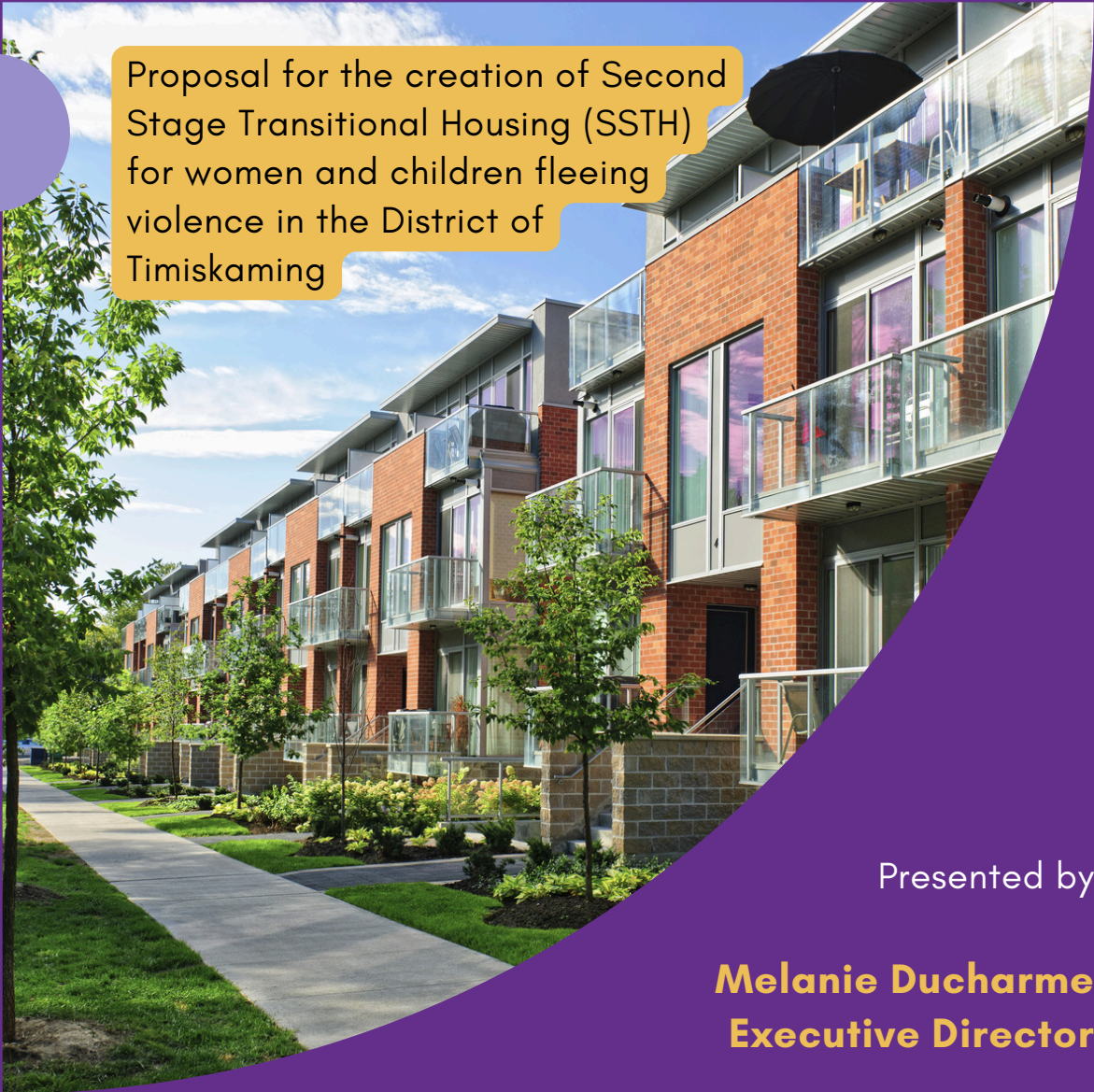


FEBRUARY 2026

Second Stage Transitional Housing Project Proposal



Proposal for the creation of Second Stage Transitional Housing (SSTH) for women and children fleeing violence in the District of Timiskaming

Presented by

Melanie Ducharme
Executive Director

8 EXECUTIVE SUMMARY

Pavilion Women's Centre (PWC) has 40+ years of experience providing crisis accommodation and essential support services for women and children fleeing violence across the northern Ontario District of Timiskaming. PWC currently operates an eleven-bed emergency shelter in rural Haileybury, ON, in the City of Temiskaming Shores and provides a range of anti-violence services for residents and members of the community.

