



Communications and Engagement Summary Report

Supportive Housing & Affordable Rental Housing
39900 Government Road, Squamish

June - July 2025

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Purpose of the Report

This report provides an overview of communications and neighbourhood engagement during June and July 2025 regarding the proposed supportive housing and affordable rental housing development at 39900 Government Road in Squamish. It shares how the community was engaged, key themes that emerged, and addresses common questions and concerns.

This report was submitted to the District of Squamish on October 1, 2025.

Project Overview

BC Housing, Squamish Community Housing Society (Housing Squamish) and Squamish Helping Hands Society (SHHS), in partnership with the District of Squamish, are proposing to build approximately 165 new homes at 39900 Government Road and Centennial Way. This project is a part of our effort to build much-needed rental homes for Squamish residents across a range of incomes.

At this site, there would be two buildings. The first building would have approximately 60 to 65 supportive homes, and the second building would have approximately 100 affordable rental homes.

The **supportive housing building** would provide studio homes to local adults (19+) including seniors and people with disabilities or any others who need supports to maintain stable housing. SHHS would manage this building and provide services to their residents. This project is being funded through the Province's *Supportive Housing Fund*.

The **affordable rental building** would provide proximately 100 homes, including studios, one-, two- and three- bedroom apartments. The property would provide secure homes for rent to low- and moderate- income households in Squamish, prioritizing seniors, people with disabilities, and families. The proposed housing mix includes 20% of units offered at Deep Subsidy rates, 50% as Rent Geared to Income (RGI), and 30% at Market Rate. Residents would need to meet income and household size criteria and be able to live independently without on-site supports. Housing Squamish would manage the affordable rental and has applied to the Province's *Community Housing Fund* for this project. This funding is not yet confirmed.

Communications and Engagement Partners

BC Housing

- Vanessa Wong, Senior Manager of Development Services, Vancouver Coastal
- Gillian Child, Coordinated Access and Assessment Manager
- Michelle Wright, Supportive Housing Advisor
- Jennifer Giesbrecht, Manager, Project and Community Engagement
- Jason Lee, Senior Communications Advisor, Project and Community Engagement
- Alexia Diablo, Senior Communications Specialist, Project and Community Engagement
- Jessica Dela Cruz, Administrative Coordinator, Community and Stakeholder Engagement

District of Squamish

- Christina Moore, Director of Communications
- Jonas Velaniskis, Director of Development Services
- Neil Plumb, Director of Real Estate
- Rachel Boguski, Manager of Communications
- Nav Triplett, Real Estate Portfolio Manager
- Fiona Rayher, Public Engagement Specialist

Affordable Rental Housing Operator: The Squamish Community Housing Society (Housing Squamish)

- Sarah Ellis, Executive Director
- Carol Coffey, Society Operations Manager

Supportive Housing Operator: Squamish Helping Hands Society (SHHS)

- Lori Pyne, Executive Director
- Karen Berrisford, Director of Operations
- Amber Cowie, Fundraising Director

CPA Development Consultants

- Casey Clerkson, Principal
- Lindsey Fraser, Development Manager
- Patrik Hunter, Development Coordinator

Facilitator: ISL Engineering and Land Services – for Neighbour Information Session on Monday, June 23, 2025.

- Sarah Beer, Community Engagement Strategist

Overview of Neighbour Communications

Let's Talk Housing BC website launch – June 4, 2025

On June 4, 2025, BC Housing published a [Let's Talk Housing BC webpage](#) sharing information about the project. A link to this webpage was shared in our project notification letters and through media advertisements. This page also provides a link to a [Community FAQ](#), where community members can find answers to common questions about the proposed development. The website will continue to serve as a central hub for updates and engagement opportunities as the project progresses.

Project notification letters – June 4, 2025

On June 4, 2025, the District of Squamish mailed or emailed a total of **190** project notification letters and invitation postcards to the following groups of neighbours:

- Residents of the mobile home park at 39884 Government Road who share a property line with the project site (**APPENDIX A**).
- Addresses within 100 meters of the site (**APPENDIX B**). This mailing radius is consistent with the District of Squamish Planning Department's notification policy.
- Riverstones Complex – 39858 Government Road – individual addresses are private; the letter was emailed to strata management to share with tenants (**APPENDIX B**).

This communication included:

- An introduction to the proposed supportive housing and affordable rental housing development
- Information about each of the proposed buildings to be located on this site
- A link to the Let's Talk Housing BC project webpage
- A direct email address for questions (communityrelations@bchousing.org)
- A postcard inviting recipients to neighbour/community information sessions to be held on June 23 and 25, 2025.

Media advertisements

On June 12 and June 19, 2025, *The Squamish Chief* newspaper ran quarter-page advertisements to inform the public about neighbour/community information sessions regarding this project to be held on June 23 and 25, 2025. (**APPENDIX C**).

BC Housing Community Relations inbox

BC Housing's Community Relations inbox (communityrelations@bchousing.org) received a total of **24** email inquiries between June 4 and August 1, 2025.

- Tone:
 - Neutral and/or inquisitive emails: 38%
 - Unsupportive/negative emails: 58%
 - Supportive/positive email: 4%
- Theme:
 - Community safety: 50%
 - Community engagement: 42%
 - Development: 8%

Overview of Information Sessions

Neighbour Information Session

Monday, June 23, 2025, 6:00 p.m. – 7:30 p.m. - Mamquam Elementary School

Purpose: To provide an opportunity for direct engagement with neighbours who share a property line with this project.

Attendance: 7 neighbours

Description: During this session, direct neighbours of the project site were invited to view information on poster boards (**APPENDIX E**) and speak one-on-one with project representatives to ask questions, share concerns, and gain clarity on site-specific considerations.

Representatives from BC Housing, District of Squamish, SHHS, Housing Squamish and CPA Development Consultants participated in this session. Sarah Beer of ISL Engineering and Land Services facilitated the session to help guide conversations, ensure all voices were heard, and foster a respectful and inclusive environment.

Community Information Session

Wednesday, June 25, 2025, 6:00 p.m. – 8:00 p.m. - Mamquam Elementary School

Purpose: To provide an opportunity for members of the wider Squamish community to learn more about the proposed project and speak directly with project representatives.

Attendance: 66 neighbours and community members

Description: During this session, community members were invited to view information on poster boards (**APPENDIX E**) and speak one-on-one with project representatives to ask questions, share concerns, and gain clarity on site-specific considerations.

