

Richard Elliott

From: Victoria Mayor and Council
Sent: July 3, 2020 3:26 PM
To: Victoria Mayor and Council
Subject: Fw: For Your Consideration- John Howard Society Development 736 Princess St
Attachments: 736 Princess Ave --Final Mayor and Council 1.pdf

Follow Up Flag: Flag for follow up
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From: Stephanie Hartwig [REDACTED]
Sent: July 3, 2020 2:36 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; cthorton-joe@victoria.ca <cthorton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Cc: Leanne Taylor <ltaylor@victoria.ca>; Gerald Hartwig [REDACTED]
[REDACTED] Karen Hoese <KHoese@victoria.ca>
Subject: For Your Consideration- John Howard Society Development 736 Princess St

Dear Mayor and Council,

We hope you all are doing well during this time.

On July 9th, Our development for the John Howard Society at 736 Princess Ave. will be discussed at the COTW.

We at Hartwig Industries have created a background presentation of the people and process behind the project. Thank you for taking the time to review and consider our development.

We look forward to hearing your comments on thoughts.

If you have any questions, please let us know.

Stef Hartwig

736 Princess Ave
John Howard Society



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Project Introduction

Located at 736 Princess Ave in Victoria B.C. This integrated facility for the John Howard Society will consist of a wrap around housing model combining 28 units of Transitional/Supportive Housing with Job Training & Education, Community & Administration, Employment Services and a Social Enterprise Cafe. Amenity spaces will include outdoor spaces with a demonstration garden, common areas for residents and end of trip facilities for staff.

The overall goal for 736 Princess Ave is to create a space where residents and members can be close to opportunities, services and supported on their journey to success.

The Developer

Hartwig Industries is a family owned boutique development and real estate investment firm with strong ties to our community. We specialize in commercial spaces for local businesses and affordable residences.

We secured the property at 736 Princess Ave, created the design team with a vision to make a difference in our community and set out to find a community partner who shared the same values. The John Howard Society was the perfect match. They create a community with their clients and give them the tools/mentorship for them to create great change in their lives.

Through our partnership we will be able to guide JHS through the process of design, permits and build. The end result will be a turn key purpose built building for them to expand, grow and continue the amazing work they do.

We are excited about this project because it catches people before they end up on the streets or making bad choices by empowering them to bring about change.





JohnHoward

SOCIETY OF VICTORIA

The John Howard Society is a non-profit charitable organization with over 80 years of history. We are dedicated to assisting individuals, families, youth and adults with programs and services focused on employment, housing, mentorship, & restorative justice. We aim to restore dignity and self-worth to all who have lost hope.

VISION

*Improving Lives,
One Person at a Time.*

MISSION

The Society promotes a safe and peaceful community through effective and humane life-skills, health resources and social justice programs.

