



New Dawn Enterprises
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Village at Pine Tree Park Good Neighbours Policy

Our Commitment

The Village at Pine Tree Park is inherently part of the Pine Tree and Lingan Road neighbourhoods. As neighbours, we share streets, sidewalks, routines, concerns, and care for this place. New Dawn and the Ally Centre are committed to fostering a respectful, safe, and welcoming relationship between The Village, its tenants, and the surrounding community.

This Good Neighbours Policy outlines how The Village will operate as a responsible and engaged member of the neighbourhood, how concerns can be raised, and how we will work together when issues arise.

About the Village at Pine Tree

The Village at Pine Tree Park is part of a province-wide [housing first](#) initiative. This approach (1) keeps people alive so they can address challenges — like addiction — that can take time and treatment and long-term counselling to address, and (2) provides people with a safe foundation on which they can build.

In 2023, the provincial government purchased 200 single-unit shelters from the U.S.-based company, [Pallet](#) in response to growing homelessness across the province. The Village at Pine Tree Park opened in October 2024 and is one of six shelter villages across Nova Scotia.

In the CBRM, the number of people experiencing homelessness — those sleeping in cars, tents, abandoned buildings and other unsafe conditions — has increased by more than 75 percent since 2021, while the number of people at risk of homelessness has doubled in that time.

At The Village, there are 35 single-unit shelters and a community building that includes washrooms with showers, laundry facilities, a common area with a large kitchen and social space, and some smaller spaces for programming and support services.

For many people staying at The Village, it is the first private, safe, stable shelter they have had in a long time.

Each resident meets regularly with staff to work on an individualized plan. Together, they set goals — long-term housing, employment, physical and mental wellness — and residents are connected with the resources they need to achieve those goals.

The Village at Pine Tree Park is operated by New Dawn and the Ally Centre and funded by the provincial government. Learn more about the role of shelter villages in the province's [Action on Homelessness](#).

About New Dawn Enterprises

New Dawn is a community development organization founded in 1976. Its mission is to engage the community to create and support a culture of self-reliance in Cape Breton–Unama'ki.

New Dawn's role at The Village includes:

- Owning the building and property
- Property maintenance, repairs, and exterior care
- Ensuring the building is safe, well-maintained, and a positive presence in the neighbourhood

About the Ally Centre of Cape Breton

The Ally Centre is a community-based organization providing harm reduction, housing support, mental health, and addiction services.

The Ally Centre's role at The Village includes:

- Providing 24-7 on-site support for tenants
- Staffing and managing the interior operations of the building
- Supporting tenant well-being, safety, and community integration
- Holding direct relationships with tenants and responding to tenant-related concerns

Being Good Neighbours

We believe being a good neighbour means:

- Treating one another with dignity and respect
- Supporting a neighbourhood that is safe, welcoming, and inclusive

- Recognizing that housing for all is foundational to community well-being
- Addressing concerns early, calmly, and constructively

Tenants of The Village are expected to follow their housing agreements and all local, provincial, and national laws, just as tenants in any housing do.

Communication & Two-Way Dialogue

We are committed to open, two-way communication with neighbours.

Non-Emergency Questions or Concerns

For questions, feedback, or non-urgent concerns related to the building or property, please contact New Dawn Enterprises.

Isabelle Lalonde, Facilities Manager, New Dawn

Email: properties@newdawn.ca

Phone: 902-539-9560 ext. 253

Emergencies or Urgent Concerns (24-7)

If there is an urgent concern related to The Village, such as:

- Someone who appears unwell or in need of immediate help
- A disturbance in progress
- A safety concern connected to the building or its occupants

Please contact the **24-7 Village Support Line**, staffed on site by the Ally Centre:

Village 24-7 Support Line: 902-304-6588

This line exists so that concerns can be addressed quickly and appropriately, and that staff (who tenants have a relationship with) can help to support and de-escalate as needed.

In the case of an emergency, always call 911.

Integration and Community Presence

New Dawn and the Ally Centre believe that housing works best when people feel they belong.

We are committed to:

- Supporting tenants to be respectful neighbours
- Encouraging positive interaction and integration into the community
- Listening to community concerns and responding thoughtfully
- Learning and adapting as the Village becomes part of the neighbourhood

A Shared Responsibility

Strong neighbourhoods are built on relationships, patience, and care. We recognize that the Village represents change, and change can raise questions or concerns. We are committed to walking this path with openness, accountability, and respect. We thank our neighbours for being part of this shared community.

New Dawn Enterprises
The Ally Centre of Cape Breton