

REPORTS OF COMMITTEES

2. Committee of the Whole – July 27, 2016

Councillor Coleman withdrew from the meeting at 9:10 p.m. due to a pecuniary conflict of interest with the following item, as his wife works for the Anglican Synod of the Diocese of B.C.

6. Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street

Motion:

It was moved by Councillor Isitt, seconded by Councillor Lucas:

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
 - b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
 - c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.
 - d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive housing and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - Information regarding the current demographic at the building.
 - Clear explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.
 - Whether the applicant is looking at working with the Ready to Rent Program for residents.
 - Whether or not pets are permitted, especially dogs and cats.

- Whether there are accessible units.
- The rationale for the ratio of supportive housing to affordable housing and whether there is an opportunity to change that ratio.
- Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Development Variance Permit Application No. 00195

2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:

1. Plans date stamped May 23, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:

- a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

Council discussed the following:

- *The Province's authority to override the City's zoning regardless of Council's decision.*
- *Whether decreasing the number of units would allow the residence to be run in such a way that would lessen the impact on neighbours.*

Carried

For: Mayor Helps, Councillors Alto, Coleman, Madoff, Isitt, Loveday, Lucas, and Thornton-Joe
Opposed: Councillor Young

Councillor Coleman returned to the meeting at 9:26 p.m.

Councillor Loveday withdrew from the meeting at 9:27 p.m.

6. LAND USE MATTERS

6.1 Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street

Committee received reports dated July 13, 2017 and July 20, 2017, from the Director of Sustainable Planning and Community Development regarding an application to convert the existing building at 1002 Vancouver Street to a multiple dwelling consisting of 78 supportive housing and 15 affordable rental units for seniors over the age of 50 and designate the property as heritage.

Committee discussed:

- Rationale for the statutory right of way and whether or not it is necessary considering the pedestrian traffic in the area.
- The evaluation of the prospective residents and mitigating concerns for the neighbours.
- The Province's authority to override the City's zoning regardless of Council's decision.
- Rationale for entering into legal agreements with Cool Aid rather than BC Housing.

Motion:

It was moved by Mayor Helps, seconded by Councillor Alto:

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
 - b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
 - c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.

Development Variance Permit Application No. 00195

2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion:
 "That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:
 1. Plans date stamped May 23, 2017.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
 3. The Development Permit lapsing two years from the date of this resolution."
- Heritage Designation Application No. 000167**
3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

Committee discussed:

- Providing advice and direction about Council's desires for the site, recognizing the Province's authority over City zoning.
- Taking caution around discussing the potential behaviours of residents and sticking to the land use considerations.

Amendment: It was moved by Mayor Helps, seconded by Councillor Thornton-Joe, that the motion be amended to include the following:

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - d. **That the following list of questions be answered and provided to Council as a condition of the Public Hearing:**
 - **The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.**
 - **The police calls at the new playground and Pioneer Square.**
 - **Clear definition of transitional housing vs. supportive and affordable housing.**
 - **The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.**
 - **Information regarding the current demographic at the building.**
 - **Explanation of the Vulnerability Assessment Tool (VAT).**

- Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
- A break down on how many low and medium need individuals will be placed according to the VAT assessment.
- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- Whether there are accessible units.

Committee discussed:

- Working with operators to mitigate problems that may arise and concerns raised by the neighbours.

Councillor Loveday withdrew from the meeting at 11:13 a.m. and returned at 11:14 a.m.

Amendment to the amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that the amendment be amended to include the following:

d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:

- The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
- The police calls at the new playground and Pioneer Square.
- Clear definition of transitional housing vs. supportive and affordable housing.
- The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
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- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- Whether there are accessible units.
- **The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.**

On the amendment to the amendment:

CARRIED UNANIMOUSLY 17/COTW

Amendment to the amendment:

It was moved by Councillor Loveday, seconded by Mayor Helps, that the amendment be amended to include the following:

d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:

- The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
- The police calls at the new playground and Pioneer Square.
- Clear definition of transitional housing vs. supportive and affordable housing.
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- Whether or not pets are permitted, especially dogs and cats.
- Whether there are accessible units.
- The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
- **Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.**

On the amendment to the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

Rezoning Application No. 00588

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 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their

- eligibility, and only those who meet a low-to-moderate support requirement will be admitted
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 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
- ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
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Development Variance Permit Application No. 00195

2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion: "That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:
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 3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local*

Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:

- a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

On the main motion as amended:

CARRIED 17/COTW

For:

Mayor Helps, Councillors Alto, Loveday, Lucas, Madoff, and Thornton-Joe

Against:

Councillor Young



**Committee of the Whole Report
For the Meeting of July 27, 2017**

To: Committee of the Whole **Date:** July 13, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00588 for 1002 Vancouver Street

RECOMMENDATION

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
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 - b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
 - c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well

as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1002 Vancouver Street. The proposal is to rezone from the R-K Zone, Medium Density Attached Dwelling District, to a new zone in order to convert the existing building to a multiple-dwelling consisting of 78 supportive units and 15 affordable rental units for seniors over the age of 50.

The following points were considered in assessing this Application:

- the subject property is designated *Core Residential* in the Official Community Plan, which supports a diverse mix of housing types including low and mid-rise multi-unit residential up to six storeys and a floor space ratio (FSR) up to approximately 3.5:1
- the proposal is consistent with the Cathedral Hill Precinct Plan
- the Applicant is proposing to heritage-designate the existing building (currently on the Heritage Register)
- supportive housing units would have access to a range of onsite, non-clinical support services such as life skills training, and connections to primary health care, mental health or substance use services. The applicant is willing to secure details related to the operation of the facility through a legal agreement with the City
- the affordable rental units would be fully self-contained and meet Canada Mortgage and Housing Corporation's 80th percentile in terms of the average rental rate in the region
- the subject property is in close proximity to shops, facilities and support services.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the subject property from the R-K Zone, Medium Density Attached Dwelling District, to a new zone in order to convert the existing building to a multiple-dwelling consisting of 78 supportive housing and 15 affordable rental units for seniors over the age of 50.

The following changes from the current zone are being proposed and would be accommodated in the new zone:

- change the use from a nursing home to allow for a greater mix of housing types
- increase the floor space ratio from 0.60 to 1.20:1
- reduce the site area per unit.

Affordable Housing Impacts

The Applicant proposes the creation of 78 supportive housing and 15 affordable rental units for seniors over the age of 50, which would increase the overall supply of housing in the area. A legal agreement is being proposed to ensure residents meet specific criteria to reside at Mount Edwards and that specific operating obligations are established.

Sustainability Features

The Applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes to provide 20 Class 1 (secure and enclosed) bicycle parking spaces in the underground parking area and a bicycle rack in front of the building on Rockland Avenue to accommodate at least six bikes.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The area is characterized by a mix of single-family dwellings, duplexes, multiple dwellings and the Christ Church Cathedral.

Existing Site Development and Development Potential

The site is presently transitional housing accommodating 38 residents on the first floor of the building. Under the current R-K Zone, Medium Density Attached Dwelling District, the property could be developed as a nursing home, hospital or townhouses.

Data Table

The following data table compares the proposal with the existing R-K Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify where the proposal is non-conforming.

| Zoning Criteria | Proposal | Zone Standard R-K Zone |
|--|---|---------------------------|
| Site area (m ²) - minimum | 2927.00 | 555.00 |
| Site area per unit (m ²) - minimum | 31.00* | 185.00 |
| Density (Floor Space Ratio) - maximum | 1.20:1* (slight increase due to additional stairwell) | 0.6:1 |
| Lot width (m) – minimum | 59.30 | 18.00 |
| Height (m) – maximum | 12.55** (top of building) 9.35 (to ceiling) | 8.50 (to ceiling) |
| Storeys - maximum | 3 + basement** | 2.60 |
| Site coverage % - maximum | 43.00** | 33.00 |

| Zoning Criteria | Proposal | Zone Standard R-K Zone |
|-------------------------------------|---|---------------------------|
| Setbacks (m) – minimum: | | |
| Front | 4.84** (building)/3.55**(solarium)/ 0 (stairs) | 6 |
| Rear | 6.66 | 4 |
| Side (north) | 3.25** | 4 |
| Side (south) | 5.48 | 4 |
| Eave Projection | 0.95** | 0.75 |
| Parking - minimum | 12* | 21 |
| Bicycle parking stalls (minimum) | | |
| Class 1 | 20 | 4 |
| Class 2 | 6 | 6 |

Relevant History

The Mount Edwards Court Apartments were originally built as market residential units in 1911; however, the Baptist Housing Society operated the building as a care facility for more than 30 years until the fall of 2014. During its time as a care facility, the building contained 83 independent residential rooms and ancillary facilities.

