



Transforming Infrastructure into Healing: A Strategic Legacy Opportunity for BC

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About the Team

- **Mukhtar Latif** - Strategic Development Consultant, Pomegranate Housing Consultancy
- Extensive experience in housing development and social infrastructure projects
- Strategic advisor to North Wind Wellness Centre Society on the Site C repurposing initiative
- Specialist in complex public-private partnerships and innovative funding models
- Background in developing sustainable community-based solutions for vulnerable populations



North Wind Wellness Centre Society: Building on 25+ Years of Excellence

- **Indigenous Leadership in Healthcare Innovation**
- Established by Treaty 8 Tribal Association serving northeastern BC for nearly 30 years
- Currently operating successful addiction recovery services in Farmington, BC
- Track record of culturally integrated treatment combining Western clinical approaches with traditional Indigenous healing practices



Community Need Assessment

- There are significant healthcare service gaps across British Columbia, particularly in the north:
- The ongoing overdose crisis has resulted in unprecedented mortality rates, with northern communities experiencing disproportionate impacts
- Indigenous populations face addiction rates significantly higher than non-Indigenous communities—a direct consequence of intergenerational trauma, historical policy impacts, and systemic barriers to appropriate care
- Waitlists for specialised addiction treatment frequently exceed 6 months, creating critical delays in accessing life-saving interventions
- Northern residents often travel 500+ kilometers to access specialized services, creating substantial barriers to care

Community Need Assessment

- Treatment methodologies frequently lack integration between addiction services, trauma recovery, and mental health interventions
- Cultural discontinuity undermines treatment efficacy for Indigenous clients
- Service fragmentation creates significant barriers between detoxification, treatment, and continuing care
- Chronic workforce shortages limit program capacity and operational sustainability
- These identified gaps indicate a need for systemic innovation rather than incremental service expansion.

North Wind Wellness Centre Society: Building on 25+ Years of Excellence

- **Current Major Project:** Pouce Coupe development – comprehensive Indigenous wellness village integrating:
 - Medical detox and stabilization
 - Residential treatment facilities
 - Supportive housing
 - Life skills and vocational training
 - Recovery community centre





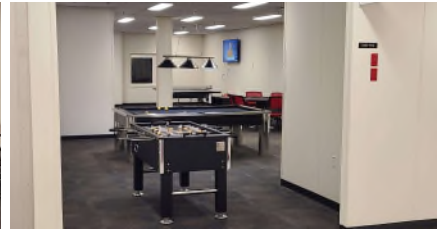
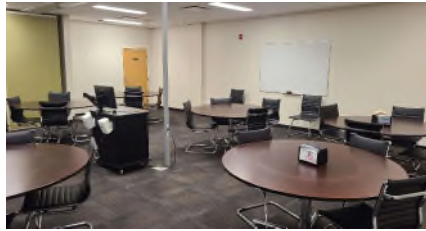
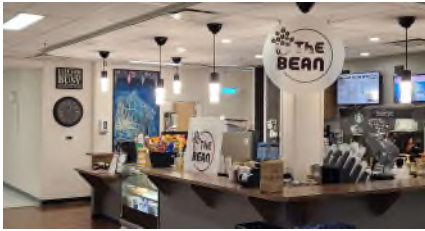
North Wind Wellness Centre

- **Proven Partnership Model**
- Established collaborations with First Nations Health Authority, Northern Health, CMHC, BC Housing, Peace River Regional District and local communities in the Peace River region
- Development permit secured, construction timeline:
Construction started: Spring 2025 – Completion: Winter 2026

The Unprecedented Opportunity: Site C Worker Accommodation Transformation

- **The Asset**
- **1,764 bedrooms** with comprehensive amenities
- **\$450M+ infrastructure** constructed to premium standards (2015-2016)
- Complete supporting infrastructure: power, water/sewage treatment, roads, parking
- Maintained by ATCO under professional facilities management contract





Well Maintained Facilities

The Centre for Excellence: An Integrated Approach

- **Medically-Supervised Withdrawal Management:** Specialised units providing 24-hour clinical supervision during the critical initial phase of recovery
- **Residential Addiction Treatment:** Diversified program offerings ranging from intensive 30-day interventions to extended therapeutic community models, accommodating varying clinical needs and recovery pathways
- **Trauma Recovery Centers:** Specialised programming for post-traumatic stress disorder and complex developmental trauma, integrating somatic, cognitive, and cultural healing modalities
- **Integrated Mental Health Services:** Dedicated interventions addressing co-occurring disorders that frequently complicate recovery trajectories