Representatives from BC Housing, District of Squamish, SHHS, Housing Squamish and CPA Development Consultants participated in this session.

Post-engagement survey and comment form

BC Housing provided all information session participants with an opportunity to complete a survey and comment form online or by paper. We collected a total of **76 responses** before the survey closed on Saturday, June 28, 2025, at 11:59 pm. A summary of the survey results is available in **APPENDIX D**.

Project partners will consider all community engagement and feedback to help support the integration of these new homes and residents into the neighbourhood.

What We Heard

The following is a summary of topics raised by community members throughout the engagement period and responses provided by BC Housing and project partners.

Topic 1: Residents of supportive housing

- Questions and concerns around who would live in the supportive housing building
- Interest in the resident selection process
- Questions around rules or expectations for residents, including around substance use
- Interest in what kinds of supports will be available on-site
- Questions about how the housing will be managed to help residents succeed and integrate into the neighbourhood
- Questions around rules or expectations for residents, including around substance use

Response: Residents of supportive housing

In the supportive housing building, residents would be single adults (19+) of all genders, including seniors, people with disabilities or any others who need supports to maintain stable housing.

Many supportive housing residents have successfully stabilized their lives, become contributing community members, and have formed positive relationships with neighbours. To see real-life examples and hear directly from residents and community members, watch these short videos highlighting how supportive housing operates in communities across B.C.:

- [Bridges Supportive Housing - Quesnel, B.C.](#)
- [My Place Supportive Housing - Vernon B.C.](#)
- [Orca Place Supportive Housing - Parksville, B.C.](#)

Response: Resident selection process

BC Housing, Squamish Helping Hands Society and community partners would work together to assess potential residents and offer homes to people to match their individual needs and supports available. These supports could include life skills training, employment assistance, and help with accessing a range of social and health care services. This process considers vulnerability in the community, neighbourhood considerations, accessibility to services, the housing operator's experience and mandates to help ensure residents are set up for success and more likely to remain housed.

Response: Resident expectations

All residents of supportive housing would sign a program agreement that outlines expectations for respectful behaviour toward neighbours, staff, and one another.

Response: Support services

Each supportive housing resident would receive personal service plans to further develop skills and work towards achieving their goals. Residents would have access to services including life-skills training, connections to primary health care, mental health and/or treatment for substance use disorders, as well as employment programming. A commitment to continued case planning and goal setting is often required by the housing operator. Additional supports provided to residents of this building include daily meals, wellness checks and programming that helps with emotional well-being and social connection including writing groups, art therapy, and movie nights.

Response: Substance use and supportive housing

Supportive housing follows a harm reduction approach, which means residents are not required to abstain from substance use to access or maintain their housing. Harm reduction is an important and life-saving health care practice. It aims to educate people about how to keep themselves safe and

minimize death, disease and injury from any activity or behavior that involves risk. Harm reduction programs and services are proven to not only reduce harms such as infections, injuries, and deaths, they have also been proven to increase social and vocational functioning, and to reduce public disruption.

SHHS staff will not supply Illicit or illegal substances to residents of the supportive housing building. Staff may support residents to use various medications as prescribed by a physician or nurse practitioner and as part of a residents' personal care plan. A monitoring room will be available to residents only and monitored by staff who are on site 24/7. This space is not for public access or use and would be located inside the building and is intended solely to support the health and safety of residents.

Topic 2: Differences between supportive housing, shelter and transitional housing

- Questions and concerns about how the proposed supportive housing at 39900 Government Road differs from the existing services offered at Under One Roof in Downtown Squamish.

Response: Key differences between Under One Roof and supportive housing

Permanent supportive housing offers secure, long-term homes for people who are experiencing or at risk of homelessness and need ongoing supports to maintain housing stability. The 40 units of transitional housing at Under One Roof are designed to provide temporary shelter and services intended to help people move towards permanent housing, including supportive housing.

Unlike transitional housing, residents of permanent supportive housing rent their own self-contained studio apartment. They have access to 24/7 on-site staff support to help them stay housed and connected to health and community services.

Permanent supportive housing does not provide an emergency shelter or drop-in services such as the programs and services offered at Under One Roof.

The table below outlines the key differences between emergency shelter, transitional housing, and supportive housing to help clarify how each model operates and who it is designed to serve.

Feature	Under One Roof	Proposed Permanent Supportive Housing at 39900 Government Road
Type of Housing	Emergency shelter and transitional housing	Permanent supportive housing
Access Model	Drop-in and low-barrier access	Residents only; no drop-in services
Purpose	Meets urgent housing and health needs	Provides long-term housing with supports to help residents stay housed
Housing Duration	Short-term (shelter beds and transitional homes)	Long-term, permanent homes
Resident Support	Meals, hygiene, outreach, and basic services	24/7 on-site staff, personal service plans, connection to health and community services
Rent	Shelter: no rent; Transitional: may vary	Residents pay deeply affordable rent for private units
Living Space	Semi-private sleeping areas (shelter); temporary private units (transitional)	Residents rent their own private unit
Community Services	Food bank and public overdose prevention site (OPS) nearby	No public services: supports are for residents only

Goal	Stabilize in crisis and connect guests to longer-term supports	Help residents maintain housing, build independence, and form positive relationships with the surrounding neighbourhood and community
Weather Response	Additional shelter beds during extreme weather	Not designed for emergency shelter use
Housing Continuum Role	Entry point for those in crisis; includes transitional housing to bridge to permanent housing (i.e. permanent supportive housing)	Next step toward long-term stability
Resident Selection	Immediate need-based access	Coordinated Access and Assessment process with community partners to match residents with appropriate supports

Topic 3: Safety, Security and Community Integration

Concerns about neighbourhood safety and security and questions about enforcement

- Concern about negative impacts on the neighbourhood, nearby school, and public spaces
- Questions about how success will be measured, including indicators for both residents and neighbours, how often they will be tracked, and how results will be shared with the community
- Questions about how the supportive housing building would be managed
- Questions about who would be responsible for maintaining cleanliness
- Concerns about the potential impact on emergency services
- Questions about how success will be measured, including indicators for both residents and neighbours, how often they will be tracked, and how results will be shared with the community

Response: Supportive housing site safety

BC Housing Design and Construction Standards apply Crime Prevention through Environmental Design (CPTED) practices in all building projects. This includes fencing, controlled access, fob access, 24/7 staffed reception, security cameras and lighting.