Intimate Partner Violence (IPV) represents 30% of police-reported crime in Canada and is the leading cause of women's homelessness. The demand for safe and affordable housing for women and children fleeing violence in Canada far exceeds the current supply.

PWC is doing their best to respond to this crisis. However, they do not have enough facility space to meet the need. Survivors are staying in emergency shelter longer because of the lack of affordable housing options, resulting in fewer shelter spaces available for others trying to leave unsafe situations.

PWC intends to address this challenge through the development of a brand new second stage transitional housing (SSTH) project for women and children fleeing violence. SSTH is a form of transitional supportive housing for survivors of violence who are at risk of danger post-separation and need additional time and support to heal from their trauma and rebuild their lives. There is currently no form of second stage transitional housing in the District of Timiskaming.

The project is a new, two-storey facility that replaces their existing eleven emergency shelter beds and creates ten new second stage transitional housing units. The new project will offer a high level of security, wrap around supports and access to services, and plenty of outdoor green space. There will be a range of unit sizes, from one-bedroom to four-bedroom units to accommodate varying family sizes. There will be dedicated amenity space on-site in addition to PWC's offices to easily provide support services for residents and clients in the community.

PWC has already secured \$220,000 for pre-development costs of the project from funders. We are in the midst of acquiring the site from the municipality and intend to embark on a capital campaign to raise more funds.

The project will increase the continuum of supports for survivors of violence and their children, offering second stage apartment units for ten families in the district. Most importantly, this housing will save the lives of countless women and children.

ABOUT OUR ORGANIZATION

Established in 1984, Pavilion Women's Centre (PWC) is currently a ten-bed emergency shelter in rural Haileybury, ON, in the City of Temiskaming Shores. PWC provides crisis accommodation and support services for women and children fleeing violence across the northern Ontario District of Temiskaming, covering over 13,000 km².

In addition to emergency shelter, PWC offers community services, including:

- crisis and counselling support
- transitional and housing support
- a child witness program
- an outreach program
- a sexual assault program
- a public education program

PWC shelters 60-70 women and children per year and provides services to over 200 women and children across the district per year through outreach, housing support, and sexual assault programs.



8 THE NEED

Intimate Partner Violence (IPV) represents 30% of police-reported crime in Canada. Stalking, harassment, and abuse often continue after a woman is separated from an abusive partner, and studies have shown that leaving an abuser is a risk factor leading to homicide. What's more, IPV is a leading cause of women's homelessness, as low-income women who cannot afford market rent prices may fall into homelessness if they leave their abuser.

Women and families in the District of Timiskaming face the additional challenges that come with being a rural and northern community. These challenges can elevate the risk of violence and create barriers that make it harder for survivors to access support. For example, accessing services may be difficult due to physical and social isolation in a large rural area. A lack of reliable transportation can affect a survivor's means of escape. Cell phone service may be unreliable in some areas, which can affect communication with emergency services.

Shockingly, rates of police-reported IPV experienced by rural women in Canada are nearly 2 times higher than for urban women, 3.5 times higher than for rural men, and 7 times higher than for urban men. Rates of police-reported violent crime are 56% higher for rural women than the national rate.

In 2021, the District of Timiskaming Social Services Administration Board (DTSSAB) Point-in-Time count found that an abusive conflict between a family member or spouse was one of the main causes of homelessness and a loss of housing.

In the last two years, data suggests women who entered the shelter program at PWC struggled to find safe, adequate and affordable housing. Only 21% of women could find adequate housing when they left the emergency shelter program. This means they may have housing that is too small for their family size or beyond their financial means, they may be couch surfing with friends or family, or they were forced to move away from their local support system to try to find housing elsewhere. In the worst-case scenario, they returned to their partner because no housing options were available.

Only 21% of women could find adequate housing when they left PWC's emergency shelter program.

