

Pamela Martin

From: Gail Brown [REDACTED]
Sent: October 19, 2020 7:05 PM
To: Public Hearings
Subject: Temporary Use Permit Application No. 00015

Mayor Helps and Members of Council:

I'm submitting this email in support of the application.

I live at 1044 Balmoral Road, just one block from the two properties: 1802-1806 Cook Street and 1056 North Park Street.

I also support SOLID and the OD prevention, support and Naloxone training offered to our fellow citizens in need of their services provided by a peer-driven organization. Many months ago a representative with SOLID made a presentation at a North Park Neighbourhood Association's meeting in where I learned about their initiative and the demonstrated success they have been achieving.

I also support BONG CITY's presence in our neighbourhood. Their street front presence is clean and respectful and they offer a service to people who prefer non-edible cannabis products.

I'm an 80-year woman who is pleased with the benefits I've been privy too for the past few months since my doctor gave me a prescription for medicinal cannabis that I purchase from the Victoria Cannabis Buyers Club on Johnson Street. One square of a dark chocolate bar with 375 THC at bedtime has gone a long way to helping me manage my insomnia. Previous across-the-counter sleep aids and prescribed pharmaceuticals did not work for me because of their side-effects. It's also an affordable solution.

I trust my personal experience and support for the Temporary Use Permit Application for property that is known to me and close to where I live, and home to SOLID and BONG CITY, merits your consideration.

Respectfully,

Gail Brown
102-1044 Balmoral Road
Victoria, BC V8T 1A8

Sent from [Mail](#) for Windows 10

Pamela Martin

From: Justine Bochenek [REDACTED] >
Sent: October 19, 2020 5:13 PM
To: Public Hearings
Subject: Temp use permit application no. 00015

To whom it may concern,

I wholeheartedly support distributing cannabis as a means of harm reduction. Folks who need this service are still my neighbours and if cannabis is a positive way to help them stay alive, I want them to have as easy access to it as they can. Thank you for bringing this to my attention. I hope you decide to allow this item to pass at your meeting.

All my best,
Justine Bochenek, North Park neighbourhood resident

Pamela Martin

From: Ben Cram [REDACTED]
Sent: October 20, 2020 1:10 PM
To: David Phillips
Cc: Glen Mitchell; Michael Angrove; Ken - Garside; Marty - Garside Displays; Stewart Logan; Toes 'n' Taps Dance Shoppe; Cameron Dinning; Peter'; Bylaw Services; [REDACTED]; Automotive Sales Co. Ltd.; Della Mae Johnston; Public Hearings
Subject: Re: Solid - land use application

I have added publichearings@victoria.ca in case these letters didn't get submitted there separately. Below is my letter as well.

To Whom it May Concern,

I'm writing this from both the point of view of a business owner and resident of the area. I understand and appreciate the need for harm reduction and support to persons with addiction problems throughout all of greater Victoria. This is not about keeping these important services out of the neighborhood. It is a question of ensuring that the outreach that is offered is actually helping anyone.

Unfortunately I am still not convinced that a store front handing out softer drugs is a solution or has any benefit to the people at risk. The only evidence that was presented was a study that was done by SOLID with Uvic. No study can be taken at face value unless it is done at arms length from the organization that is applying. Arm's length or third party oversight should be a given in this situation and at this point there is no such study, that I am aware of, to back the claims of the applicant. Without any evidence that this form of outreach is effective the application should be, at the very least, put on hold pending a study to support what they are proposing. This is not a question of the intentions of the folks at Solid. I'm sure they do mean well. Unfortunately good intentions do not guarantee effective care or good results.

Furthermore we have seen a dramatic increase in petty crime and open drug use in the area. The businesses and residents are having to bear the weight of this impact. At the land use meeting the representatives for SOLID did acknowledge the negative impact. However they did not offer any solution or plan to mitigate this impact. The city can not simply ignore the recommendation of the North Park land use committee to reject this proposal. We can't accept that this is a side effect of having this in the neighborhood without doing the due diligence to confirm that the benefit outweighs the very obvious negative impact. At this point the benefit is completely unknown, unconfirmed and the evidence that has been presented is tainted by not having third party oversight.

