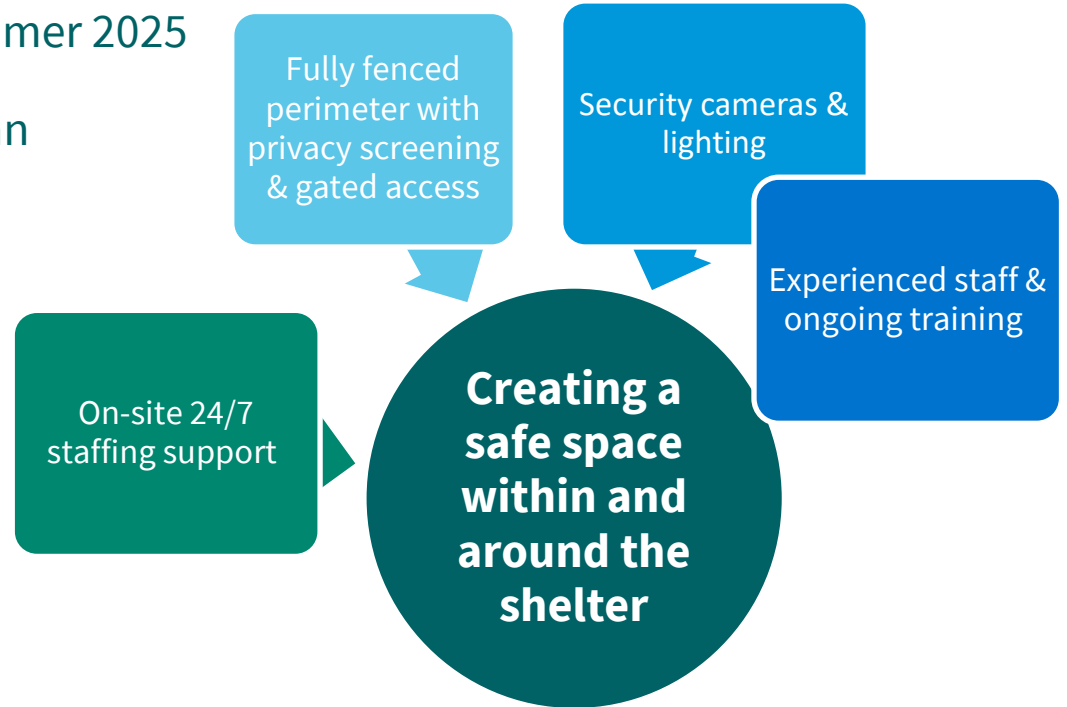


Future Design Considerations from Engagement

- Provide ample shelter guest storage
- Relocation of program space for safety/security
- Gender neutral bathrooms
- Pet-friendly interior spaces

Purpose built shelter Operations Considerations

- Operator selection Spring/Summer 2025
- Neighbourhood Integration Plan



Shelter as a Gateway to Housing



Unsheltered

▶
COORDINATED
ACCESS &
ASSESSMENT

Shelters



▶
TRANSITION TO
NEW SUPPORTIVE
& SUBSIDIZED
HOUSING



Housing with Supports



Subsidized Housing



**Market Rentals with
Supported Rent
Supplements**

BC Housing in Courtenay & Comox

Address	Units	Type of Housing	Partner
Naut'sa mawt, 1679 McPhee Ave., Courtenay	40	Affordable Rental Housing	Wachiy Friendship Centre Society
810 Braidwood, Courtenay	35	Affordable Rental Housing	M'akola Housing Society
1885 Cliffe Ave. (former Super 8), Courtenay	65	Supportive Housing	Comox Valley Transition Society
The Junction, 988 8th St., Courtenay	46	Supportive Housing	Lookout Society (formerly John Howard)
The Residences, 621 Crowne Isle Blvd., Courtenay	56	Middle income rentals	Westurban Developments
2700 Mission Road, Courtenay	48	Low to Middle Income Rentals	Comox Valley Transition Society
Darry's Place, Confidential Address, Courtenay	40	Women Leaving Violence	Comox Valley Transition Society
Confidential Address	8	Women Leaving Violence	Comox Valley Transition Society

BC Housing in Courtenay & Comox (cont'd)

Address	Units	Type of Housing	Partner
Aspen View, 695 Aspen Rd. and Murrelet Dr., Comox	6	Affordable Rental Housing	M'akola Housing Society
Cypress Gardens, 1582 Balmoral Ave, Comox	52	Affordable Rental Housing	Comox Valley Affordable Housing Society
Various addresses (3), Courtenay & Comox	10	Group Homes	Various
The Views, 2137 Comox Ave, Comox	156	Long term care for seniors	Providence Living
1375 Piercy Ave.	12	Habitat for Humanity	Habitat for Humanity Vancouver Island North Society
1679 McPhee Ave.	40	Community Housing Fund	Wachiay Friendship Centre Society
Lot 3, 2700 Mission Rd.	48	Affordable Rental Housing	Comox Valley Transition Society
1330 Lake Trail Rd, Courtenay	9	Affordable Home Ownership	Habitat for Humanity
1375 Piercy Dr., Courtenay	12	Affordable Home Ownership	Habitat for Humanity

Community Relations Inbox – Commonly Asked Questions

Safety and Security: How will the neighbourhood remain safe?

- Safety of the residents, staff and surrounding community is always our top priority.
- One of the most important safety features for any project is 24/7 staffing by experienced professionals.
- BC Housing Design and Construction Standards considers Crime Prevention through Environmental Design (CPTED) in all new purpose-built shelters and supportive housing.
- Features are included such as maximizing views of parking areas, entrances, sidewalks and other public spaces, and would include security features, such as cameras, fob entry, fencing, gates and lighting.

Community Relations Inbox – Commonly Asked Questions

Storage/Site Cleanliness: Will tenting/people sleeping outside be allowed on the property? (i.e., ‘overflow’)

- The operator is responsible for managing and maintaining the property itself. Our Operators, and BC Housing, are committed to being good neighbours and keeping property maintained, just as any other resident in the neighborhood would keep their own property clean and tidy.
- Many of our housing sites also have Clean Teams, which employ supportive housing residents to do sweeps in the neighbourhood for any litter.

Community Relations Inbox – Commonly Asked Questions

**Substance-Use: Will residents/guests be able to consume substances on site?
How will this be controlled?**

- This is up to the operator to determine; however, the building will adhere to all health and bylaw restrictions for common areas, and as best practice, there is a designated outdoor smoking area.
- There will be a contained, designated space for smoking built into the design.

Community Relations Inbox – Commonly Asked Questions

CONNECT Shelter: How will this site differ from the current CONNECT shelter? What will happen to the CONNECT shelter?

- The new shelter on Braidwood Road will be quite different than the CONNECT Warming Centre at 685 Cliffe Avenue, which is not purpose-built for this use and is in a building that is aging. The new shelter will be a purpose-built shelter that is thoughtfully and intentionally designed with neighbourhood integration in mind.
- The CONNECT Warming Centre, operated by Comox Valley Transition Society, is located in a City owned building. The City has advised of its plans to end the lease as the building is aging and not appropriate for long-term use as a shelter.

Questions?

communityrelations@bchousing.org

letstalkhousingbc.ca/courtenay-925-braidwood-road