BC Housing and SHHS would share a direct phone number for the supportive housing with neighbours when it is available. Staff would be on site 24/7 to support residents and provide a point of contact for neighbours. Staff commit to working with supportive housing residents and the surrounding community on an ongoing basis to address any safety concerns quickly and collaboratively. Staff would also conduct regular walkabouts to monitor the housing property.

Response: Community safety

Supportive housing is an important part of community safety. Supportive housing in a community means there are fewer vulnerable people sheltering outdoors, including in encampments. When people have access to housing with appropriate supports it increases people's personal safety and well-being and contributes to community safety overall.

Research shows that supportive housing in a community reduces health care and corrections costs by 33%¹ and reduces hospital stays by 50%².

Concerns related to homelessness, substance use, and public safety in the broader community are complex and often extend beyond the boundaries of any one property. Addressing these issues requires a coordinated response from multiple partners, including Community Safety (bylaw), RCMP, Fire Rescue, and Vancouver Coastal Health. As with all neighbourhoods, if an emergency arises, neighbours should call 911 and wait for help to arrive.

Response: Supportive housing and schools

Both supportive housing and schools are part of a safe and inclusive community. BC Housing funds over 210 supportive housing sites that operate within 500 meters of a school. More than half of these have been operating successfully for over 10 years.

Response: Supportive housing success

Supportive housing residents are no longer homeless after they are housed. Once in a supportive housing unit, people who previously experienced homelessness report improvements in access to employment, income, education, mental health supports and life-skills.

- **81%** of residents living in BC Housing-funded supportive housing in 2020-21 had been housed for at least one year, including 95 per cent who had been housed for at least six months.
- **76%** of survey respondents in supportive housing sites reported improvements to their overall well-being.
- **43%** of survey respondents in supportive housing sites reported improved access to employment opportunities and employment support services.
- **52%** of survey respondents in supportive housing sites reported improvements in life skills.
- Staff interviewed said residents' life skills improve in terms of cooking, keeping their space tidy, and personal hygiene.³⁴

Topic 4: Site selection and planning processes

- Concerns about the chosen location for the development
- Questions about the site selection process
- Concerns regarding lack of consultation regarding site selection
- Questions about how neighbours will be engaged leading up to project completion and occupancy

Response: Site selection

The Sea to Sky Corridor is experiencing a serious shortage of supportive and affordable rental housing options. This site was selected after thorough discussions between BC Housing and the District of Squamish.

¹ Patterson, Michelle, et al., 2008. Housing and Support for Adults with Severe Addictions and/or Mental Illness in British Columbia. Centre For Applied Research in Mental Health and Addiction, Simon Fraser University

² Malatest & Associates Ltd., 2019. Measuring Supportive Housing Outcomes Evaluation.

³ BC Housing. 2021. Modular Supportive Housing Resident Outcomes Study Reports.

www.bchousing.org/research-centre/library/transition-from-homelessness/modular-supportive-housing-resident-outcomes?sortByType=sortByDate

⁴ BC Housing. 2022. Supportive Housing Demographics and Outcomes

The site at Government Road and Centennial Way is District-owned and vacant. The land is currently zoned for the proposed use. This is one of the only District-owned sites where this type of housing can be affordably built in Squamish.

Access to transportation, shopping and community amenities and services is essential for the well-being of low- to moderate-income people and families who are pursuing healthy, stable lives and may not own vehicles. The site is in an existing neighbourhood on three major bus routes and is a 10–15-minute bus ride to downtown or 5-minute bus ride to Garibaldi Village. It is within walking distance of the Squamish Business Park and is close to amenities such as Brennan Park Recreation Centre.

Response: Community consultation

BC Housing recognizes that our projects tend to generate much interest and many questions from neighbours. While we aren't required to rezone or undertake public consultation, it's important to us that we share fulsome information, build relationships in the community, and gather feedback to support the integration of this new development.

Because of this, we arranged information sessions when possible, such as those hosted at Mamquam School on June 23 and 25, 2025. These sessions allow us to share accurate information about our projects, build relationships in the community and gather feedback to help support the integration of these new homes and residents into the neighbourhood.

We also recognize that many neighbours would like to be informed in advance of BC Housing purchasing or leasing a property. However, it is not possible to disclose or publicize real estate transactions until they are concluded, as this could potentially jeopardize the transactions.

BC Housing will follow all municipal land use bylaws and obtain the required permits for this housing development.

Response: Future project engagement

We understand the importance of keeping neighbours informed and engaged as this project moves forward. BC Housing and our project partners will continue to share updates with the community leading up to project completion and occupancy. This may include opportunities for neighbours to connect directly with our operators. Our goal is to ensure that residents in the area have clear information about timelines, next steps, and how the housing will be managed once it opens.

Topic 5: Local infrastructure, road safety and parking

- Concerns about potential negative impacts on local infrastructure
- Concerns about number of parking spaces planned (100 surface-level stalls) and potential parking strain on the local area
- Concerns about increased traffic and pedestrian safety
- Concerns about a lack of upgrades to nearby roads, sidewalks, and lighting
- Requests for green space, tree buffers, and proper drainage

Response: Land use

Constructing both buildings on this District-owned property maximizes land use. This allows more Squamish residents to access much-needed housing while ensuring the most responsible use of public resources. The land for the proposed development is owned by the District of Squamish and the District will enter into long term leases for both the supportive housing and affordable rental

projects. This project is financially feasible in part because the land is being provided by the District of Squamish for nominal lease rates.

Response: Parking, amenities and infrastructure

The project team commits to considering community feedback and evaluate options regarding the number of parking stalls, traffic management, pedestrian safety, lighting, drainage, trees, green space and drainage as they continue to refine the site design.

Communications and Engagement Outcomes

The combination of direct communication to neighbours, a publicly accessible webpage and email inbox, and two information sessions gave neighbours and community members opportunity to access accurate, up-to-date information about the project and provide feedback.

Project partners will consider all community engagement and feedback to help support the inclusion of these new homes and residents in the neighbourhood.

In Total

- We reached out to **190** neighbours – by either direct mail or email – with project information and direct invitations to our in-person information sessions.
- These invitations resulted in **7 people** attending the Neighbour Information Session on June 23, 2025, and **66 people** attending the Community Information Session on June 25, 2025, and engaging directly with project partners.
- As of August 1, 2025, the Let's Talk Housing BC project webpage has logged approximately **1,700** visits from more than **1,400** visitors.
- As of August 1, 2025, BC Housing's Community Relations inbox (**communityrelations@bchousing.org**) has received **24** emails relating to the project. 100% of emails received a response from BC Housing in under 20 business days.

