

NORTH PARK NEIGHBOURHOOD ASSOCIATION

Mayor Helps and Council
City of Victoria
No. 1 Centennial Square
Victoria, BC
V8W 1P6

January 22, 2020

Re: Temporary Use (3 years) Permit for 1066 North Park St/1802-06 Cook St. for Health Service (SOLID)

Dear Mayor Helps and Council;

The North Park Land Use Committee (CALUC) held a public meeting on January 16 of this year to review an application for a Temporary Use (3 years) Permit at the above noted address. **Forty** people registered their attendance at the door.

Based on our understanding the applicant, SOLID, is applying for a 3 year Temporary Use Permit for a Health Service that delivers comprehensive harm reduction to individuals with substance abuse disorders. Part of the treatment includes the onsite supervised provision of cannabis. The use has been operating in contravention of the City's Zoning Bylaw since opening in July of 2019, and the applicant is now trying to remedy the situation by applying for the Temporary Use Permit.

Mark Wilson and Jack Phillips of the SOLID Outreach Society began the meeting by outlining the history of SOLID from its founding in 2003 to its quick expansion in 2015 with the outbreak of the opioid overdose crisis. A handout titled "Cannabis Access and Use During a Community Wide Overdose Crisis" was handed out as information to attendees.

A number of North Park residents and North Park Village business owners voiced opinions regarding the proposal. The NPNA also received several emails regarding the proposal as well.

Comments and concerns expressed at the meeting and by email include:

- A dramatic increase in crime, including property crimes, vandalism, and illicit drug use in the Village and surrounding residential area, including business washrooms, that seems to have coincided with SOLID's opening at the subject site.
- An increase in discarded syringes in the area surrounding the subject site as well as illicit drug use.
- Personal accounts of threats, assaults, violent robbery, and defecation on private property in the vicinity of the subject site were heard.
- People observed openly smoking and using drugs in the immediate vicinity of the subject site including the deck of the building where SOLID operates.
- That SOLID seems to work as a "magnet" drawing drug users from the 900 block of Pandora to North Park Village.
- The correlation between the arrival of SOLID at its current location and the recent spike in crime may not be demonstrable.

- Displacement of persons from the 900 block of Pandora cited as a possible contributing factor.
- Several residents suggested that SOLID's location in North Park is not well suited to the neighbourhood, citing the proximity of: George Jay School and school children who walk through the area where SOLID operates; family and affordable seniors housing in the 1000 block of North Park St; Logan's Pub and liquor store and Ocean Grown cannabis dispensary in the Village; Anawin House, a transition house for those recovering from homelessness and drug addiction; and, the recently approved development of a home for persons with anxiety disorders a couple of doors down on North Park St.
- Fear expressed of losing local businesses in the Village as a result of increased crime etc.
- Questions were raised concerning the City's Zoning Bylaws and the need for a City Planner to attend future meetings to explain them.
- Various pleas and appeals for increased compassion for this marginalized population were also heard, including that the Temporary Use Permit be allowed for a one year minimum but not 3 years.
- Appeal to the City to help find a suitable location for SOLID.

SOLID representatives Mark Wilson and Jack Phillips denied allegations of on-site illicit drug dealing and expressed a willingness to co-operate with neighbours in solving future issues as they arise. They also suggested that if they were not serving the community as they are, the present situation would deteriorate rather than improve.

Upon summation of the numerous challenging and negative experiences in the vicinity of the subject property, and how they seem to have coincided with SOLID's arrival in the area, many agreed that it would **not** be helpful to have zoning in place to permit SOLID to remain on the property even on a temporary basis.

Recommendation

In light of the comments, views and concerns expressed at this meeting it is the recommendation of the North Park Neighbourhood Association, as represented by its Board, that the application to allow a 3 year Temporary Use Permit for Health Service at the subject site be **rejected** by Mayor and Council.

Sincerely;

Harold Stanley
NPNA Board Member and CALUC representative.

From: [Eleni Gibson](#)
To: [Michael Angrove](#)
Cc: [Board; Sarah Murray, NPNA Community Coordinator](#)
Subject: Re: TUP00015 - 1802 Cook St/A-1056 North Park St
Date: July 22, 2020 1:30:10 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.gif](#)
[image004.gif](#)
[image005.gif](#)
[NPNA CALUC It Jan 16 2019.docx](#)

Hi Michael,

Thank you for your prompt response.

The board has asked that I reiterate their position on this issue, and to note that the CALUC letter (attached) was written before the COVID-19 pandemic and there have been recent developments in the neighbourhood that relate directly and indirectly to this TUP application:

- Establishment of 4 temporary indoor sheltering locations to comply with the Province's order to transition unhoused residents from Pandora Green and Topaz Park; 3 of these locations have been purchased by BC Housing and are likely to become permanent housing for these tenants;
- A large number of tents have appeared in Central Park to house the growing number of people experiencing homelessness for whom indoor sheltering options have not yet been identified;
- The shutdown of Pandora Green camping as of May 18th. Remediation (to address the drug paraphernalia left behind) of the area has yet to be done, with no indication of when or how this will happen.
- An increase in crime across Victoria since the COVID-19 pandemic began, compared to the same time last year:
 - Business break and enter +567%
 - Theft of Auto +42%
 - Theft from Auto +26%
 - Mischief + 4-%
 - Robbery +56%
 - (source: <https://vicpd.ca/2020/05/08/vicpd-releases-covid-19-crime-statistics/>)
- Finally, as the death rates from overdoses have soared, the Province has issued safe supply guidelines and Island Health is now able to provide the free safe supply to drug and alcohol users.

While these events are independent of the activity at SOLID, they all illustrate the concentration of services for those experiencing homelessness and addiction in our neighbourhood. While these services are needed and necessary for Victoria and the region, this concentration is leading to a perception of increased crime and reduced safety by residents, which is backed up by police data. The NPNA would like to restate its opposition to a Temporary Use Permit being granted for SOLID.

Thank you,

Eleni Gibson, MCP
Land Use Planning Advisor

North Park Neighbourhood Association

2 [REDACTED] | <http://npna.ca/>

On Thu, Jul 16, 2020 at 2:42 PM Michael Angrove <mangrove@victoria.ca> wrote:

Hi Eleni,

We required additional information from the applicant after submission. We have now received the information and I am writing the Committee of the Whole report, but since Council breaks for August it isn't likely to go to COTW until September.

Thanks,

Mike Angrove

Senior Planner

Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

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Please think before you print



From: Eleni Gibson [REDACTED]

Sent: July 16, 2020 2:14 PM

To: Michael Angrove <mangrove@victoria.ca>; Development Services email inquiries <DevelopmentServices@victoria.ca>

Subject: TUP00015 - 1802 Cook St/A-1056 North Park St

Hi Michael/Development Services,

I'm working for the North Park Neighbourhood Association on land use issues, and I'm hoping to get an update on one of your files. TUP00015 is for the provision of Cannabis use on-site at 1802 Cook St/A-1056 North Park St. The general consensus of those who attended the CALUC meeting was for Council to reject the application, but there has been no updates on the file since March. It was our understanding that Temporary Use Permits were generally dealt with quickly to avoid illegal use if Council ends up rejecting an application.

Do you have any updates on the timeline of this application?

Thank you,

Eleni Gibson, MCP

Land Use Planning Advisor
North Park Neighbourhood Association