--

Ben Cram
OWNER

Fernwood Coffee Company and Parsonage Cafe

On Tue, 20 Oct 2020 at 12:46, David Phillips [REDACTED] wrote:
Thanks for cc'ing us into this Glen.

I would just like to express on behalf of NZ Builders Ltd., a business working in the neighbourhood, we completely agree with the thoughtful response Glen has put together.

I know for a fact that local businesses and residents have felt a level of safety concern that wasn't experienced prior to Solid setting up shop in the neighbourhood. On top of that businesses have lost clients due to safety concerns of people coming into the neighbourhood as well. It's a very tough topic because help is needed but I'd have to echo Glen when we consider a harm reduction site being placed in at the expense and harm of the existing residents and businesses in the community.

On behalf of NZ Builders Ltd. based at 1016/18 North Park St I would like to confirm that we are opposed to the application made by Solid Outreach on North Park St.

Yours Sincerely,

David Phillips

C.O.G | NZ Builders Ltd.



P.O Box 53016
Victoria, B.C
V8W 3Z2

On Tue, Oct 20, 2020 at 12:21 PM Glen Mitchell [REDACTED] wrote:

Michael Angrove,

City of Victoria Planning,

Re: Solid – North Park temporary use application

1802 Cook Street & A-1056 North Park Street

My name is Glen Mitchell. I have owned a building and operated my Land Surveying business at 1030 North Park Street since 1992. I wish to confirm my opposition to the application for Solid outreach on North Park Street.

This is an issue of concern to the local business community and residents of North Park. You may be aware that Solid moved in without a business license and appropriate zoning to operate an illegal cannabis facility. After an uprising of concern from the neighbourhood a meeting was hosted by the North Park Neighbourhood Association which Solid was present at. The meeting was well attended and I concluded the following from the meeting;

Solid was not prepared to defend the scientific merit of distributing cannabis to people who suffer from mental health issues

Solid accepted they bring problems to this neighbourhood without offering solutions

Solid accepted the problems brought up (see below) do exist

Solid did not talk with the neighbourhood or give consideration to the proximity of schools and routes that children take to these schools prior to deciding they should join the neighbourhood

Victoria City Police has confirmed to me that this is an illegal operation. I believe this group may be trading on their previous work and reputation to operate as a cannabis dispensary at the expense of the neighbourhood. I believe that a reasonable person observing this operation for even a short length of time would be convinced that what is happening is not what Solid portrays or intends.

Prior to the neighbourhood meeting I prepared and forwarded an explanatory letter (see below) to the North Park Neighbourhood Association and others. I believe it sets out events and concerns and may be useful for your consideration in this matter. I assume you will ensure this letter is forwarded to Council members for consideration. I have copied this message to businesses who have shared concern about the proposed use and application.

Sincerely,

Glen Mitchell, B.C.L.S.

(Letter prepared prior to Neighbourhood Meeting)

Re: Solid – North Park zoning application

My name is Glen Mitchell. I have owned a building and operated my Land Surveying business at 1030 North Park Street since 1992. My letter to you concerns the opening of Solid. The group doing business as Solid on North Park street is operating without a business license or appropriate zoning.

Since the opening of Solid the neighbourhood has changed. The impact of the opening is obvious to local businesses and residents: A business lost a tenant, a business was robbed, the police have been called on 4 occasions, the sidewalks are frequently blocked and people are urinating in the bush. These incidents were not happening prior to the opening of Solid. The illegal status of Solid became known when I made inquiries at the City bylaw department on the status of the zoning of the Solid property. The bylaw department seemed reluctant to provide information on the status, I had to send several e-mails. I feel they were acting as a proponent of the illegal use of the site.

Solid moved in without consultation with the neighbourhood, a business license or required zoning. I believe they will now make an attempt to obtain appropriate zoning. It is my hope the North Park neighbourhood Association will strongly oppose this. I believe Solid will make promises on how they will impact the neighbourhood. In this case, the actual impact is known. I am hoping consideration will be given to what has actually happened.