Overall, BC Housing aimed to produce communications and project information that was simplified in format and language to provide equitable, accessible and inclusive opportunities for learning, asking questions and voicing concerns.

These communication efforts have allowed the project team to start building positive relationships with neighbours and the surrounding community, as well as to open lines of communication about the project and its ongoing development.

What's Next

BC Housing is committed to continuing open communication with neighbours and the community as the project moves forward. In the coming months:

Development

- The Development Permit Applications for both the affordable and supportive housing buildings will be submitted to the District of Squamish in fall 2025.
- The lease agreements for each of the proposed buildings are expected to be presented to Council for final approval in fall 2025.

- If approved, BC Housing, Squamish Helping Hands Society, and Housing Squamish will work closely with the District of Squamish on project permitting and approvals.

Communications and Engagement

- We will continue to share project updates and opportunities for community engagement on our Let's Talk page: letstalkhousingbc.ca/squamish-government-road.
- Community members can also continue to email **communityrelations@bchousing.org** at any time with questions about the project.
- We will share development and construction updates as they become available.
- The project team will assess future neighbourhood inclusion-building opportunities with our housing operators.

Appendices

Appendix A: Letter and postcard to residents of 39884 Government Road



Proposed Housing Development

Supportive Housing & Affordable Rental Housing **39900 Government Road & Centennial Way, Squamish**

June 4, 2025

Dear Neighbour,

BC Housing, Squamish Community Housing Society and Squamish Helping Hands Society, in partnership with the District of Squamish, are proposing to build approximately 160 new homes in a mixed-use development at 39900 Government Road.

This project would include two buildings. The first building would feature approximately 60 supportive homes, and the second building would feature approximately 100 affordable rental homes. This project is a major part of our effort to build much-needed rental homes for Squamish residents across a range of incomes.

We are reaching out to you directly as this proposed project is adjacent to the mobile home park at 39884 Government Road. We want to ensure that direct neighbours have the latest and most accurate information as well as our contact information for questions. Please continue reading for project details and see the enclosed invitation to a Neighbour Information Session on Monday, June 23, 2025.

Supportive Housing

Squamish urgently needs more supportive homes. The last Point in Time Homelessness Count conducted in April 2023 identified 119 people experiencing homelessness in Squamish. Of these, 41% identified that their housing loss was a result of not enough income.

The supportive housing would provide approximately 60 to 65 studio homes to local adults (19+) including seniors and people with disabilities or any others who need supports to maintain stable housing. All residents of supportive housing make a choice to live there. All residents pay rent and sign program agreements.

Typical supports include:

- 24/7 staffing
- Meal programs
- Life skills and employment training
- On-site health and wellness support, including referral pathways to substance-use treatment and recovery



Squamish Helping Hands Society (SHHS) would manage the supportive housing building and provide services to their residents. SHHS is a community-based non-profit society that has been operating since 2006, offering food and shelter programs to Sea-to-Sky communities.

Learn more about SHHS by visiting squamishhelpinghands.ca.

Affordable Rental Housing

Squamish is experiencing a serious shortage in secure, affordable rental homes. The most recent District of Squamish Housing Needs Report found that 6,840 new housing units are needed by 2031 to meet both current housing needs and the additional demand generated by continued population growth. 24% of these new housing units will need to serve households earning less than \$45,000 per year.

The affordable rental property proposed for this site would provide approximately 100 homes, including studios, one-, two- and three- bedroom apartments. The property would provide secure homes for rent to low- and moderate- income households in Squamish, prioritizing seniors, people with disabilities and families. The majority of units would have rents based on 30% of residents' household incomes as confirmed by annual income testing. Residents would need to meet income and household size criteria and be able to live independently without on-site supports.

Squamish Community Housing Society (Housing Squamish) is applying to the Province's Community Housing Fund (CHF) to build these homes. This funding is not yet confirmed. Housing Squamish is a non-profit housing provider established in 2021 by the District of Squamish and community partners, with a mission to catalyze housing solutions in Squamish.

Learn more about Housing Squamish by visiting housingsquamish.ca.

Development

The land for the proposed development is owned by the District of Squamish and the District will retain ownership once the proposed development is completed.

The District of Squamish has endorsed in principle long term (60-year) leases for the use of this municipal property. These housing projects would require Development Permits. BC Housing currently plans to submit Development Permit Applications for the two buildings in Summer 2025 with site preparation expected to begin in Winter 2025/26.

Neighbour Information Session

A caring community can contribute greatly to the well-being of our future residents. We are inviting interested neighbours from the mobile home park at 39884 Government Road to a



Neighbour Information Session on Monday, June 23, 2025, from 6:00 p.m. to 7:30 p.m. at Mamquam Elementary School. At this session, you can learn more about the proposed housing project, meet project team members, and seek answers to any questions. Please see the enclosed invitation for dates, times and RSVP link.

Stay in touch

BC Housing, SHHS, Housing Squamish and the District of Squamish will continue to reach out to neighbours with updates and keep lines of communication open throughout this project. We look forward to celebrating these new homes with the community.

You can learn more about the project and view our Community FAQ by visiting letstalkhousingbc.ca/squamish-government-road or by scanning the QR code:



If you have any questions about the development or would like to be added to our contact list for project updates, please email us at communityrelations@bchousing.org.

Sincerely,

BC Housing
District of Squamish
Squamish Helping Hands Society
Squamish Community Housing Society

You're Invited



Neighbour Information Session

Join us to learn more about the proposed development at 39900 Government Road and Centennial Way in Squamish.

Date: Monday, June 23, 2025

Time: 6:00 - 7:30 p.m

Location: Mamquam Elementary School Gym, 40266 Government Road

RSVP: Scan the QR code to register or visit squamish-government-road-neighbour-session.eventbrite.ca

You are welcome to drop in any time between 6:00 p.m. and 7:30 p.m. There will be project information at topic tables throughout the space. Representatives from the project team will be present to answer questions one-on-one. **Registration is required.**

SCAN HERE ↗



Appendix B: Letter and Postcard to 100-m radius



Proposed Housing Development

Supportive Housing & Affordable Rental Housing
39900 Government Road & Centennial Way, Squamish

June 4, 2025

Dear Neighbour,

BC Housing, Squamish Community Housing Society and Squamish Helping Hands Society, in partnership with the District of Squamish, are proposing to build approximately 165 new homes at 39900 Government Road and Centennial Way.

