

# Welcome to our Community Open House

**Thank you**  
**for joining us to learn more about**  
**the housing project planned for**  
**2365 - 2371 Kelly Avenue**  
**Port Coquitlam**

We acknowledge that we are gathered – and the project we are discussing is also located – on the unceded traditional territory of the kʷikʷəł̓əm (Kwikwetlem First Nation).

**We offer gratitude to the kʷikʷəł̓əm who have lived on these lands since time immemorial.**



**BC HOUSING**



# Please remember: You are entering people's homes.

## We ask that all participants:



**Use respectful,  
people-first  
language.**

*(e.g. **People** with  
mental health  
conditions, **people** at  
risk of homelessness)*



**Do not ask  
residents about  
any personal  
information.**

*(e.g. diagnosis,  
economic situation)*



**Treat residents  
and their  
homes with  
consideration  
and respect.**



**Do not take  
photos or  
videos.**

**Maplewood Manor  
is a New View Society  
building that provides  
long-term rental homes for  
people living with mental  
health conditions.**

*It opened in 1990  
with support from BC Housing.*

**The housing project at  
2365 - 2371 Kelly Avenue  
would be very similar to  
Maplewood Manor.**





# Project Site

2365 - 2371  
Kelly Avenue  
Port Coquitlam



**Proposed**  
**6-storey building**  
**74 long-term rental homes**

2365 - 2371 Kelly Avenue

New View Society - Maplewood Manor

New View Society Clubhouse

## Why this location?

### **It's available.**

There is an urgent need for this type of housing in the community, and available land that is suitable for development is in short supply in the region.

### **It provides access to the New View Society's Clubhouse.**

The site is a 15-minute walk from New View Society's Clubhouse at 2050 Mary Hill Road, where residents can access programs and services, such as skills development tech support, employment service training, as well as volunteer and employment opportunities and social connections.

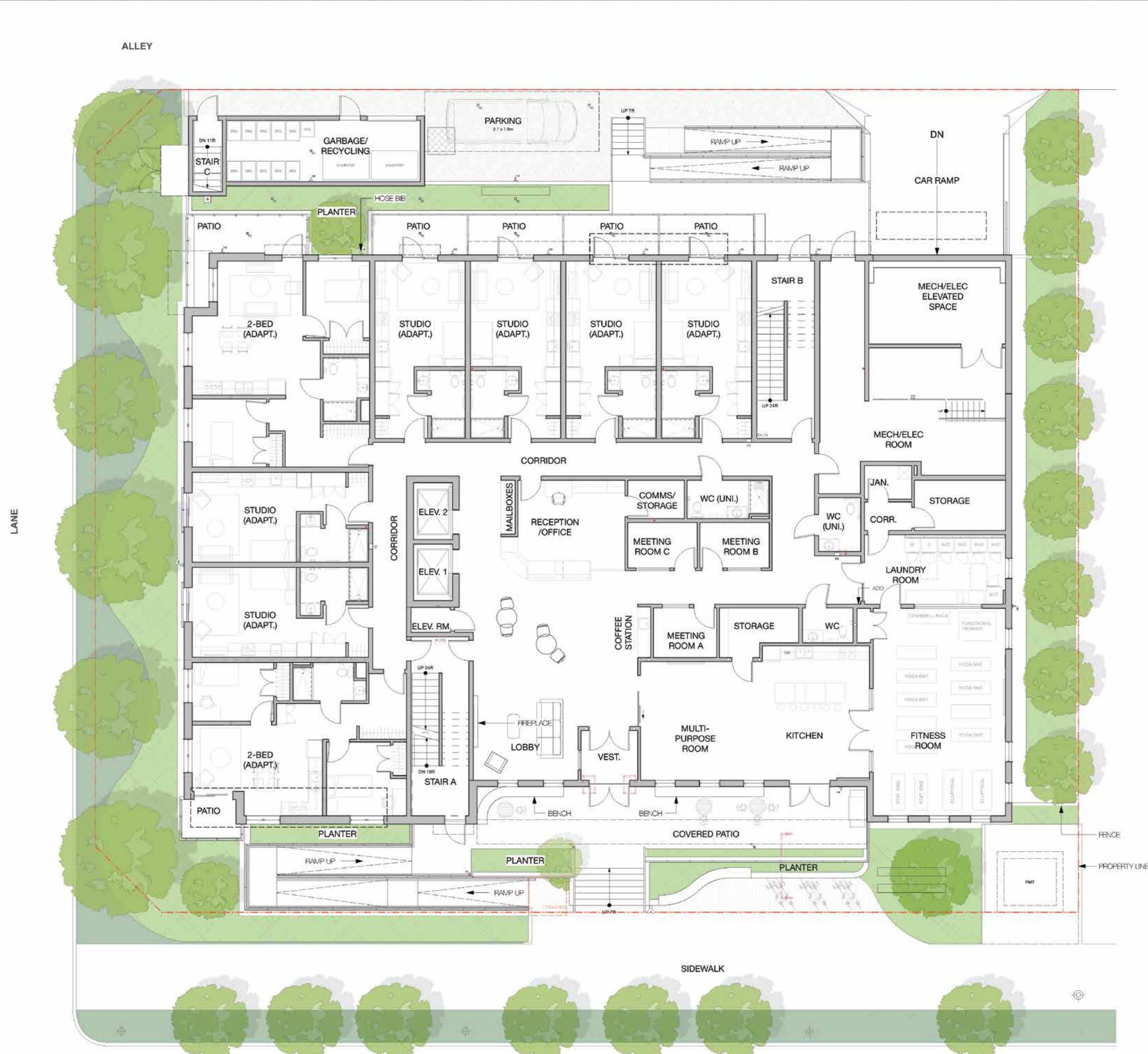
### **It provides great proximity to amenities.**