The Centre for Excellence: Building a Broader Support System

- **Family Systems Healing:** Therapeutic spaces where family units can engage in collective healing, rebuilding connections damaged through addiction and trauma
- **Vocational Development Programs:** Practical skill acquisition preparing clients for successful community reintegration
- **Indigenous Cultural Healing Spaces:** Dedicated environments for ceremonial practices, cultural activities, and traditional healing methodologies



The Centre for Excellence: Knowledge Impact

- A distinguishing feature of this proposal is the integration of research, education, and clinical practice. The site will function as an applied learning environment where:
- **Academic Affiliations:** Post-secondary institutions place students for supervised clinical practicums across multiple disciplines (counseling, nursing, social work, Indigenous studies)
- **Applied Research:** Investigators study the effectiveness of integrated and culturally-grounded approaches, generating empirical evidence for promising practices
- **Treatment Innovation:** Novel therapeutic methodologies are developed and evaluated in controlled settings, advancing the field of addiction medicine



The Centre for Excellence: Knowledge Impact

- **Workforce Development:** Healthcare professionals receive specialised training addressing critical staffing shortages in northern communities
- **Knowledge Mobilization:** Findings are systematically documented and disseminated through publications, conferences, and professional education
- This integration creates a continuous improvement cycle where research informs practice, practice shapes education, and education produces qualified professionals who advance both research and practice—establishing the site as a national centre of excellence.



The Centre for Excellence: Workforce Development

- **Post-Secondary Institution Collaborations such as;**
- **University of British Columbia:** Faculty of Medicine partnership for psychiatric residency training and addiction medicine research
- **University of Northern BC:** Social work and nursing student placements, northern health research
- **Kwantlen Polytechnic University:** Indigenous social work program integration and land-based healing research
- **Northern Lights College:** Practical nursing and support worker training programs



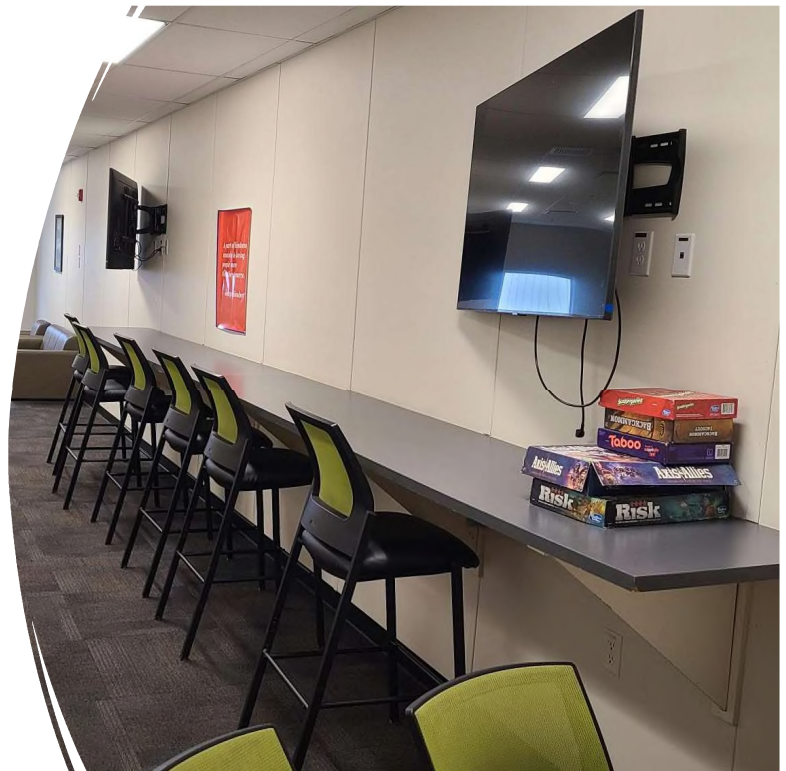
The Centre for Excellence: Affordable Housing