In 2016, the Province acquired the subject property in response to the “tent city” crisis. The Victoria Cool Aid Society was chosen by BC Housing to operate the building, and on February 23, 2016, the Province exercised their senior government authority to over-ride the *Zoning Regulation* Bylaw to reopen the first floor of Mount Edwards to provide 38 residents with transitional housing. However, the current Rezoning Application is for supportive and affordable rental housing (no restrictions on length of stay).

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the Applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on April 24, 2017. A letter received on May 23, 2017 is attached to this report.

ANALYSIS

Official Community Plan

The Official Community Plan (OCP) Urban Place Designation for the subject property is *Core Residential*, which supports a diverse mix of housing types including low and mid-rise multi-unit residential up to six storeys and a floor space ratio (FSR) up to approximately 3.5:1. The proposal is to retain the existing three-storey heritage-registered building and convert it to multi-unit residential in the form of supportive and affordable rental housing, and slightly increase the FSR to 1.4:1 due to an additional stairwell on the roof. This proposal is consistent with the objectives pertaining to land use and density in the OCP.

The OCP supports a range of seniors housing and innovative care options across the city and within neighbourhoods. It also encourages new seniors' housing, transitional housing and non-market rental housing within close proximity to the Urban Core to enable easy access to services and facilities necessary for daily living. The OCP further reinforces the importance of supporting a range of transitional and supported housing options, with an emphasis on the delivery of support services and establishing units directed towards specific groups in core need.

This proposal is to provide supportive and affordable rental housing for seniors over the age of 50 in close proximity to shops, facilities and support services. The supportive housing units would have access to a range of onsite, non-clinical supports, such as life skills training, and connections to primary health care, mental health, or substance use services. This proposal fulfils the housing objectives in the OCP with respect to providing seniors housing in the community.

Local Area Plans

The *Cathedral Hill Precinct Plan* supports the inclusion of housing on sites with existing institutional land uses, including Mount Edwards, and supports the retention and conservation of heritage buildings in the precinct. The Application meets these objectives outlined in the Plan.

Other Policies

Heritage Designation

The Applicant is willing to heritage-designate the Mount Edwards building to ensure that the heritage property will be conserved for present and future generations. A separate report regarding heritage designation has been prepared by staff and presented to the Heritage Advisory Design Panel and will be brought forward for Council's consideration at a later date. The Applicant is proposing minor exterior repairs to the building including the reinstatement of the front balcony to its original appearance and the addition of a small rear upper enclosed stairwell to provide access to the third storey (fire exit). The exterior finishes of the upper storey stairwell would include painted masonry to match the existing building.

Regulatory Considerations

Statutory Right-of-Way

Rockland Avenue is identified as a People Priority Greenway in the approved 2003 Greenways Plan and it currently lacks boulevards, sidewalks with a clear 1.5m width, and other infrastructure typical of a local road and a Greenway. Given these current conditions, staff recommends for Council's consideration that a Statutory Right-of-Way of 3.67m on Rockland Avenue is provided as a condition of Rezoning. A SRW will also ensure that the existing shed containing garbage and recycling located in the proposed SRW would be relocated.

Other Considerations

The housing development at Mount Edwards is a response to an immediate need for supportive housing for seniors over the age of 50 individuals in the City of Victoria who are homeless now, or at risk of being homeless. The use of Mt. Edwards to house individuals in immediate housing need is supported by the Housing First approach, which has been endorsed by the Government

of Canada as well as multiple social studies including the nationwide *Chez Soi/At Home* project. One of the key principles of Housing First is to integrate housing into the community in order to respond to client choice, minimize stigma and encourage social integration. Other Housing First principles the Mt. Edwards project supports, includes the provision of rapid housing with supports, providing tenancy rights and responsibilities, and housing that is strength-based and promotes self-sufficiency.

It was brought to staff's attention through the provision of two Canada Mortgage and Housing Corporation (CMHC) research papers, one an examination of Fairway Woods, a supportive housing facility for formerly homeless seniors (also operated by the Cool Aid Society) and another a *Research Highlight* by CMHC looking at housing options for elderly or chronically ill shelter users, that one of the components of a successful housing development for this population group, or a desired element of this type of housing, was buildings that range in size from 30-50 units. However per the broader *CMHC Research Highlight*, "the ideal residential facility for elderly and chronically ill homeless people has less to do with the building and more to do with validating [the residents] as human beings, respecting their dignity, and supporting them with a range of care options." The CMHC study also notes that "generally, the downtown area is a preferred location" for better proximity to services such as affordable meals and medical facilities.