I have reviewed the Solid website and I am not convinced there is science behind handing out marijuana. In fact, science based medicine may disagree that there any harm reduction in doing so. Many doctors treating issues like mental health would like the patient to stop using marijuana to ensure underlying issues are clear. Often, in contentious zoning issues, it can be a matter of conflicting rights. In this case is any purported "harm reduction" worth "harming" an established mixed use neighbourhood? I believe not.

The North Park businesses and neighbours have a history of good relationships and support with a variety of uses and housing e.g. Pacifica Housing and Anawim House. I feel that any opposition to the use by Solid must not be viewed as "not in my backyard" reaction but a common sense reaction to what businesses and residents see happening to a good mixed use neighbourhood. I have been in contact by several businesses with the same concerns. I will copy this message to these businesses and would encourage them to send any additional information to the North Park Neighbourhood Association, City Planners and the bylaw department at the City of Victoria. It is my hope the City will act immediately to close Solid.

I have copied this message to local businesses and City planners

Businesses:

Glen Mitchell Land Surveying

NZ builders

Baker & Osland

Garside signs

Theatre Skam

Cook Street Castle

Sincerely,

Glen Mitchell, B.C.L.S.

Glen Mitchell Land Surveying Inc.

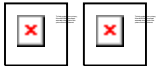
1030 North Park Street, Victoria, B.C.

V8T 1C6

Telephone; 250-385-1712

Email; glen@mitchellsurvey.ca

Web: www.mitchellsurvey.ca



Current Projects

Beach Drive - Monolith CIP - Oak Bay

Cedar - Monolith CIP - Nanaimo

Swartz Bay Rd - Renovation - North Saanich

Shady Lane - Renovation - Oak Bay

Cavendish - Renovation - Oak Bay

Emails will be checked after 2 pm every day.

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--

Ben Cram
OWNER



1105 Caledonia Ave.
Victoria, BC, Canada, V8T 1E9

[REDACTED]

[REDACTED]

Pamela Martin

From: Public Hearings
Subject: FW: Solid - land use application

From: Glen Mitchell [REDACTED]
Sent: October 20, 2020 12:22 PM
To: Michael Angrove <mangrove@victoria.ca>
Cc: [REDACTED] 'Marty - Garside Displays' [REDACTED] 'Stewart Logan'
[REDACTED] >; 'Toes 'n' Taps Dance Shoppe' [REDACTED]
'Peter'" [REDACTED] >; Bylaw Services <BylawServices@victoria.ca>; 'David Phillips'
[REDACTED] 'Della Mae Johnston'
Subject: Solid - land use application

Michael Angrove,
City of Victoria Planning,

Re: Solid – North Park temporary use application

1802 Cook Street & A-1056 North Park Street

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Solid accepted the problems brought up (see below) do exist

Solid did not talk with the neighbourhood or give consideration to the proximity of schools and routes that children take to these schools prior to deciding they should join the neighbourhood

Victoria City Police has confirmed to me that this is an illegal operation. I believe this group may be trading on their previous work and reputation to operate as a cannabis dispensary at the expense of the neighbourhood. I believe that a reasonable person observing this operation for even a short length of time would be convinced that what is happening is not what Solid portrays or intends.

Prior to the neighbourhood meeting I prepared and forwarded an explanatory letter (see below) to the North Park Neighbourhood Association and others. I believe it sets out events and concerns and may be useful for your consideration in this matter. I assume you will

ensure this letter is forwarded to Council members for consideration. I have copied this message to businesses who have shared concern about the proposed use and application.

Sincerely,
Glen Mitchell, B.C.L.S.

(Letter prepared prior to Neighbourhood Meeting)

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I have reviewed the Solid website and I am not convinced there is science behind handing out marijuana. In fact, science based medicine may disagree that there any harm reduction in doing so. Many doctors treating issues like mental health would like the patient to stop using marijuana to ensure underlying issues are clear. Often, in contentious zoning issues, it can be a matter of conflicting rights. In this case is any purported "harm reduction" worth "harming" an established mixed use neighbourhood? I believe not.