This project would include two buildings. The first building would feature approximately 60 to 65 supportive homes, and the second building would feature approximately 100 affordable rental homes. This project is a major part of our effort to build much-needed rental homes for Squamish residents across a range of incomes.

Supportive Housing

Squamish urgently needs more supportive homes. The last Point in Time Homelessness Count conducted in April 2023 identified 119 people experiencing homelessness in Squamish. Of these, 41% identified that their housing loss was a result of not enough income.

The supportive housing would provide approximately 60 to 65 studio homes to local adults (19+) including seniors and people with disabilities or any others who need supports to maintain stable housing. All residents of supportive housing make a choice to live there. All residents pay rent and sign program agreements.

Typical supports include:

- 24/7 staffing
- Meal programs
- Life skills and employment training
- On-site health and wellness support, including referral pathways to substance-use treatment and recovery

Squamish Helping Hands Society (SHHS) would manage the supportive housing building and provide services to their residents. SHHS is a community-based non-profit society that has been operating since 2006, offering food and shelter programs to Sea-to-Sky communities.

Learn more about SHHS by visiting squamishhelpinghands.ca.

Affordable Rental Housing



Squamish is experiencing a serious shortage in secure, affordable rental homes. The most recent District of Squamish Housing Needs Report found that 6,840 new housing units are needed by 2031 to meet both current housing needs and the additional demand generated by continued population growth. 24% of these new housing units will need to serve households earning less than \$45,000 per year.

The affordable rental property proposed for this site would provide approximately 100 homes, including studios, one-, two-, and three- bedroom apartments. The property would provide secure homes for rent to low- and moderate- income households in Squamish, prioritizing seniors, people with disabilities and families. The majority of units would have rents based on 30% of residents' household incomes as confirmed by annual income testing. Residents would need to meet income and household size criteria and be able to live independently without on-site supports.

Squamish Community Housing Society (Housing Squamish) is applying to the Province's Community Housing Fund (CHF) to build these homes. This funding is not yet confirmed. Housing Squamish is a non-profit housing provider established in 2021 by the District of Squamish and community partners, with a mission to catalyze housing solutions in Squamish.

Learn more about Housing Squamish by visiting housingsquamish.ca.

Development

The land for the proposed development is owned by the District of Squamish and the District will retain ownership once the proposed development is completed.

The District of Squamish has endorsed in principle long term (60-year) leases for the use of this municipal property. These housing projects would require Development Permits. BC Housing currently plans to submit Development Permit Applications for the two buildings in Summer 2025 with site preparation expected to begin in Winter 2025/26.

Community Information Session

A caring community can contribute greatly to the well-being of our future residents. We are inviting interested neighbours to a drop-in Community Information Session on **Wednesday, June 25, 2025, from 6:00 p.m. to 8:00 p.m.** at Mamquam Elementary School. At this session, neighbours can learn more about the proposed housing project, meet project team members, and seek answers to any questions. Please see the enclosed invitation for full details and RSVP link.



Stay in touch

BC Housing, SHHS, Housing Squamish and the District of Squamish will continue to reach out to area neighbours with updates and keep lines of communication open throughout this project. We look forward to celebrating these new homes with the community.

Keep up to date about this project and view our Community FAQ by visiting letstalkhousingbc.ca/squamish-government-road or by scanning the QR code:



If you have any questions about the development or would like to be added to our contact list for project updates, please email communityrelations@bchousing.org.

Sincerely,

BC Housing
District of Squamish
Squamish Helping Hands Society
Squamish Community Housing Society

You're Invited



Community Information Session

Join us to learn more about the proposed development at 39900 Government Road and Centennial Way in Squamish.

Date: Wednesday, June 25, 2025

Time: 6:00 - 8:00 p.m

Location: Mamquam Elementary School Gym, 40266 Government Road

RSVP: Scan the QR code to register or visit squamish-government-road-community-session.eventbrite.ca

You are welcome to drop in any time between 6:00 p.m. and 8:00 p.m. There will be project information on poster boards throughout the space. Representatives from the project team will be present to answer questions one-on-one. **Registration is not required, but appreciated for planning.**

SCAN HERE ↙



Community Information Session

Join us to learn more about the proposed development at 39900 Government Road and Centennial Way in Squamish.

6–8 PM, Wednesday, June 25, 2025

*Mamquam Elementary School Gym,
40266 Government Road*

To RSVP: Scan the QR code to register or visit

squamish-government-road-community-session.eventbrite.ca



You are welcome to drop in any time between 6:00 p.m. and 8:00 p.m. There will be project information on poster boards throughout the space.

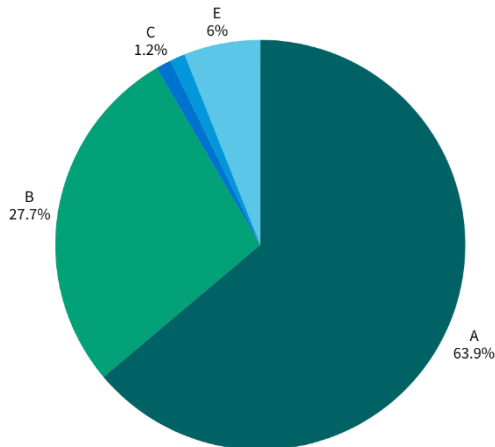
Representatives from the project team will be present to answer questions one-on-one. Registration is not required, but appreciated for planning.



Appendix D: Summary of feedback and comment forms received

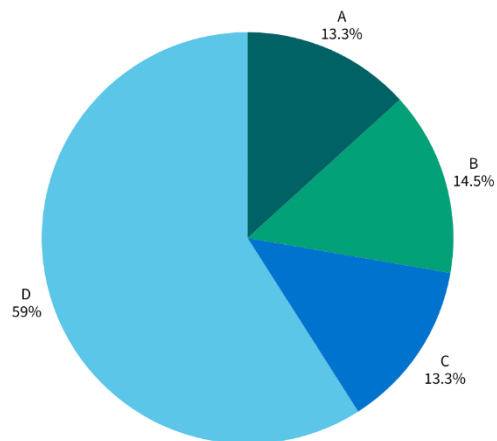
BC Housing received a total of 76 surveys through paper and online submissions.

What is your relation to this project and/or community?