Meanwhile, the Fairway Woods case study emphasizes that its success appears to be a combination of four main factors: Cool Aid's experience in providing housing and support to homeless persons over many years; the 'personal passion' of individuals, including Cool Aid personnel; the staff; and tenanting. The study does note that the quiet suburban setting is a contributor to tenants' quality of life in this development, but other factors such as the inclusion of social supports, proximity of shops and services, and 24-hour staff support outnumber this point. Other literature on issues specific to homeless seniors emphasize that seniors' homelessness is informed by social exclusion and isolation; that rapid re-housing is best practice and mitigates risk factors of depression and suicide, and access to enhanced services are also strategic approaches. Mt. Edwards meets each of these by being inclusive, promoting a housing first approach, and providing access to appropriate services for its residents.

While years of planning and development mean purpose built facilities can carefully consider issues such as location and building size, Mt. Edwards was selected for conversion to housing because it was in the City of Victoria, available for immediate purchase, had no existing tenants to displace, and could be converted into housing in the shortest time possible to address homelessness now. Other projects that have been established for the same purpose have demonstrated that several other elements of a building housing vulnerable tenants can mitigate neighbourhood concerns and create a development that integrates well into the community. Important factors include:

- A staffing complement adequate in size, hours, and skillset and based on best practice in other buildings of this type
- Consideration to the security measures of the building including restricted (staff controlled) access, 24-hour staff coverage, and regular physical building rounds
- A balanced tenant mix (more vulnerable alongside more independent tenants)
- An experienced operator with a commitment to and demonstrated history of improving the lives of tenants and building community with surrounding neighbours
- Appropriate supports available on-site for tenants
- The development of a sense of community through social programs and other activities.

Mount Edwards would deploy the above best-practices and bespoke elements, which in combination, will work to reduce the impact of this type of housing development on the neighbourhood. In addition, the Applicant is willing to enter into a legal agreement, which would establish specific criteria with respect to supportive and affordable rental housing on the subject property:

- a) a maximum of 78 supportive housing units
- b) a maximum of 15 affordable rental housing units
- c) all residents must be over the age of 50
- d) potential supportive housing residents will be subject to a Vulnerability Assessment Tool (VAT assessment) to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
- e) illicit substance use will not be permitted on the premises
- f) 24/7 staffing, including a fulltime client services worker to assist supportive housing residents.

In terms of the proposal's proximity to Christ Church Cathedral School, staff note there are several developments housing individuals experiencing homelessness that have been established in close proximity to schools. Examples include:

- The Biltmore, operated by RainCity Housing Society: 95 units of low-barrier housing for previously homeless adults located 146m from Florence Nightingale Elementary School. (Vancouver)
- My Place temporary shelter, operated by Our Place Society: 40 shelter spaces for campers from Victoria's Tent City located directly across the street from Central Middle School (Victoria)
- Mole Hill Community Housing Complex (Mole Hill Community Housing Society): 170 units designated for individuals 'hardest to house' and those living with mental illness and HIV; directly across the street (70m) from Lord Roberts School Annex (Vancouver).
- Nicholson Towers: 220 units of subsidized housing for low-to-moderate income individuals, vulnerable seniors, and people with disabilities operated by The Bloom Group; across the street from Lord Roberts School Annex (Vancouver).

Specific to the Victoria example above, My Place temporary shelter in Victoria was established as a response to Tent City in Victoria, and was initially met with trepidation and concern from Central Middle School; however, by the time the shelter closed in May 2017, the relationship between the school and the shelter had transformed. Students organized donations of meals and items of necessity, and developed the 'Faces of Victoria' project where they engaged firsthand with individuals experiencing homelessness, addictions, and mental health issues. The school was a recipient of the Victoria Health Authority's Mental Health Substance Use Community Service Award for their work in engaging with the shelter.