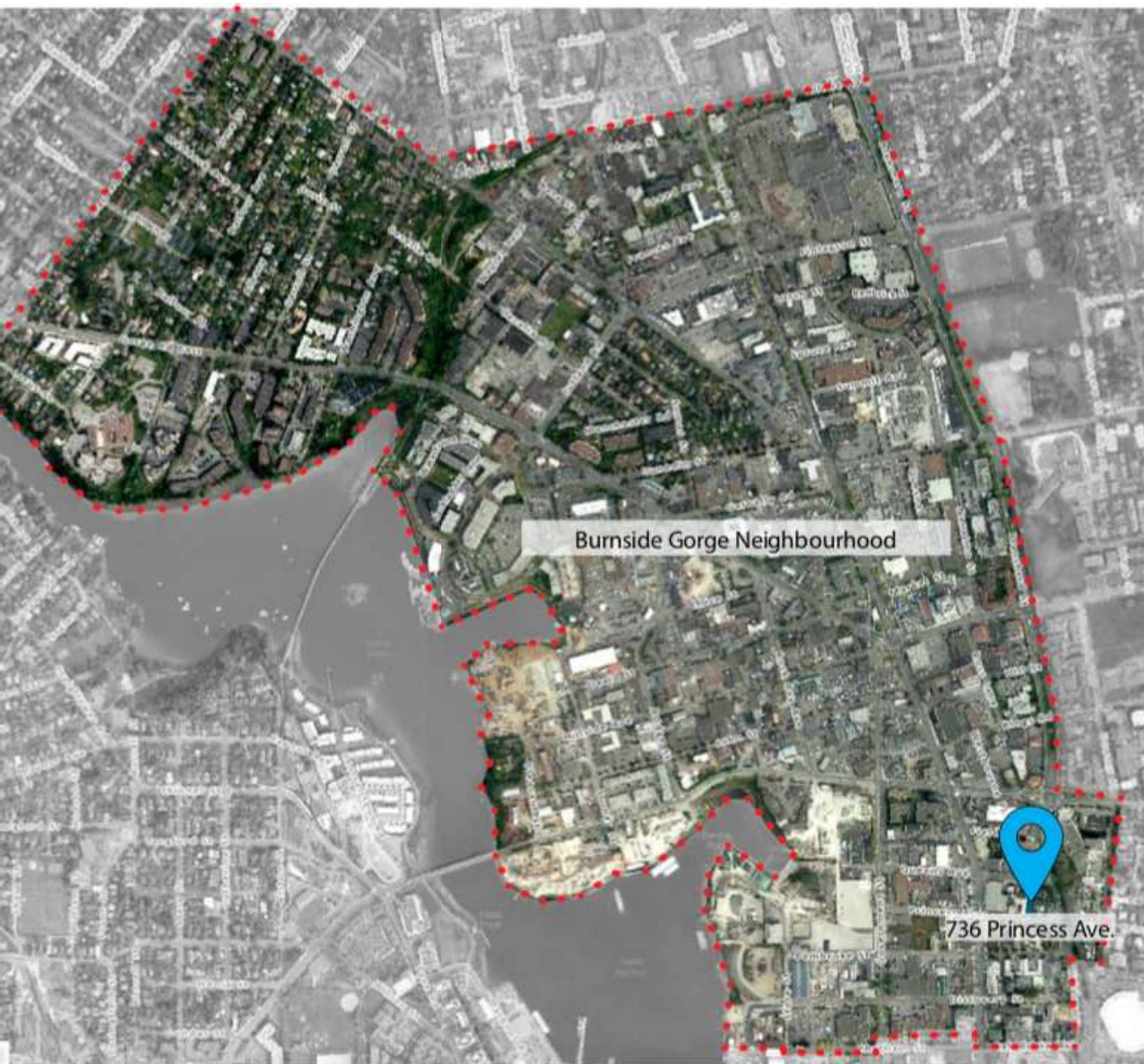


Job Training
Housing
Life Skills
Education
Social Support Services
Restorative Justice
Pre-Release Planning
Mentorship
Youth Services
Employment Services
**Kid Start (Mentorship for
ages 6-18)**
Forensic Outreach
Therapeutic Gardening



JohnHoward
Programs





Site Location

The proposed location for development is close to the societies existing facility. This proposed location is ideal as it is centrally located, within close proximity to downtown, and near main bus arteries. The society provides bus tickets and monthly passes for all program participants and residents. As most of their clients do not have vehicles or bicycles, there is a heavy reliance on public transportation to meet basic needs. Needs such as employment, grocery shopping, medical/ dental service, access to provincial and federal government agencies and other community agencies. Many of their clients use services from the Greater Victoria area (primarily downtown). Also many of their clients work in commercial construction, in the downtown core, making accessibility of services an important factor in deciding that this location was ideal.