- **1,000+ Beds for Essential Workers** - Teachers, healthcare workers, emergency services, skilled trades supporting regional development
- **Seamless Recovery Transition** - Provides transitional housing flow for program participants completing treatment, supporting long-term recovery and community integration
- **Immediate Housing Relief** - Eliminates 500+ km travel barriers for workers serving northern communities, supporting regional economic development
- **Sustainable Revenue Generation** - Income from workforce accommodation (53% of total revenue) while serving critical community need



Technology and Innovation Integration

- **Digital Health Solutions:** Telehealth platforms extending services to remote communities
- **Data Analytics Platform:** Real-time outcome tracking and predictive modeling for treatment optimization
- **Virtual Reality Therapy:** Innovative treatment modalities for trauma and addiction recovery
- **Electronic Health Records Integration:** Seamless coordination with provincial health systems



Policy Alignment

- **BC's Pathway to Hope:** Direct implementation of mental health and addictions strategy
- **Truth & Reconciliation:** Operational advancement of Calls to Action in healthcare delivery
- **Economic Development:** \$35M+ annual direct economic impact with 150+ sustainable positions
- **Regional Equity:** Enhanced healthcare access for northern and rural communities
- **Skills Development and Workforce Training:** Integration of trades and skills training supporting BC's labour market needs and participant employment outcomes

Commercial Governance Structure - Business-Focused Operations

- **NWWC Role: Strategic Acquisition Leader**
- **Facility Acquisition:** NWWC leverages 25+ year track record and Treaty 8 relationships to secure Site C facility from BC Hydro
- **Asset Transfer:** Once secured, operational control transfers to purpose-built non-profit entity
- **Site C Centre for Excellence Ltd. - Independent Commercial Operations**
- **Commercial Board:** Business-focused directors with expertise in large-scale facility operations, revenue optimization, and multi-tenant management
- **Revenue-Focused Management:** Professional hospitality/accommodation industry executives managing commercial operations, marketing, and facility optimization
- **Financial Performance Mandate:** Operate as profitable social enterprise with clear accountability for financial sustainability and growth

Outsourced Programming Model - Best-in-Class Service Delivery

- **Clinical Excellence Partners:** Contract with leading addiction/mental health organizations to deliver specialized programming in dedicated facility space
- **Academic Research Partners:** Universities and research institutions lease space and provide evidence-based programming evaluation
- **Expert Service Providers:** Indigenous healing practitioners, trauma specialists, and other experts contracted for specific program delivery

Clear Separation of Functions

- **Facility Operations:** Commercial entity focuses on accommodation services, facility management, revenue generation, and customer satisfaction
- **Clinical Programming:** Specialized providers focus on treatment excellence, research, and outcome measurement without operational distractions

Economic Benefits

- **Employment Generation:**
- Creation of 150+ sustainable positions across clinical, administrative, and operational functions
- Additional employment through partner organisations and commercial services
- Construction and renovation employment during implementation phases
- Training and employment pathways for program participants

Economic Benefits

- **Workforce Development:**
- Specialised training programs addressing critical healthcare human resource deficits
- Career advancement opportunities for local residents, including Indigenous community members
- Professional development for existing healthcare practitioners
- Academic placements creating a pipeline of qualified professionals for northern communities

Economic Benefits

- **Healthcare System Efficiencies:**

- Reduced emergency department utilisation and hospitalisation rates
- Decreased interaction with law enforcement and justice systems
- Lower transportation expenditures for northern residents requiring specialised care
- Improved health outcomes reducing long-term healthcare utilisation

Economic Benefits

- **Community Economic Benefits:**

- Increased economic activity supporting local businesses and services
- Enhancement of community infrastructure and amenities
- Potential property value appreciation in surrounding areas
- Attraction and retention of professionals to the region

Economic Benefits

- **Social Return on Investment:**
- Each dollar invested in comprehensive addiction treatment generates \$7-\$12 in reduced healthcare expenditures, criminal justice costs, and productivity improvements
- Intergenerational economic benefits through family system stabilisation
- Community-wide economic advantages from reduced substance use impacts

Your Role in Making This Happen

- **Strategic Advocacy:** Help open doors with government and BC Hydro decision-makers
- **Strategic Advice:** Support the setting up of the commercial operation and programs
- **Seed Investment:** Support NWWC in securing grants and local support to complete due diligence and secure facility acquisition
- **Support Fundraising for Working and Growth Capital:** To support NWWC in securing public and private sector funding to optimize operations and establish full programming capacity

Thank You

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