CONCLUSIONS

The proposal to convert the existing heritage-registered building to a multiple-dwelling consisting of 78 supportive housing units and 15 affordable housing units is consistent with the OCP and the *Cathedral Hill Precinct Plan*. The Applicant has demonstrated how the proposal will minimize impacts on the neighbourhood. The Applicant is also willing to heritage-designate the existing building and reinstate some of the character defining elements of the original building. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

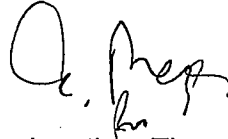
ALTERNATE MOTION

That Council decline Rezoning Application No. 00588 for the property located at 1002 Vancouver Street.

Respectfully submitted,

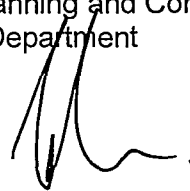


Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 20, 2017

List of Attachments:

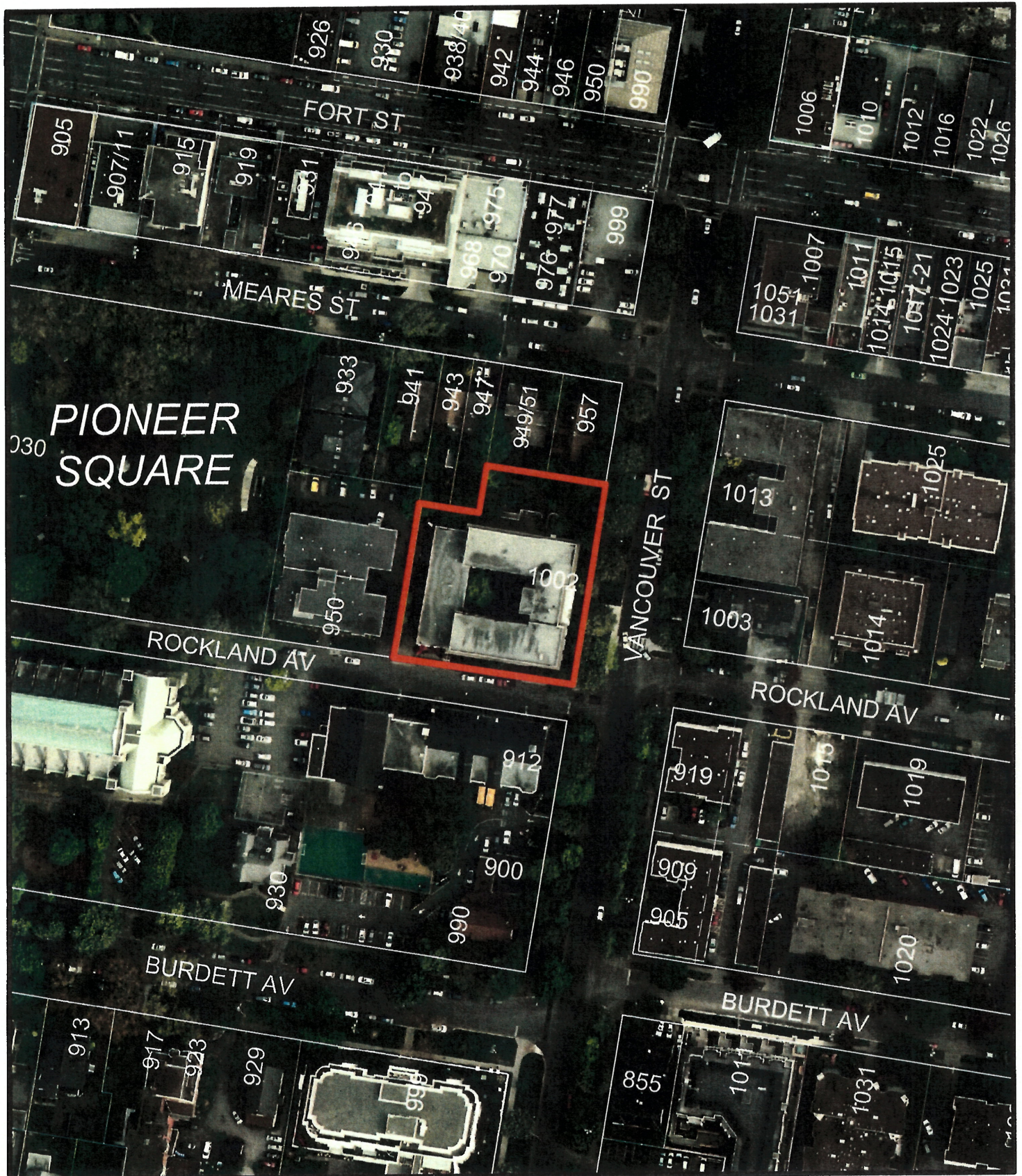
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 23, 2017
- Attachment D: Letter from Applicant to Mayor and Council dated July 12, 2017
- Attachment E: Letter from Applicant to Mayor and Council dated May 19, 2017
- Attachment F: Information from Public Open House on April 18, 2017
- Attachment G: Community Association Land Use Committee Comments received May 23, 2017
- Attachment H: Correspondence (Letters received from residents).