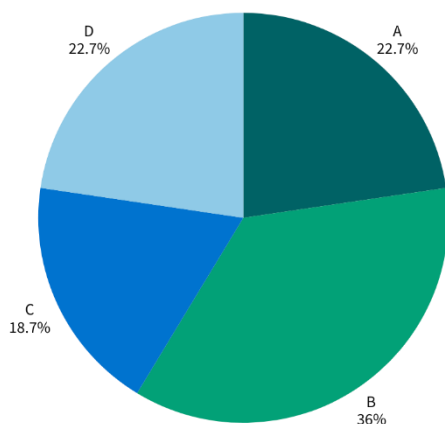
- A. I am a direct neighbour of the housing site
- B. I have a home or business in the neighbourhood
- C. I am associated with the District of Squamish
- D. I am associated with BC Housing or another project partner
- E. I am from a different neighbourhood/community

What brought you to this information session?



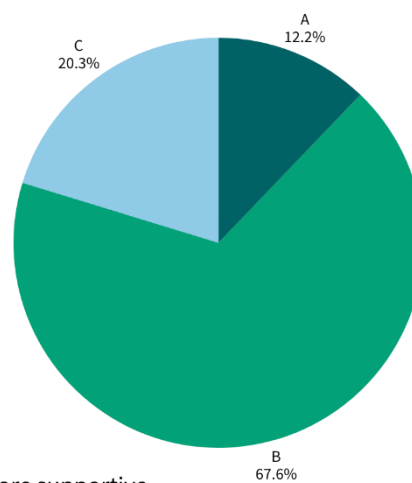
- A. I wanted to show my support for this project
- B. I was generally curious about the project
- C. I had specific questions about this project
- D. I had concerns about this project that I wanted to express

After attending this information session, do you feel you understand more about the development at 39900 Government Road?



- A. Yes, a lot more
- B. Yes, a little more
- C. No change
- D. I'm more confused

After attending this information session, do you feel more or less supportive of this project than before?



- A. More supportive
- B. Less supportive
- C. No change

Welcome to our Information Session

June 2025



**Thank you for joining us
to discuss this proposed
supportive housing &
affordable rental housing
development at:**

39900
Government Road
& Centennial Way,
Squamish

This project would provide much-needed rental homes for Squamish residents across a range of incomes.

The project we are discussing today is located on the unceded traditional territory of the Skwxwú7mesh Úxwumixw (Squamish Nation). We offer gratitude to the Skwxwú7mesh People who have lived on these lands since time immemorial.



PROPOSED DEVELOPMENT

Project Partners



BC Housing would fund the development and construction of the project, as well as provide ongoing operational funding to each of the supportive housing and affordable housing projects.



District of Squamish would provide long-term leases for the land for where the supportive housing and affordable housing buildings would be located.



Squamish Community Housing Society (Housing Squamish) would own and operate the affordable rental housing building.



Squamish
Helping Hands

Squamish Helping Hands Society (SHHS) would operate the supportive housing building and provide staff support for resident care and safety.



PROPOSED DEVELOPMENT

Housing Need in Squamish



50%

**Rent increase
since 2020****

**Source: Squamish Interim Housing Needs Report, District of Squamish, December 2024 Update
<https://squamish.ca/assets/Planning/Housing/Squamish-Interim-Housing-Needs-Report-Appendix-2024-Update.pdf>

**6,840 new housing units
are needed by 2031 to
meet current and future
demand generated by
population growth**

**24% of new housing units
will need to serve
households earning less
than \$45,000 per year**

119

**People experiencing
homelessness in Squamish***



*Source: Point-in-Time, Squamish Helping Hands Society,
squamishhelpinghands.ca/stories-and-news/point-in-time/

Please note that this point-in-time count represents only those who participated during this survey period. It is typically considered to be lower than the actual number of people experiencing homelessness in a community.



86%
Unsheltered

11%
**Increase from
the previous
count in 2021**



**The leading reasons for housing
loss include:**

- **not enough income (41%)**
- **mental health issues (16%)**
- **conflict with spouse or partner (14%)**

Who's impacted?

- **Seniors, families,
people with disabilities.**
- **Essential workers are being
priced out of the rental
market.**
- **This shortage affects our
economy, diversity, and
long-term resilience.**



**Squamish Helping Hands
Point-in-Time Count**



**Learn more about the
housing need in Squamish**



PROPOSED DEVELOPMENT Overview

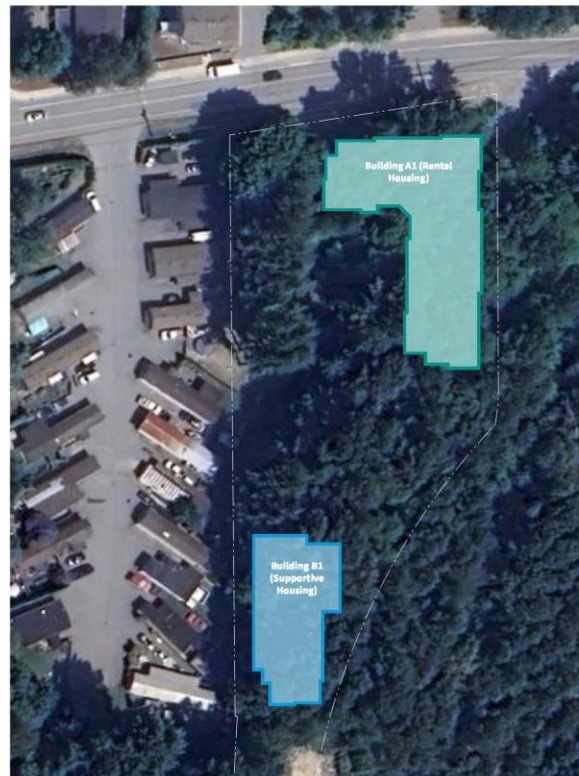
**39900 Government Road & Centennial Way,
Squamish**

Building #1:

Approximately
100 units of affordable
rental homes

Building #2:

Approximately
60 to 65 supportive
homes



PROPOSED DEVELOPMENT Building Renderings

Renderings of the proposed affordable rental housing building



Rendering of the
proposed development at
39900 Government Road:



Renderings of the proposed supportive housing building



Note: The building renderings shown are conceptual and for illustrative purposes only.
Final designs are subject to change based on ongoing planning, design development and approvals.



PROPOSED DEVELOPMENT

Site Selection

Why this site?

- ➔ The site at 39900 Government Road and Centennial Way is District-owned and vacant.
- ➔ It is one of the last District-owned sites where this type of housing can be affordably built in Squamish.
- ➔ Access to transportation, shopping and community amenities and services is essential for the well-being of low- to moderate-income people who do not own vehicles.