The site is also close to other services, amenities and transit. These things are essential for people who are working towards a healthy, stable life.



# 2365 - 2371 Kelly Avenue

## Housing concept drawings



Communal kitchen to fitness room concept.

Building lobby concept.



Designs subject to change.



Ron Hart Architecture

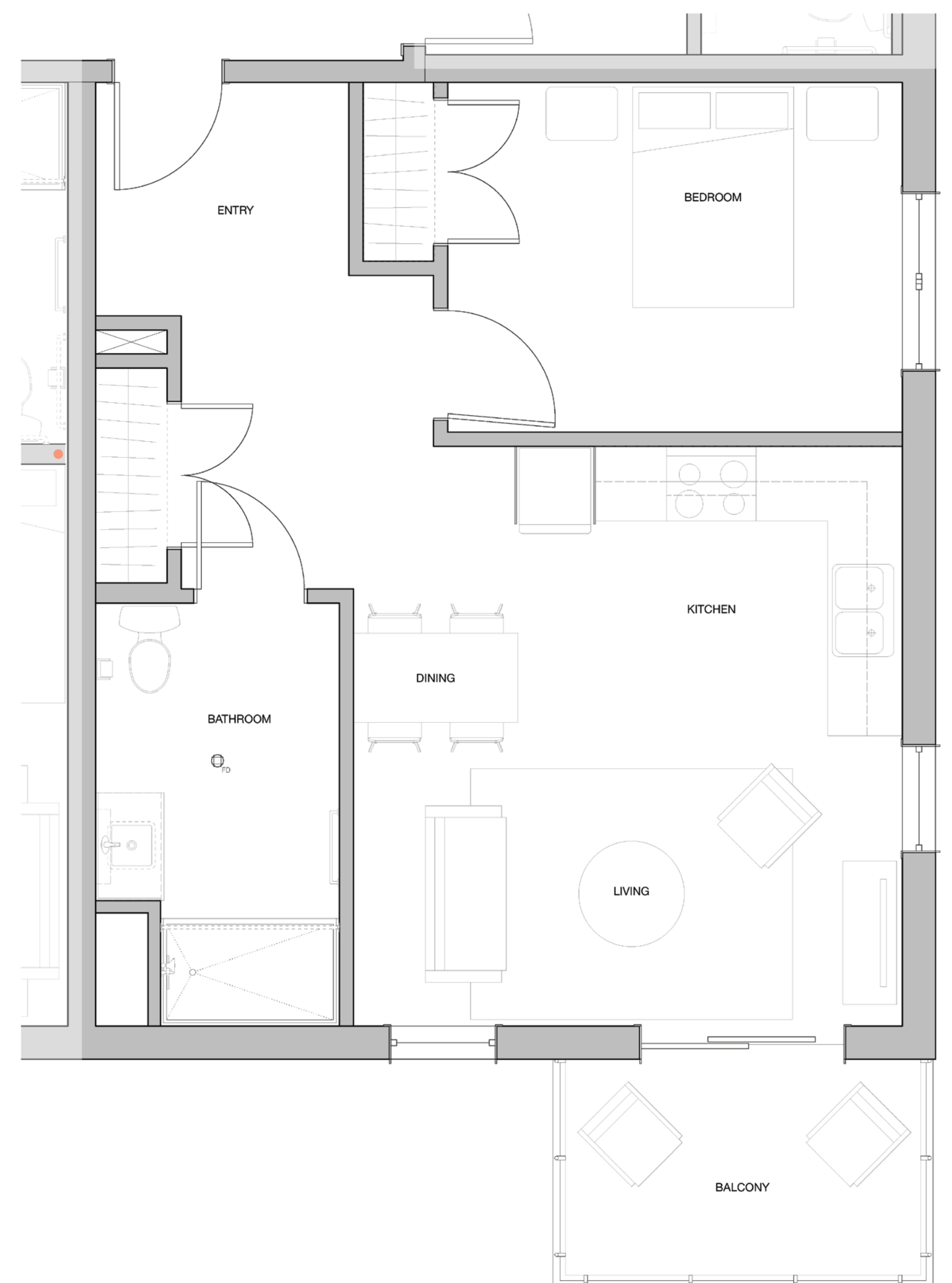


# Typical Floor Plans

## Studio, One & Two Bedroom Suites



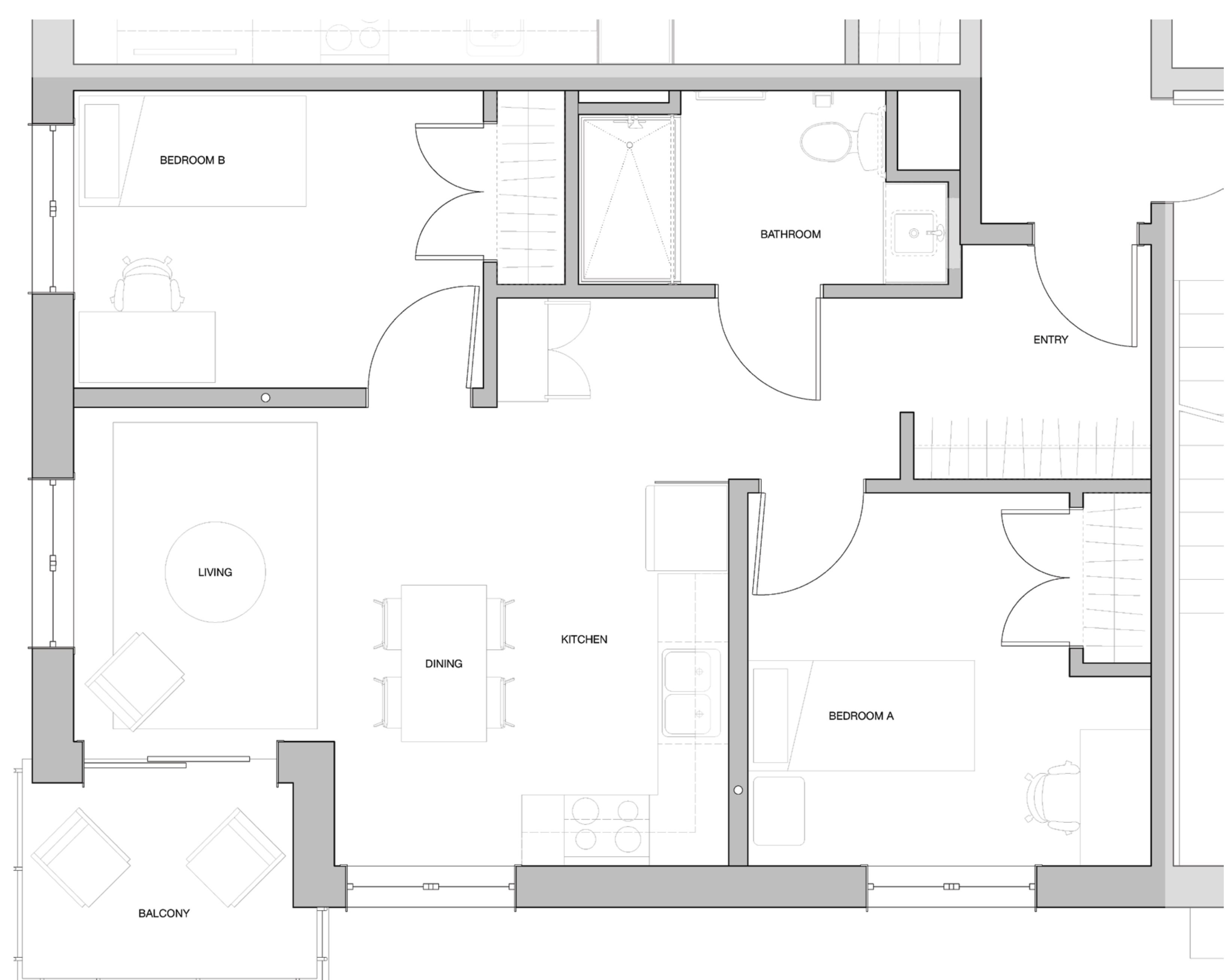
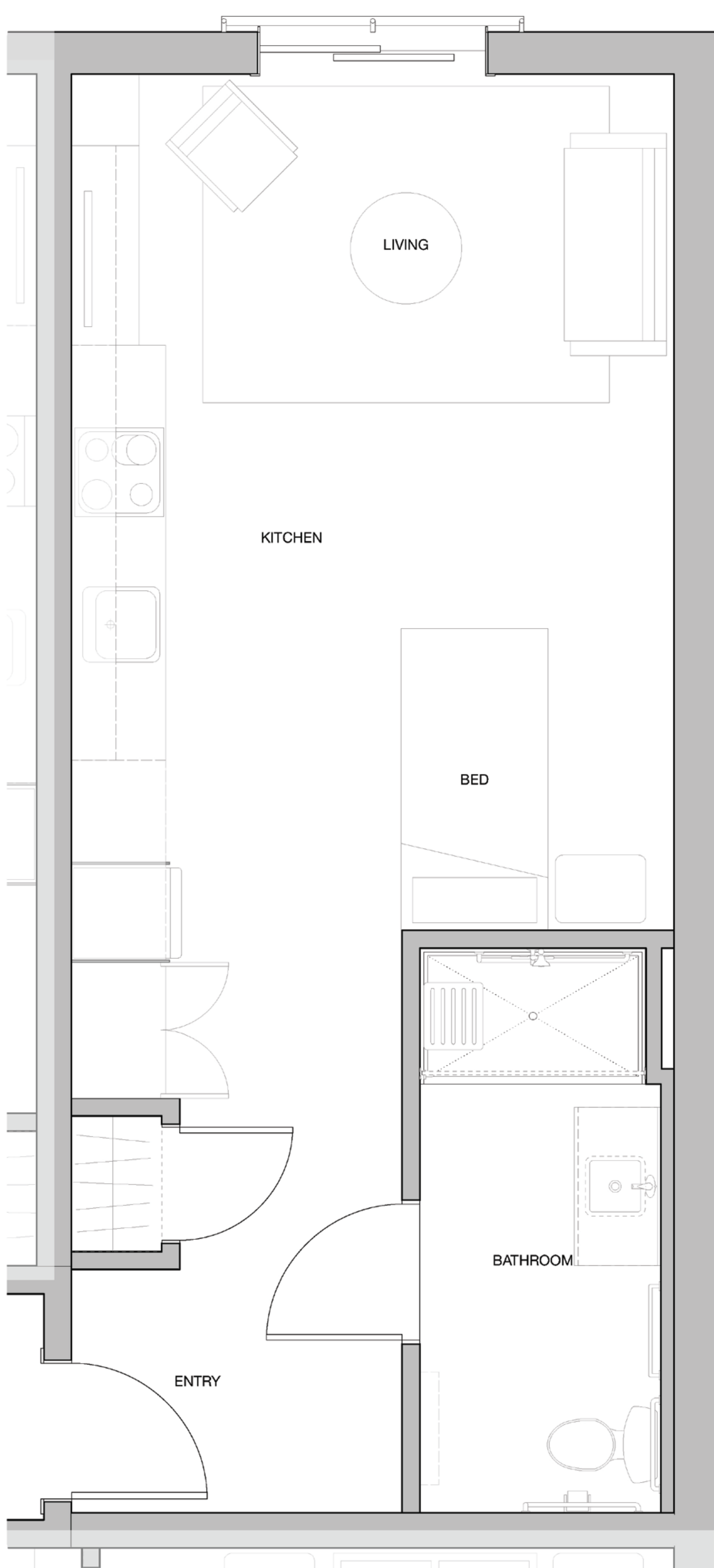
Suite concept rendering.



← Studio Unit

One-Bedroom Unit →

Two Bedroom Unit ↓



Designs subject to change.



Ron Hart Architecture



# Project Timeline

**June 2021**

**BC Housing purchased the site at 2365 - 2371 Kelly Avenue**

Government of BC news release.  
Fact sheets mailed to more than 900 neighbours within 120 metres of the project site. Let's Talk Housing BC webpage published.