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated stamped May 23, 2017
- Attachment D: Letter from applicant to Mayor and Council including the Parking Analysis dated June 12, 2017
- Attachment E: Community Association Land Use Committee Comments received May 23, 2017
- Attachment F: Correspondence (letters received from residents).



1002 Vancouver Street
Rezoning No.00588



1002 Vancouver Street
Rezoning No.00588



ivic: 1002 Vancouver Street

ngoi - Lot 1, Victoria City, Plan 35568

FILE Identifier: 002-150-401

SCALE: 1" = 150' (ANSI D Sheet)



EGEND

Invitations are generally referred to City of Victoria

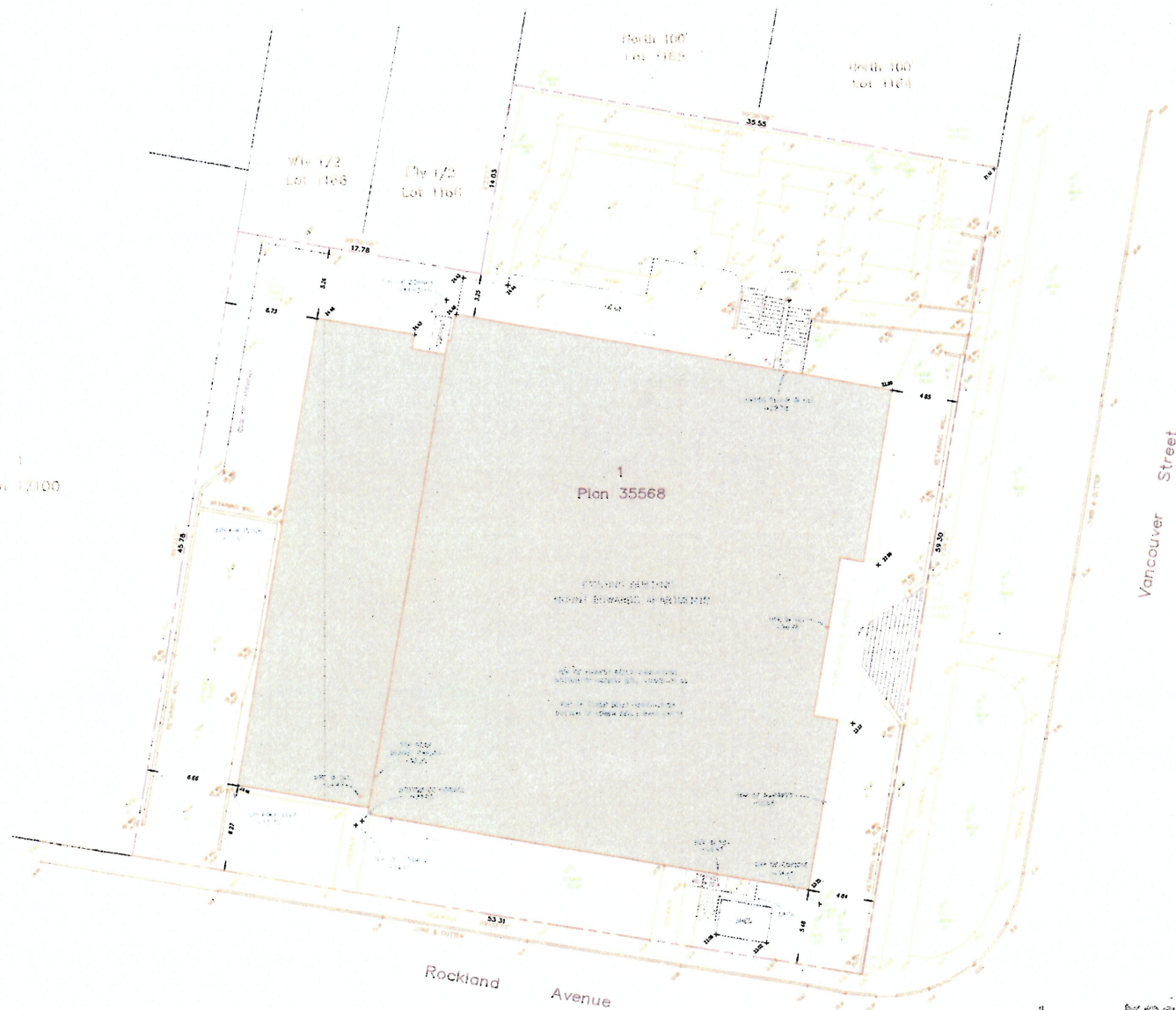
Survey Mammals 9-20A. (exam 22.10.3m)