Why co-locate supportive housing and affordable rental housing on the same plot of land?

- ➔ This project maximizes land use and allows more Squamish residents access to much-needed housing while ensuring the most responsible use of public resources.
- ➔ A person's housing needs can evolve over time. Providing a range of housing in the same community allows us to better serve our residents longer-term.



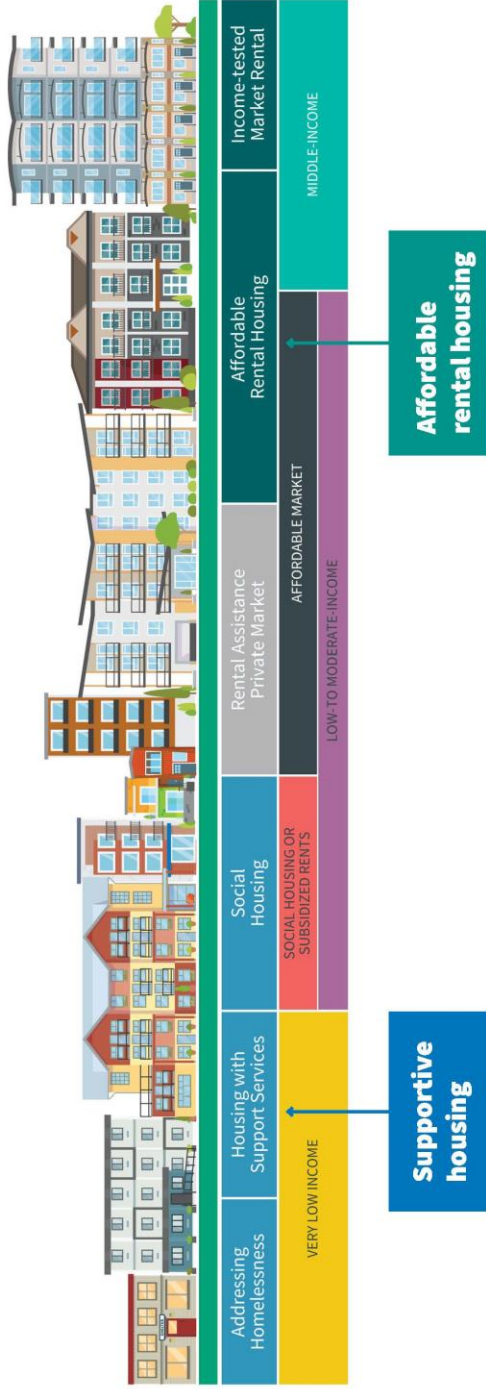
PROPOSED DEVELOPMENT Project Timeline



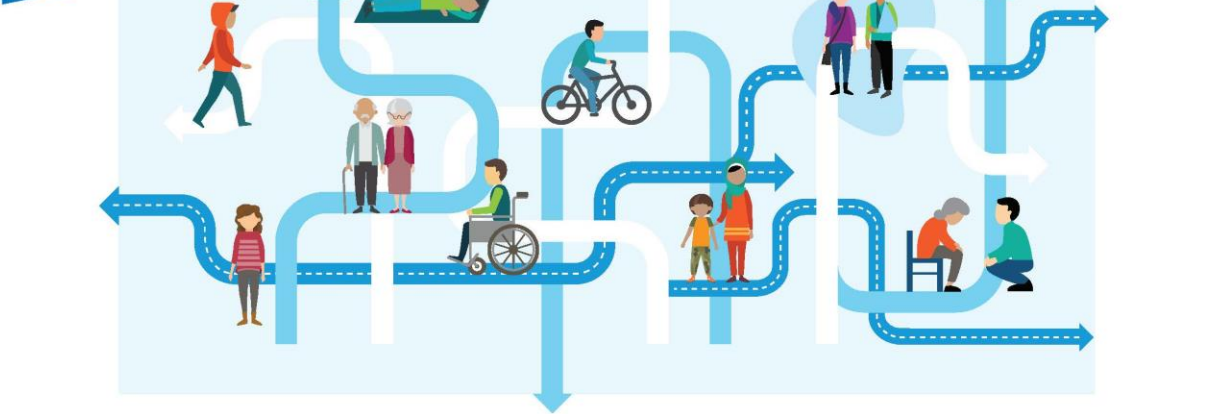
BC Housing will follow all District of Squamish bylaws and development requirements for this project. These timelines are estimated and may shift.



Housing Continuum



Reasons to Access Supportive Housing



- Lack of affordable housing
- Illness, injury, job loss
- Gender-based violence
- Poverty and wealth distribution
- Floods, fire, climate change
- Discrimination based on race, gender identity, sexual orientation, disability
- Impacts of colonization on Indigenous peoples
- Youth aging out of government care
- Discharge from hospitals and corrections
- Mental health
- Substance use
- Barriers to service



SUPPORTIVE HOUSING

Gateways to Housing



Unsheltered

OUTREACH



**Under One Roof
Emergency Shelter**

16 emergency shelter spaces



**Under One Roof
Transitional Housing**

44 units of transitional housing

**COORDINATED ACCESS AND ASSESSMENT AND
TRANSITION TO SUPPORTIVE OR AFFORDABLE RENTAL HOUSING**



Supportive housing



**Affordable rental
housing**

Highline – 8 units
Tantalus Manor – 40 units



**Market rentals with
supported rent
supplements**



SUPPORTIVE HOUSING

About the Operator



Squamish **Helping Hands**

BC Housing selected Squamish Helping Hands Society (SHHS) through a fair and open process to operate the proposed supportive housing building.

SHHS is a community-based non-profit society operating since 2006 offering food and shelter programs to Sea-to-Sky communities

Vision

A safe and healthy community for all

Mission

Squamish Helping Hands Society is dedicated to supporting people in our community through our work to inspire hope and independence. Utilizing a harm reduction approach, we do this through our programs and services of culturally aligned care in the areas of:



Learn more about
SHHS by visiting
squamishhelpinghands.ca



Health and
wellbeing



Shelter &
Transitional Housing



Food
Security



Community
Outreach



SUPPORTIVE HOUSING

Supports & Services

The proposed supportive housing is intended for people in Squamish who are **at risk of or experiencing homelessness** and need supports to maintain their housing. Unlike transitional housing, residents of permanent supportive housing rent their self-contained studio apartment.