Design

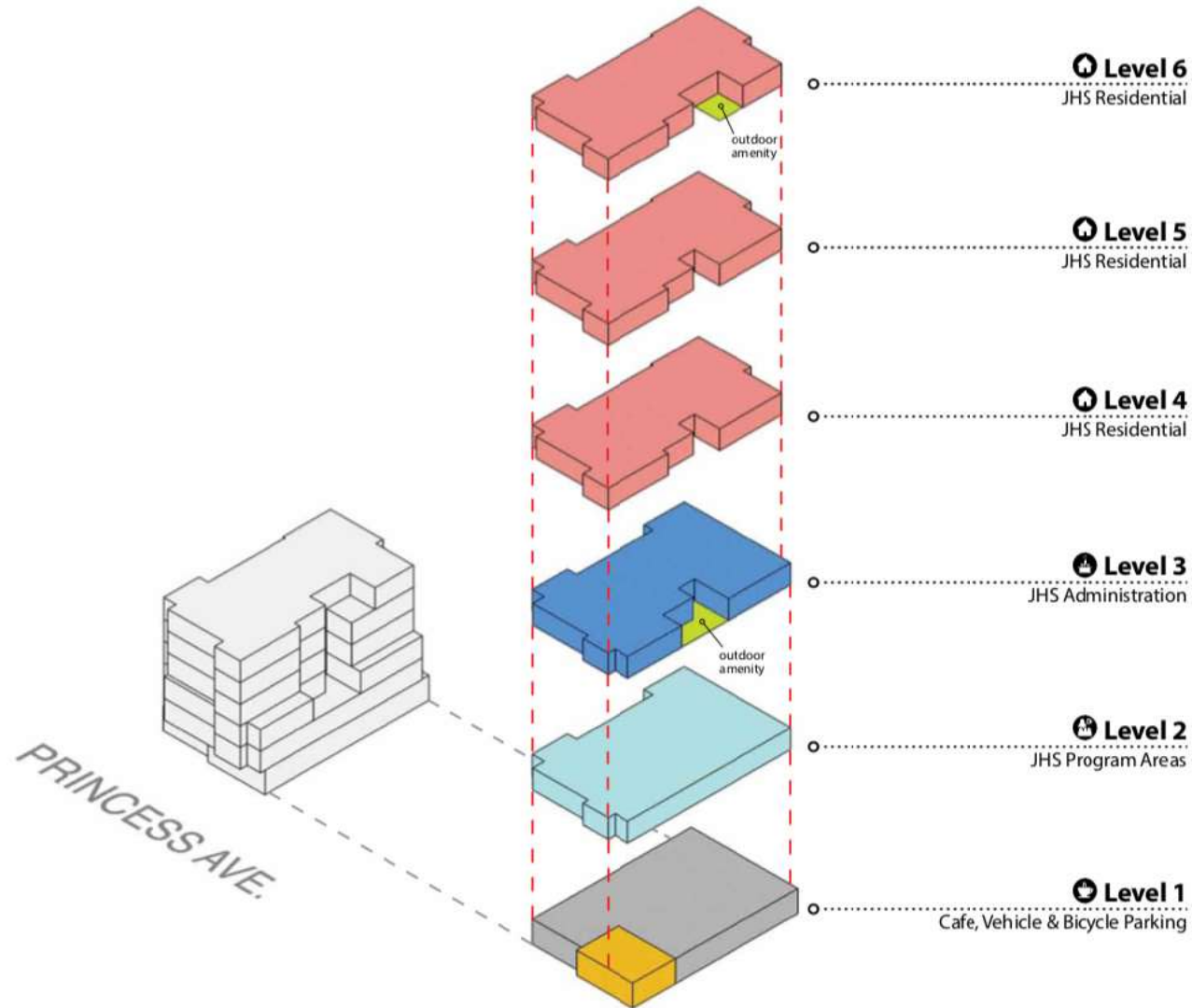
The building was designed to blend in with the current industrial vernacular of the area while providing JHS with everything they need to create a space for their clients and staff to be empowered and successful.

The Building Features:

- 28 Studio Apartments with kitchenettes
- Program & Education Space
- Staff Administration
- Common Area for Residents
- Outdoor Space with Demonstration Garden
- Social Enterprise Cafe



JHS Program



Community Value

JHS is proud member of the Burnside Gorge area for nearly 40 years. They first opened its community service doors in 1982, with a community office opening in 1988. Over this time, JHS has built a strong rapport with the local community. While demand for our services continues to increase, we are now at a pivotal point where we have outgrown our community offices, which will in due time become a barrier to those attempting to access our services. This has brought us to the development of a multipurpose building located in the Burnside Gorge Community.

The new building will allow us to:

- Continue to provide and expand key programs and services

- Operate a social enterprise

- Provide accessible services (access to building, programming, and suites)

- Enhance transportation services

- Innovate housing program and services

- Hire and empower staff

- Will have better services for staff (ie. Break room, courtyard, shower facilities)



Thank You

The John Howard Society and Hartwig Industries would like to thank you for taking the time to review our project. We hope you will support us in moving our community minded project forward to completion and look forward to hearing your comments.