PWC is doing their best to respond to this crisis. However, they do not have enough facility space to meet the need. In 2023-2024, PWC had to turn away 10 women and their children seeking safe shelter from violence due to capacity restrictions. In 2024-2025, PWC had to turn away 29 women and their children, nearly 3 times the amount in the previous year, due to capacity restrictions. Those women and their children had to make the difficult choice to either remain with their abuser to keep a roof over their heads, or to face homelessness because there was no space in shelters. This is a choice that no one should have to make. With only an emergency shelter offering short-term stays, and a turn away rate that is increasing at a staggering pace, PWC is not equipped to meet the need for longer-term transitional housing without dedicated second stage facilities.

PWC hopes to address this need for specialized support for survivors of violence through the successful completion of the SSTH project. All women and children have the right to live safely in their community with the necessary support and programming that second stage transitional housing can provide. PWC will work tirelessly to make this a reality for families in the District of Timiskaming.

PROJECT DESCRIPTION

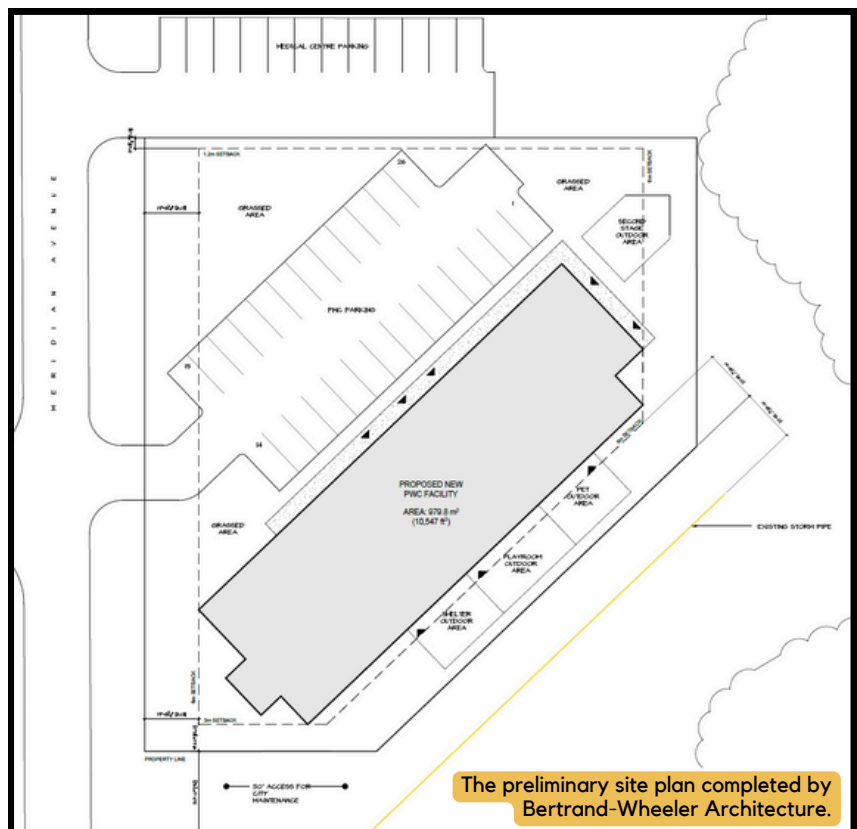
Built Form

This project is a two-storey replacement of the existing emergency shelter with 11 beds, combined with the addition of ten second stage housing units, all within a single, purpose-built facility. By consolidating services under one roof, Pavilion Women's Centre will provide a **seamless continuum of housing for women and families**, from emergency shelter to second stage housing. Throughout their transition, Pavilion Women's Centre will provide support to residents as they move toward permanent, affordable housing within the district.

The **emergency shelter** component will include a mix of four single-occupancy rooms and three double-occupancy rooms, with adjoining doors to accommodate all family sizes. The shelter will also be supported by four shared, accessible washrooms. The **second stage housing** component will feature a diverse unit mix: four one-bedroom units, three two-bedroom units, and three three-bedroom units. One of the two-bedroom and one three-bedroom unit are side-by-side with an additional bedroom between them. By adjusting lock-off doors, these units can be reconfigured into a one-bedroom and a four-bedroom unit as needed. This adaptability ensures Pavilion Women's Centre can respond to the evolving needs of residents and their families. All units will have the option to be pet-friendly, ensuring accessibility and inclusivity for residents.