The North Park businesses and neighbours have a history of good relationships and support with a variety of uses and housing e.g. Pacifica Housing and Anawim House. I feel that any opposition to the use by Solid must not be viewed as "not in my backyard" reaction but a common sense reaction to what businesses and residents see happening to a good mixed use neighbourhood. I have been in contact by several businesses with the same concerns. I will copy this message to these businesses and would encourage them to send any additional information to the North Park Neighbourhood Association, City Planners and the bylaw department at the City of Victoria. It is my hope the City will act immediately to close Solid.

I have copied this message to local businesses and City planners

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NZ builders

Baker & Osland

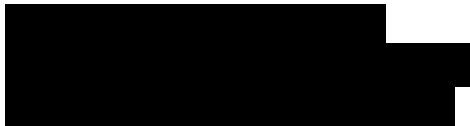
Garside signs

Theatre Skam

Cook Street Castle

Sincerely,
Glen Mitchell, B.C.L.S.

Glen Mitchell Land Surveying Inc.
1030 North Park Street, Victoria, B.C.
V8T 1C6



Pamela Martin

From: julia j ford [REDACTED]
Sent: October 21, 2020 10:41 AM
To: Public Hearings
Subject: re: SOLID's Temporary Use Permit, 1802 Cook St.& 1056 North Park St.

To Whom It May Concern,

re: SOLID's Temporary Use Permit, 1802 Cook St.& 1056 North Park St.

I manage a small business in the 1000 block of Balmoral Rd, and I'm writing to express my strong support for the Temporary Use Permit that SOLID is applying for. They are providing essential services for members of our community who are facing a double health crisis. Their approach is sound, backed by research, and addresses a pressing community need. I see no reason to deny them this request.

Sincerely,
Julia Ford
Nursery Manager
Mason St. City Farm

Pamela Martin

From: [REDACTED]
Sent: October 20, 2020 5:59 PM
To: Public Hearings
Subject: Changes to 1802-1806 Cook street

Its not a good idea to build a cannabis dispensery in an area with many children and a playground. I wouldn't like this change to happen and neither do the kids, next time please think about the children.

Thank you.
A resident of 1870 Cook street

October 20, 2020

Regarding: The temporary Use Permit Application No. 00015

To Whom It May Concern,

As a direct neighbour of the applicant(s) and a business/building owner, I would first like to express the importance of such programs that offer help to people struggling with addictions. In fact, we have and continue to support many programs and organizations (Pacifica Housing, The Anawim House, Our Place, Heroworks etc.) to help battle this very issue.

Since SOLID Outreach is already operating (without appropriate zoning) in the neighborhood, we have seen firsthand what consequences come along with putting such a business/service in a mixed use neighbourhood. This was brought up by multiple business/residents in the last neighborhood meeting organized by the NPNA and City of Victoria.

Since this meeting, we still face challenges. We battle with groups or individuals hanging around our business entrance at times which makes it unpleasant for both customers and employees trying to access our space (see photo from today for example). The folks at Solid do their best to move people along and we're very thankful for it, however at times it's just not possible for them. We have witnessed fights, aggressive arguments, yelling, intoxication and theft. We have also unfortunately witnessed someone overdosing in our driveway... the same person who we were told was banned and no longer allowed at Solid due to a fight the Victoria Police were called to handle (see photo).

Considering this street is mainly residential, and a pathway for most families & children to walk to and from school, I find it very concerning. If I was a resident in the area, I would not feel safe letting my children walk down this street alone. Period.

We oppose the current application proposed.

Marty Mizel
1054 North Park Street

(Photos referenced below)



(b) (5) DPP, (b) (7)(C)

1 **9**

Yours Sincerely,

David Phillips

C.O.G | NZ Builders Ltd.