Developer



Client



Designs



**Larry Cecco
& Eddie Williams**

Richard Elliott

From: Tommy's Upholstery <tommysup@shaw.ca>
Sent: July 13, 2020 10:44 AM
To: Victoria Mayor and Council
Subject: 736 Princess Ave.

Doug Thompson
Tommy's Upholstery Ltd
[REDACTED]
[REDACTED]

Dear Mayor and Council.

We are concerned about the proposed development of 736 Princess Ave.

We have operated a family owned business in this area for 70 years.

We have developed our property and business in this location because of the favourable zoning and close proximity to the downtown core.

We have complied with the bylaws and provided the necessary parking required.

On street parking is already a problem since all the businesses are vehicle dependant and the few residence have 2 cars or more with no off street parking. There are also parking issues with arena event parking and delivery vehicles.

The density of this project exceeds the neighbourhood zoning and does not conform to the commercial aspects of the area.

This new development with less parking than bylaws require will add to the existing parking problem.

This development will also cause a major traffic disruption during construction because of the dead end street.

There are currently 50 high skilled and semi skilled jobs on the street that could be put in jeopardy as a direct result of this project.

Since this proposal does not conform to existing bylaws and does not respect the Rock Bay District Objectives we respectfully ask that you reject this proposal.

Thank you.

Pamela Martin

From: Tommy's Upholstery [REDACTED]
Sent: October 15, 2020 2:11 PM
To: Public Hearings
Subject: Re: 736 Princess Ave.

From: [REDACTED]
Sent: Oct. 15 2020
To: Public Hearings
Subject: 736 Princess Ave.

Doug Thompson
Tommy's Upholstery Ltd
[REDACTED]

Dear Mayor and Council.

We are opposed to the proposed development of 736 Princess Ave.

We have operated a family owned business in this area for 70 years.

We have developed our property and business in this location because of the favourable zoning and close proximity to the downtown core.

We have complied with the bylaws and provided the necessary parking our business required.

We have paid the escalating taxes at the much higher commercial rate and the added charges such as the parking drainage fees.

On street parking is already a problem since all the businesses are vehicle dependant and the few residence have 2 cars or more with no off street parking.

There are also parking issues with arena event parking and delivery vehicles.

The density of this project exceeds the neighbourhood vehicle and bicycle parking requirements and does not conform to the commercial aspects of the area.

This new development with less parking than bylaws require will add to the existing parking problem.

This development will also cause a major traffic disruption during construction because of the dead end street.

There are currently 50 high skilled and semi skilled jobs on the street that could be put in jeopardy as a direct result of this project.

With the current downturn in business the generation of property tax revenue will become more difficult and since the John Howard Society is usually tax exempt there will be significant revenue lost.

Since this proposal does not conform to existing bylaws, will not generate property tax revenue and will be very disruptive to the residences and businesses in the area we respectfully ask that you reject this proposal.
Thank you.

Mayor and Council
City Of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor and Council,

I am writing you because I support the development and Rezoning permit at 736 Princess Ave for the John Howard Society of British Columbia. This is an important project for the neighbourhood and for the broad community. I feel the John Howard society and the development would be a great addition to the neighbourhood.

Sincerely,

Name: Ann Coleman

Business: Yunomi Studio

Address: 711 Princess Ave

Email: 

To whom it may concern,

I am writing in support of John Howard Society's efforts to expand their services in Victoria. I want to be clear that this is not some form letter, or some abstract letter about a topic that I feel passionately about, but in reality know very little about. I am writing this letter because I can say unequivocally that the John Howard Society has had a direct and long-lasting positive impact on my life and the lives of so many others, and I this is what I would like to share with you today.

My contact with JHS came about as the result of my incarceration and subsequent release into the community on parole. As a result of decisions in my youth, I was incarcerated for a significant amount of time (almost 30 years.) As you can imagine, it can be a difficult transition back into society after such a lengthy period of time. Of course I was worried, as I was walking into the unknown, and being so far from home (I am originally from Manitoba) with no local family support, I wasn't sure how I was going to make it.