Q1 - denotes - Dirty Fuel With Light

→ **gender** = existing situation

has sometimes one in centimetres

Lot Area = 2927 m²



April 4, 2017

POWELL & ASSOCIATES

H.C. Land Surveyors
1880-1888, 1890-1898, 1900-1908

Victims, Inc. VBT-044

grana (200) 382-8858

Distances are given in feet from both surfaces.

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

owned from Land Info Office records.

This document shows the relative positions of the different features and should not be used to define a specific layout.

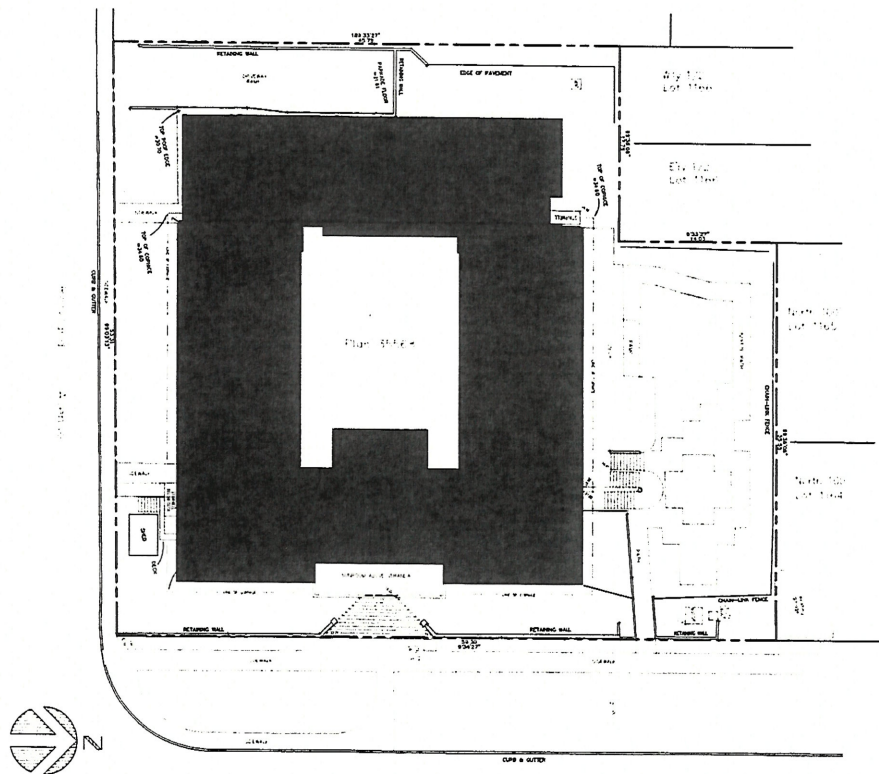
Received
City of Victoria

City of Victoria

MAY 23 2017

Planning & Development Department
Community Planning Division

Community Planning Division



SITE PLAN

SCALE: 1:200

EXISTING BUILDING LOCATION



LOCATION PLAN

SCALE: NTS



PROJECT DATA
 BUILDING AREA: 1,261M² (13,574FT²)
 TOTAL FLOOR AREA: 3,504M² (37,718FT²)
 (EXCLUDING PARKADE)
 SITE AREA: 2,927M² (31,506FT²)
 SITE COVERAGE: 43%
 FLOOR SPACE RATIO: 1.2