SUPPORTS WOULD INCLUDE:

- 24/7 on-site staff
- Daily meals
- Integrated supports and case planning
- Culturally appropriate services for Indigenous residents
- Services focused on stabilization and connections to housing
- Health services, including connections to community-based mental health and substance use programs
- Overdose prevention and response programs



This proposed project would **not** provide an emergency shelter or drop-in services.



SUPPORTIVE HOUSING

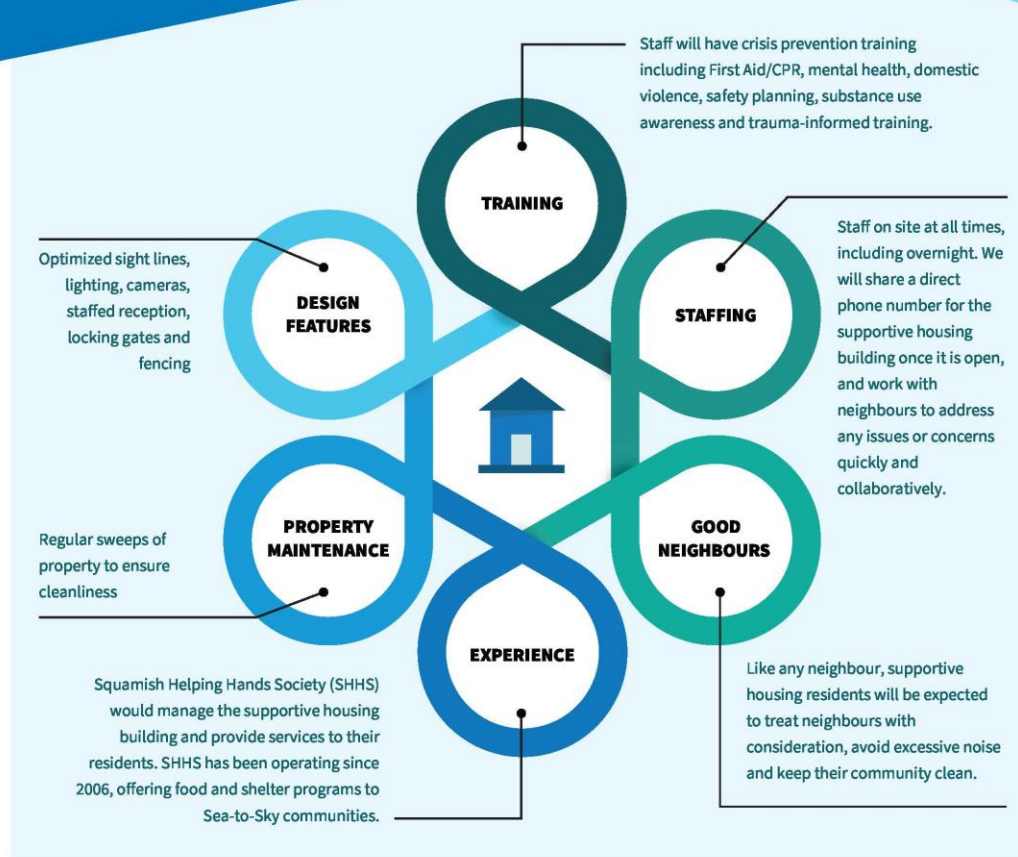
Residents

- All genders, 19+
- Residents of the local community
- Community shelter guests who are ready to transition into housing
- Homes offered based on individual needs and supports available
- Opens more shelter beds for people living outdoors and reduces encampments



SUPPORTIVE HOUSING

Residents & Site Safety



SHHS and Housing Squamish would work closely together to ensure the two buildings operate smoothly.



AFFORDABLE RENTAL HOUSING

About the Project

Squamish Community Housing Society (Housing Squamish) is applying to the Province's Community Housing Fund (CHF) to build approximately 100 affordable homes.

- A mix of studios, one-bedroom, two-bedroom, and three-bedroom apartments for low to moderate income households.
- Residents would need to meet income and family-size criteria.
- At least 5 homes would be wheelchair-accessible or with adaptable features.
- Residents must be able to live independently without on-site supports.
- Housing Squamish is applying to the Province's Community Housing Fund (CHF) to build these affordable rental homes. *This funding is not yet confirmed.*



How much would rent be?

Residents of 70% of the units pay rent geared to income (30% of household income as determined based on annual income testing.) Including:

- **20%** for residents with very low incomes, such as those receiving income or disability assistance.

The remaining 30% of units are made available at below-market rents for households with moderate incomes.



AFFORDABLE RENTAL HOUSING

Housing Squamish



SQUAMISH COMMUNITY
HOUSING SOCIETY

Housing Squamish is a non-profit housing provider established in 2021 by the District of Squamish and community partners, with a mission to catalyze housing solutions in Squamish.

Vision & Mission

Vision: A diverse, equitable, and resilient Squamish where housing enables everyone to thrive.

Mission: To drive housing solutions across the full spectrum of needs in our community.

Values

Reconciliation: We partner with and uphold the rights of the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation) and other neighbouring Nations.

Collaboration: We seek shared solutions and value the wisdom of the collective.

Equity: We apply an equity lens to ensure our work is inclusive and welcoming to all.

Generational Thinking: We plan for the long term, making decisions that support future generations and meet Squamish's evolving housing needs.

Transparency: We commit to good governance, open communication, and data-informed decision-making.



Learn more about Housing Squamish by visiting
housingsquamish.ca



AFFORDABLE RENTAL HOUSING Housing Squamish

Our Strategic Plan is grounded in community input and identifies four pillars of activity. The 4 pillars are:

- **Bring housing to our community:** increase supply and access to housing that is attainable to local incomes.
- **Strengthen housing delivery:** collaborate with local providers and make it easier for people to find and keep a home.
- **Engage, educate & advocate:** listen, share knowledge, and speak up for housing solutions that reflect our community's needs.
- **Embody good governance:** make thoughtful, transparent decisions rooted in our values and focused on long-term sustainability.



Thank you

Stay in touch

BC Housing and all project partners will respond to questions, share project updates and keep lines of communication open throughout this multi-year development project.



Let's Talk Housing BC project webpage

letstalkhousingbc.ca/squamish-government-road

Questions?

Contact BC Housing at any time with questions about this project or housing initiatives across the Province by emailing: communityrelations@bchousing.org

For any questions about
Squamish Helping Hands
Society, please email:

info@shhs.ca

For any questions about
Housing Squamish,
please email:

info@housingsquamish.ca

For any questions about
the District of Squamish,
please email:

planning@squamish.ca