Like many people, I had a stereotypical view of a halfway house. When I went to JHS' Manchester halfway house, I was expecting something that I had seen in the movies: a dirty place, filled with disinterested and cynical staff, and shifty inmates using drugs and alcohol while covertly engaging in a criminal lifestyle. Nothing could be further from the truth. I found a clean, safe place filled by staff who viewed it as a home and treated residents with respect and dignity. I saw countless examples of staff assisting residents in their efforts to rebuild their lives. I saw accountability, as well as caring and compassion, which for many residents was something new. I saw a place where staff were constantly trying to engage the local community, even hosting a summer BBQ for all house residents, their family members, and local neighborhood residents to promote a sense of community and transparency. And I saw a place where I felt comfortable being myself, and encouragement to continue working on myself.

I feel fortunate to have been placed at Manchester house, as well as having access to all of the resources that JHS offers. It provided me the support that I needed to safely integrate back into society. Staff were able to explain things to me, assist me in my efforts, and point me in the direction of where I needed to go. The JHS also assisted me with resume writing, employment contacts, and work supplies. All these things are instrumental for the successful reintegration of offenders. For example, how do you find work as a labourer if you need steel toe boots, but have no money for them? How do you apply for a job if you don't know how to use a computer, or write a resume? That the JHS helps in all areas of a person's reintegration is a big reason why so many individuals using their services find success.

And we all have a vested interest in the success of offenders being released. A successful release means that a person is having positive relationships with his family, friends, and the community in general. It means working, paying taxes, and contributing to society. Of course, not every case is a success. But from my experience, that is the result of an individual's choices, and not a lack of opportunities provided by JHS. And while some fail,

how many more would fail without the support provided by JHS? I am successful in the community today, but that success was not guaranteed. It only happened because I made the effort, but also because I was given guidance and assistance along the way. Would I have been successful without it? I would like to think so, but can't say for certain, and I am grateful that the JHS put me in the position where I didn't have to find out.

So I support the JHS' efforts to expand their services in the community. How could I not? I know firsthand that their efforts will aid the neediest, increasing the chances of the most vulnerable to be successful in building up their life, and making the community in general safer. Who wouldn't support that?

Thank you so much for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Earl Giesbrecht".

Earl Giesbrecht

To whom this may concern,

I heard about the CATTS program and felt that it would be something I would be suited to try. I felt honoured and grateful to be selected as a student of such a small group. The program allowed me to take inventory of my areas of experience within the realm of building and construction, and to see where I would like to continue pursuing my energy.

I felt that there were many levels of support within this program that I wouldn't have expected to be there. I am very glad to see components such as the wellness coach, the social skill games and activities, the role playing for practicing interviews and various typical work dynamics.

As each day of class progressed, I began to feel my own levels of confidence and focus strengthening, as it was demonstrated to us the many ways we could apply our existing skills in combination with our new certifications to become consistently employed individuals.

We heard about many different trades and some of the specifics that were relevant to each, creating more clarity in deciding which paths to consider as well as which might be less suitable.

From the very first interview I felt that I was among people who could understand me and empathize with where I was coming from. They took the time to ask important questions and noted my answers to better guide me along the process of discovering viable pathways.

I felt supported in my decisions and personal needs. The job that I landed because of CATTS was exactly the position that I had written on my new resume, which made me realize that I can achieve nearly anything I set my mind to.

If I knew that more young folks like myself had access to the care, attention, guidance, support, encouragement, resources and space that I was given during the program, I would feel overjoyed! I believe that it has the potential to shift a lot of lives onto more functional pathways that lead in great directions.

The space that we had was more than enough for a class size of 6, if there were more students I would expect a larger space to accommodate (particularly with social distancing). I would also like to see the same ratio of job coaches to students (in my class that was 1:3) so that the proper amount of focus and care could be maintained for each student to feel fully present and acknowledged. I liked finding out that there was also a hospitality version of the course as I know different types of people might prefer that over learning about construction, and I wondered in just how many areas a similar formula could be applied, be it in technology and IT, or preparing a formula for potential students to apply to various higher education programs geared at relevant employment opportunities.