Ph [REDACTED]
[REDACTED]
[REDACTED]

P.O Box 53016

Victoria, B.C

V8W 3Z2

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Michael Angrove,

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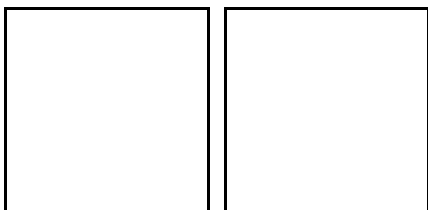
Sincerely,

Glen Mitchell, B.C.L.S.

[Glen Mitchell Land Surveying Inc.](#)

1030 North Park Street, Victoria, B.C.

V8T 1C6



Current Projects

Beach Drive - Monolith CIP - Oak Bay

Cedar - Monolith CIP - Nanaimo

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To Whom It May Concern,

I'm writing this letter is on behalf of our business of 27 years, Toes 'n' Taps Dance Shoppe, which is located at 1733 Cook St. at North Park St. We are directly across Cook St. from the proposed temporary permit for the distribution of "cannabis as an ancillary use to a harm reduction service". Unfortunately, we have had a front row view, since Solid first moved into our neighbourhood, of all the very unfortunate effects they have had on the fabric of our area.

We are the largest retail dance store on Vancouver Island, and our customer base comes from all over Vancouver Island to access our services. We are proud of the family business that we have painstakingly built over many years, managing to successfully navigate the recession, the threat of online shopping and the challenge of mega-discounters. With the enormous challenges brought by the Covid-19 pandemic, we are still here due not only to the support of the local dance community, but primarily due to the government aide that was available (Small Business Loan, Rent Benefit, CERB). We are making EVERY effort to stay in business, therefore we do not take the threat of further deterioration of our neighbourhood lightly.

Our customers range from age 2 right up to 80+ (ballroom dancers), and we have a constant flow of young families into our store on a daily basis. In all the years previous to Solid's arrival, we experienced next to zero shoplifting incidents, lewd behaviour, or negative interactions for our customers or our staff with passers-by on the street. This, however, changed dramatically for the worse immediately after Solid opened its doors. We have experienced a huge increase in brazen shoplifting incidents, open drug use, threatening behaviour both on the street and inside our store, defecation and constant urination at our back door, a large increase in graffiti in the area, and our staff no longer safe in the workplace. Recently a Toes 'n' Taps customer found an un-capped needle beside their toddler while they waited in our sidewalk line-up. It should be noted that we have witnessed multiple shoplifters run out of our store, walk quickly across the street, and head directly in the door at Solid. This is unacceptable.

Our customers now comment regularly that our neighbourhood had really gone downhill, and some have asked if we have plans to move locations to a better one. Our dance community is very connected, and word travels fast. We absolutely cannot survive as a small business if our customer base is uncomfortable visiting our store. We have always appreciated everything our North Park neighbourhood has to offer, and have no desire to move. What we do want is action on the part of the City of Victoria, as this entire issue has gone unaddressed for far too long.

We are quite familiar with the harm reduction approach, but unfortunately with regards to Solid we have observed no safety measures, counselling, outreach, support, security or controls in place. What we have witnessed, and been told as much by many a Solid customer in the street, is a storefront simply handing out drugs with no discretion. Supplying drugs to those who are already at-risk, without providing access to proper outreach, is tantamount to enabling. Without any credible evidence that this particular "outreach" service is effective, the application for "temporary" use should, at the very least, be put on hold pending a proper study to support what they are now proposing. As the owner of Fernwood Coffee has stated, "good intentions do not guarantee effective care or good results." Solid has not offered solutions or plans to mitigate the extremely negative impacts on the North Park neighbourhood, its businesses, our customers, and the local homeowners and residents. At this point the benefit of Solid's application is completely unknown, and the only evidence presented was rendered useless by having no third party oversight.

We look forward to actual studies and consultation with ALL the parties affected.

Sincerely,
Amy Cole & Ellen Cole
Toes 'n' Taps Dance Shoppe
1733 Cook St. Victoria, BC