All second stage units will have **affordable rents**, either at rent-geared-to-income rates, Ontario Disability Support Program (ODSP), or Ontario Works (OW). This commitment will remain in place for the lifetime of the building. The emergency shelter beds will remain free, as subsidized by the operational funding PWC receives from the Government of Ontario.

The facility will also include thoughtfully designed **common spaces**: two community rooms (one for emergency shelter residents and one for SSTH residents) with a kitchen, dining space, living room, and children's play area in an open-concept setting; a healing room; a children's play room for programming; two communal laundry rooms; and options to include pets so that no pet is left behind. In addition, office space will be provided for staff to deliver essential on-site services, ensuring residents and community members have immediate access to support.



PROJECT PROGRAMMING

At PWC, every survivor who enters our doors works closely with a Residential Support Worker to build a supportive plan for their healing and independence. Many of our programs will be offered in partnership with expert agencies in our community. By providing these services in an integrated setting, PWC will create a vital hub for healing, growth, and community resilience.

CURRENT PROGRAMS

Emergency Shelter
Transitional Housing Program
Sexual Assault Outreach Program
Child Witness Program
Safety Planning and Risk Assessment

Community Connection and Referrals
Case Management
Crisis Intervention Program
Court Accompaniment
Community Groups and Events

NEW SECOND STAGE PROGRAMS



Short-Term Child Care

Offers temporary child care support to enable women to attend appointments, counselling sessions, court dates, or other essential services.



Second Stage Housing Program

Offers extended-term, secure housing with ongoing emotional, practical, and advocacy support to help survivors rebuild stability and independence after leaving an unsafe situation.



Budgeting

Provides practical education and support to help women develop financial skills, manage income and expenses, and plan toward financial independence.



Meal Preparation

Supports women in developing basic cooking and nutrition skills, fostering self-sufficiency, routine, and confidence in daily living.

NEW COMMUNITY PROGRAMS



Violence Prevention Programming

Educational programming designed to empower women by helping them understand the underlying causes and dynamics of violence. Includes a safe space to process their trauma and recognize patterns that may arise in the future.



Community Partner Programs

There is a dedicated space for community partners to deliver relevant programming. This includes supportive parenting programs, social connection and peer support, substance use support, Indigenous teachings, and other culturally responsive or trauma-informed services.



DEVELOPMENT TEAM

Women's Shelters Canada

Women's Shelters Canada (WSC) is a nationally recognized non-profit and charitable organization that provides a strong, unified, pan-Canadian voice on the issue of violence against women (VAW). Currently, WSC is providing project management services to WIN House, bringing a wealth of experience, sector knowledge, and development expertise to the project.

Since 2022, WSC's development project management team has successfully delivered two major VAW housing projects, including a landmark 50,000 ft² integrated facility in Alberta that combines emergency shelter services and second stage transitional housing.

The team also has proven expertise in affordable housing development, having overseen the construction of two multi-unit residential buildings in Ottawa, ON. Their track record demonstrates not only technical capacity but also reflects a deep commitment to creating safe, supportive spaces for women and families across Canada.



Bertrand-Wheeler Architecture

Bertrand-Wheeler Architecture is designing the project. The firm has been serving North Bay and the surrounding region since 2019, developing responsible building solutions through a creative, practical, and sustainable approach to architectural design.

Bertrand-Wheeler Architecture's portfolio spans a wide range of sectors, including commercial offices, retail, restaurants, educational facilities, healthcare institutions, recreational and cultural spaces, and residential developments. Their residential work includes apartments, condominiums, group homes, and private residences, reflecting a commitment to designing spaces that meet the diverse needs of individuals, families, and communities.

Notable projects include healthcare facilities such as hospitals and seniors' homes, educational projects across elementary, secondary, and post-secondary institutions, and residential developments that provide flexible housing solutions for a variety of occupants.

Bertrand Wheeler
architecture Inc

PROJECT TIMELINE



QUARTER 2

Land secured from the City of Temiskaming Shores

2026



QUARTER 2

Rezone the site

2026



QUARTER 2 - QUARTER 3

Continue to develop and refine architectural drawings

2026



QUARTER 4

Anticipated construction start, pending securing capital funding

2026

FINANCIAL PLAN

Capital

Using a preliminary, Class D-level estimate, the total project costs are estimated to be approximately \$16 million. The design team is working hard to value engineer the project to reduce the overall costs as the designs continue to progress.