I will always recall my experience with the John Howard society in gratitude and I have been made aware that anytime I can revisit the office to receive support toward job searching if that is something that I require.

Jocelyn Kearns



Marlene Saunders
546 Manchester Road
Victoria, BC. V8T 2N8

September 13, 2020

Dear Mayor Helps and Council:

It is my pleasure to submit a letter of support for John Howard Society (JHSV) proposal at 736 Princess Avenue.

I have been a member of the Burnside Gorge community since October of 2008 when we bought our house. I live on a quiet tree-lined street. The neighbors all know and respect each other and when someone needs a bit of help, they don't have to go far to find it. I feel safe in my home, on my street and in my neighborhood and I feel completely at ease living next door to JHSV's Manchester House - a supported residential home for men who have been involved in the corrections system.

I can't say enough about staff at Manchester House. They are there 24/7 and treat everyone exceptionally well. In the past 12 years there have only been a few times when I've felt the need to knock on their door to help sort out minor issues that are typical among neighbors. What is more common is the sharing of summer vegetables over the fence, an early morning Hi! with one of the guys as we leave our homes and the annual BBQ Manchester House throws. I'm on a first name basis with most everyone at Manchester - no matter how long they stay. I've hired some of the residents to help me with projects around my yard and have always been treated well; never once feeling unsafe or disrespected. Everyone has a story, just as any neighbor does. It's when you take the time to listen and look a little deeper that you find the compassion and understanding everyone deserves.

I too have a story that you'd think would make me wary of my neighbors. In the late 1990's, in Ontario, I was the victim of a violent crime. Justice was served and I've moved on, just as the men at Manchester House are trying to do. I see daily how they are trying to have a better life.

I realize there has been a lot of bad press recently around the homeless camps and the supportive housing agencies that are trying to bring some stability to the lives of those they help. I know results have been mixed and some may wonder if this project will just bring added pressure and problems to an area that is already home to over 19 transitional housing projects.

To the people who are opposed to this new project, I say JHS Victoria's residential programs are different. They have long track records of success and have been quiet and great Burnside/Gorge neighbors for decades already. I honestly can't imagine anyone living or working near a JHS Victoria property having any complaints about the organization and the people they serve. Everything is just so well run.

Everyone deserves a second chance if they are willing to take help that's offered and put in the hard work it takes to change things for the better. When we support people in that journey we all benefit. I can certainly say I've benefitted from having such great neighbors and know Princess Avenue businesses and residents will have the same positive experience I've had.

Sincerely,

Marlene Saunders

To whom it may concern:

I feel like what I am about to share about John Howard is no surprise. I first met Kathy in 2012 while I was in a medium security institution. We were first introduced through written correspondence and met in person soon after.

From our first meeting, it felt like old friends catching up after some time apart. I felt like a human being again. I was so used to being in an environment where you are a mere number on a count sheet, but Kathy made me feel much more than that. From our first visit and every time after that, I believed that I was going to be ok.

Kathy and the John Howard Society helped find the part that I felt was lost forever, me. John Howard was a place I could turn to when I needed someone to talk to or share the latest tv shows. I felt comfortable with everyone I met. Easy to talk to and fun to be around people. I have been blessed to have some of the people in my life, but I'm very thankful for all of the staff here at Manchester and the countless volunteers who help the men regain their new sense of belonging.

I am fortunate in my life to have a great support network but I am always reminded everyday of the great people of John Howard who are here to support and guide myself and the men through some of the challenges of being in the community again. The list is way too long of the things that are done everyday, helping guys with healthcare, identification, groceries, smartphone glitches and the stressors that we encounter while trying to adjust in this new world.

I personally know that because of meeting Kathy, and eventually the staff at the house and the numerous volunteers, I strive to be better.

Life never tells you how things are going to go or how you will get there, and obviously this is not how I wanted my life to go, but it's a lot easier when you have people around you who want to see you succeed.

I know John Howard has employment opportunities, workshops, financial support for work gear, and multiple resources that men can access to get the support to build a better future.

I hope that in reading this letter that you fully understand, John Howard is a place of no judgement. It's just people helping people and I am lucky to have that in my life.

Sincerely,



Vuong Vu