**August 2023**

**Existing structure demolished**

Update letter hand-delivered to neighbours before demolition.

**September 2024**

**BC Housing submitted a Development Permit Application**

Update letter hand-delivered to neighbours before Development Permit submission.

**May 28, 2025**

Letter mailed to direct neighbours regarding potential request for site access and crane swing agreements.

**August 14, 2025**

**Invitation to Open House**

Project update letter and Community Open House invitation mailed to over 1,700 community members within 200 metres of the project site.



**September 4, 2025**

**Community Open House**

**Before Spring 2026**

**Estimated construction start**

**BC Housing and New View Society will share development updates with neighbours and keep lines of communication open throughout this project.**

*BC Housing will follow all City of Port Coquitlam bylaws and development requirements.  
These timelines are estimated and may shift.*



# Residents

## Who will be living here?

- ▶ Residents of the local community
- ▶ Living with mental health conditions
- ▶ Able to live relatively independently
- ▶ Low-income adults at risk of homelessness
- ▶ Willing to commit to ongoing involvement with a mental health support team

Many of the potential residents are currently living in unaffordable market rentals independently in the community and already access mental health services through New View Society.

**The opportunity to live in affordable housing can relieve financial stress and contribute to increased mental wellness.**

## Multi-Stage Assessment Process

### Application Review

- Evaluation of current housing status, income and support networks
- Assessment of readiness for independent living
- Applicant's agreement to uphold housing expectations, including monthly suite inspections and positive engagement in the tenant community

### Interview

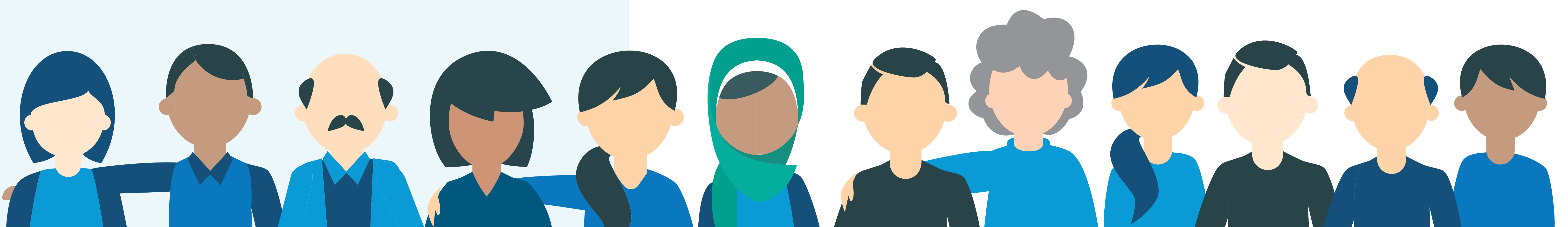
- Applicants complete a detailed interview with New View Society's Housing Department to assess their ability to live independently in this setting.

### Familiarity with New View Society

- Many applicants are already familiar with New View Society through their participation in their programs. Their housing readiness has been observed and supported by the New View Society team over time.

### Tenancy Agreement

### Rent is geared to income





# Services

Aligning with New View Society's mission, the vision is for these homes to support people who can live relatively independently, with the availability of some on-site and off-site services for residents.

New View Society plans to work closely with Fraser Health to ensure programming and services align with resident needs.

## ► Housing

Residents will live in self-contained apartments with access to:

- Laundry facilities
- Accessibility features
- Fitness room

## ► Programming

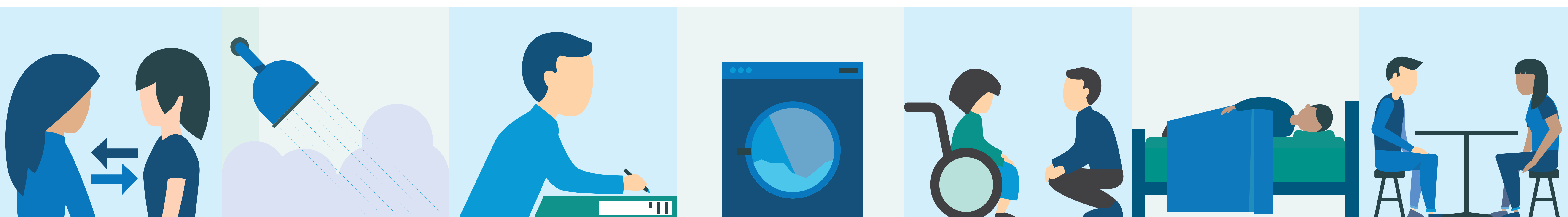
Residents will have access to New View Society's Clubhouse at 2050 Mary Hill Road where they can access programs and services such as:

## ► Mental Health

Community-based mental health professionals will have access to the building to deliver on-site and off-site services, such as:

- Life skills training
- Mental health support
- Skill development programs

- Skills development
- Tech support
- Employment service training
- Volunteer and employment opportunities
- Social connections



**NOTE: This housing will not provide emergency shelter or drop-in services.**



# Site Safety

**New View Society operates similar affordable housing for people living with mental health conditions in the region.**  
All of these buildings operate successfully without safety and security issues affecting the community.

**BC Housing has developed a wide variety of social housing across the Province.**

A great majority operates successfully without safety and security issues affecting the community.

## DESIGN FEATURES

BC Housing will apply Crime Prevention through Environmental Design (CPTED) practices throughout this development. This includes security measure such as fenced grounds, controlled access, 24/7 staffed reception, security cameras and lighting.

## EXPERIENCE

New View Society has more than 50 years of experience providing mental health services in Port Coquitlam and the Tri-Cities.

## PROPERTY MAINTENANCE

Professional staff will maintain the building and property.



## TRAINED STAFF

All client-facing staff are required to have First Aid and CPR certifications, vulnerable population's criminal record clearance, as well as related experience in practice of recovery and psychosocial rehabilitation. They must also participate in mandatory trainings, including crisis intervention, suicide prevention, and diversity and inclusion.

## GOOD NEIGHBOURS

We will share direct contact information for New View Society staff with neighbours. Staff commit to working with residents and the surrounding community on an ongoing basis to address any concerns quickly and collaboratively.





# Housing Operator

## New View Society



**New View Society has worked in partnership with BC Housing for over 30 years.**

**New View Society owns and manages six properties in the region that offers members secure, affordable housing to support their journey in recovery.**

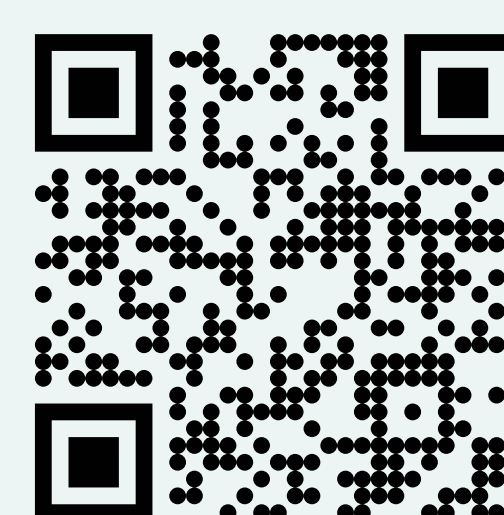
### Their Purpose:

To create an environment for **growth and recovery** for people challenged by mental illness by:

- Supporting an individual's choice to live, work, learn and be part of their community
- Promoting recovery in a friendly, safe and supportive environment
- Being a flexible and caring Society dedicated to mental wellness
- Providing housing, employment, social and personal growth opportunities

### Their Services:

- Are recovery focused
- Put the individual (not the illness) at the center of their recovery
- Are holistic, supporting members in all areas of life: housing, employment and social recreation
- Founded on:
  - The philosophy of Psychosocial Rehabilitation
  - Mental Health Commission of Canada's Guidelines for Recovery Oriented Practice



New View Society was established in 1973 in response to the deinstitutionalization of patients from Riverview Psychiatric Hospital. Many previous Riverview patients were living in the community and needed social, recreational and work programs to assist them with community integration.

[newviewsociety.org](http://newviewsociety.org)





# Meet here for a guided tour of the building

**Please note:**  
**You are entering  
people's homes.**

**We ask that participants  
treat residents and their  
homes with consideration  
and respect.**



**Please do not take  
photos or videos.**



**Do not ask residents  
about any personal  
information**

*(e.g. diagnosis, economic situation)*



# Thank you for joining us.

## Stay in touch



### Visit our Website

To stay informed of any updates about this project please visit:  
**[letstalkhousingbc.ca/port-coquitlam-kelly-avenue](http://letstalkhousingbc.ca/port-coquitlam-kelly-avenue)**



### Email Us

If you have any questions about this project, please contact BC Housing:  
**[communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)**



### Complete a Survey

Project partners will consider all community feedback to help support the inclusion of the housing into the neighbourhood.