We have secured pre-construction funding from Canada Mortgage and Housing Corporation (CMHC), the Federation of Canadian Municipalities (FCM), and Women's Shelters Canada (WSC) for a total of \$220,000.

PWC is in the process of acquiring a site from the municipality, the City of Temiskaming Shores, located on Meridian Avenue next to the Haileybury Medical Centre.



Canada Mortgage & Housing Corporation



Federation of Canadian Municipalities



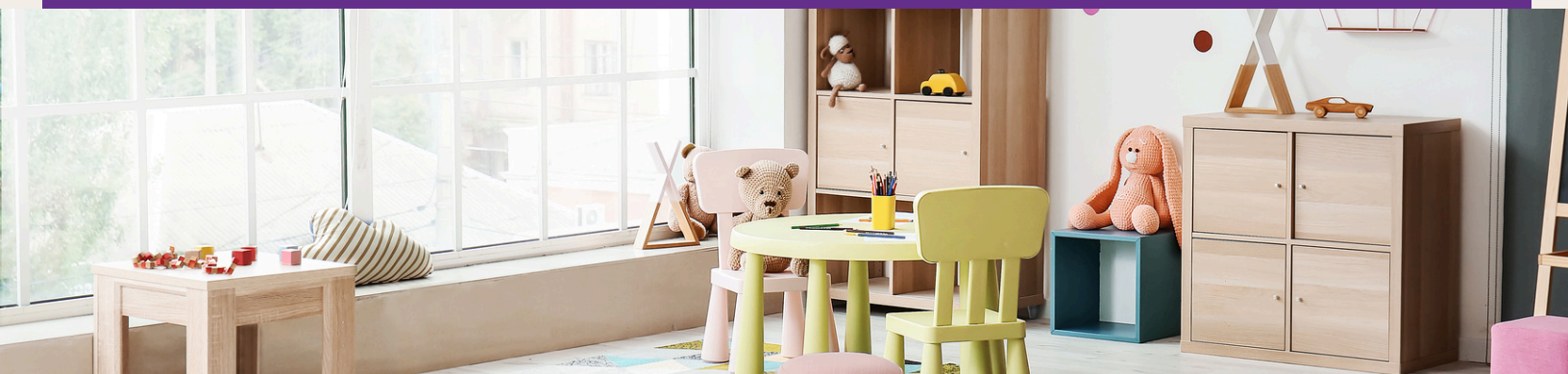
Women's Shelters Canada

Operational

For more than 40 years, Pavilion Women's Centre has offered emergency shelter, safe housing, and support services for women and children fleeing violence.

PWC receives an operational subsidy from the Government of Ontario to operate its emergency shelter beds and life-saving supportive services. With the addition of the second stage housing units, PWC is committed to ensuring the long-term sustainability of the new facility. PWC is actively engaging with regional and provincial partners to secure ongoing funding for the second stage housing operations beyond the revenue generated by the deeply affordable rents, including the District of Timiskaming Social Services Administration Board (DTSSAB).

To maximize efficiencies, PWC has developed a lean but effective staffing model, leveraging the resources of the existing shelter to maintain a high level of service with minimal added overhead. PWC's commitment to cost-effective operations, combined with strategic partnerships, will ensure that essential, continuous support for women and children is provided.



8 IMPACT

SSTH Project Benefits

Upon successful completion of this project, the positive impacts on women and children in the District of Timiskaming will be significant and lifelong.

1 The SSTH project will increase the continuum of supports for survivors of violence and their children, which helps them transition safely to fully independent living.

2 PWC's SSTH project will support and house up to 39 women and children fleeing violence each year, on top of the services they provide to 200+ women in the community each year.

3 Domestic homicide rates are higher in rural areas. PWC serves over 13,000 km² of rural and northern communities in the District of Timiskaming, ensuring that folks in remote areas can access anti-violence services, including SSTH.

4 This project will create sustainable, affordable housing units in northern Ontario, alleviating some of the pressure of the housing crisis.

5 The SSTH project will save women's and children's lives.



Connect with us.



www.pavilionwc.com



(705) 672 2128



melanie.ducharme@pavwc.com



PO Box 37, Haileybury, ON P0J 1K0



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