SETBACKS(FROM SURVEY):
 REAR: 6.66M
 FRONT: 4.84M
 SIDE (SOUTH): 5.48M
 SIDE (NORTH): 3.25M

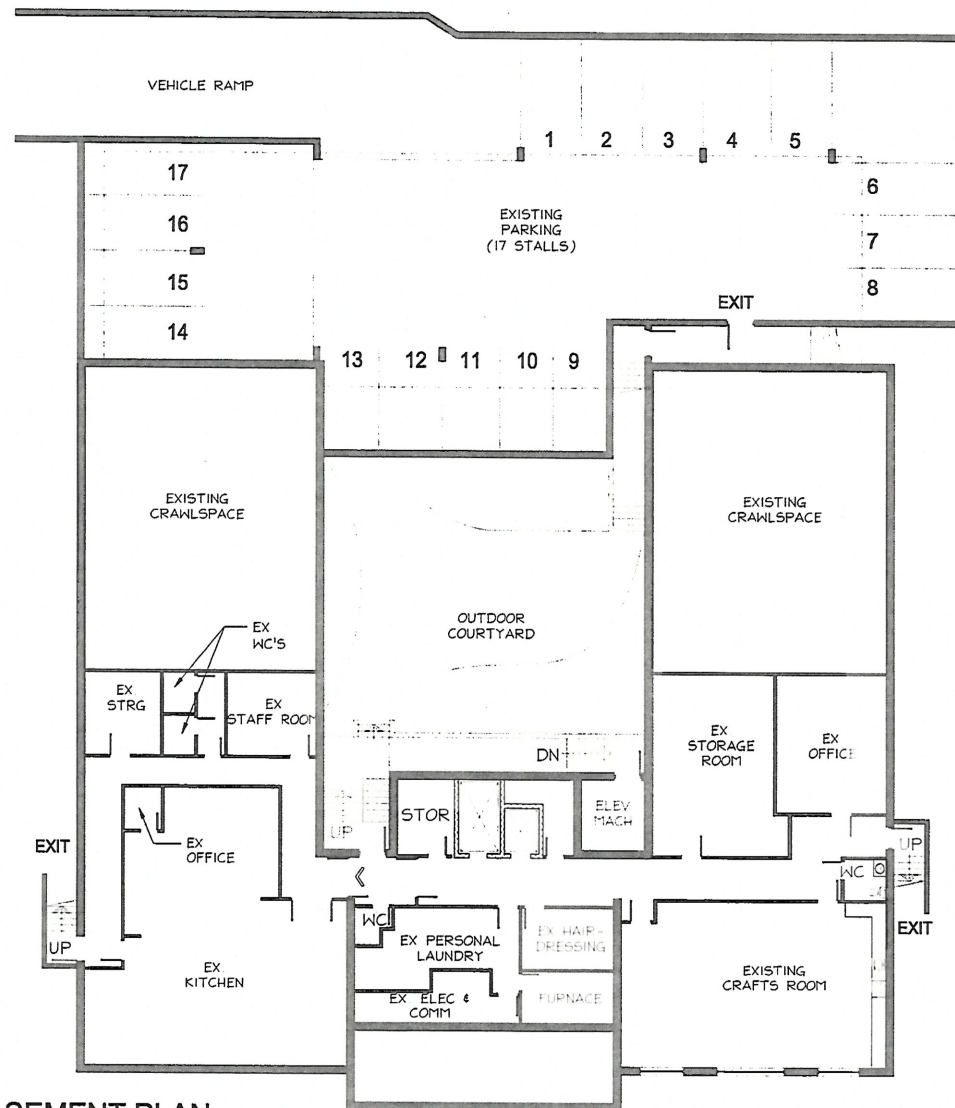
| BUILDING AREAS | | |
|----------------|--|--|
| | EXISTING | PROPOSED |
| BASEMENT | 485M ² (5,220FT ²) | 485M ² (5,220FT ²) |
| 1ST FLOOR | 1,114M ² (11,991FT ²) | 1,114M ² (11,991FT ²) * |
| 2ND FLOOR | 1,128M ² (12,142FT ²) | 1,086.2M ² (11,692FT ²) * |
| 3RD FLOOR | 777M ² (8,364FT ²) | 798.8M ² (8,597FT ²) ** |
| TOTAL AREA | 3,504M ² (37,717FT ²) | 3,484M ² (37,502FT ²) |
| PARKADE | 527M ² (5,673FT ²) | |

* SOLARIUM REMOVED ON THE 2ND FLOOR (-41.8M² (450FT²))
 ** ADDITION OF STAIR FROM 2ND TO 3RD FLOOR (21.8M² (235FT²))

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 City of Victoria

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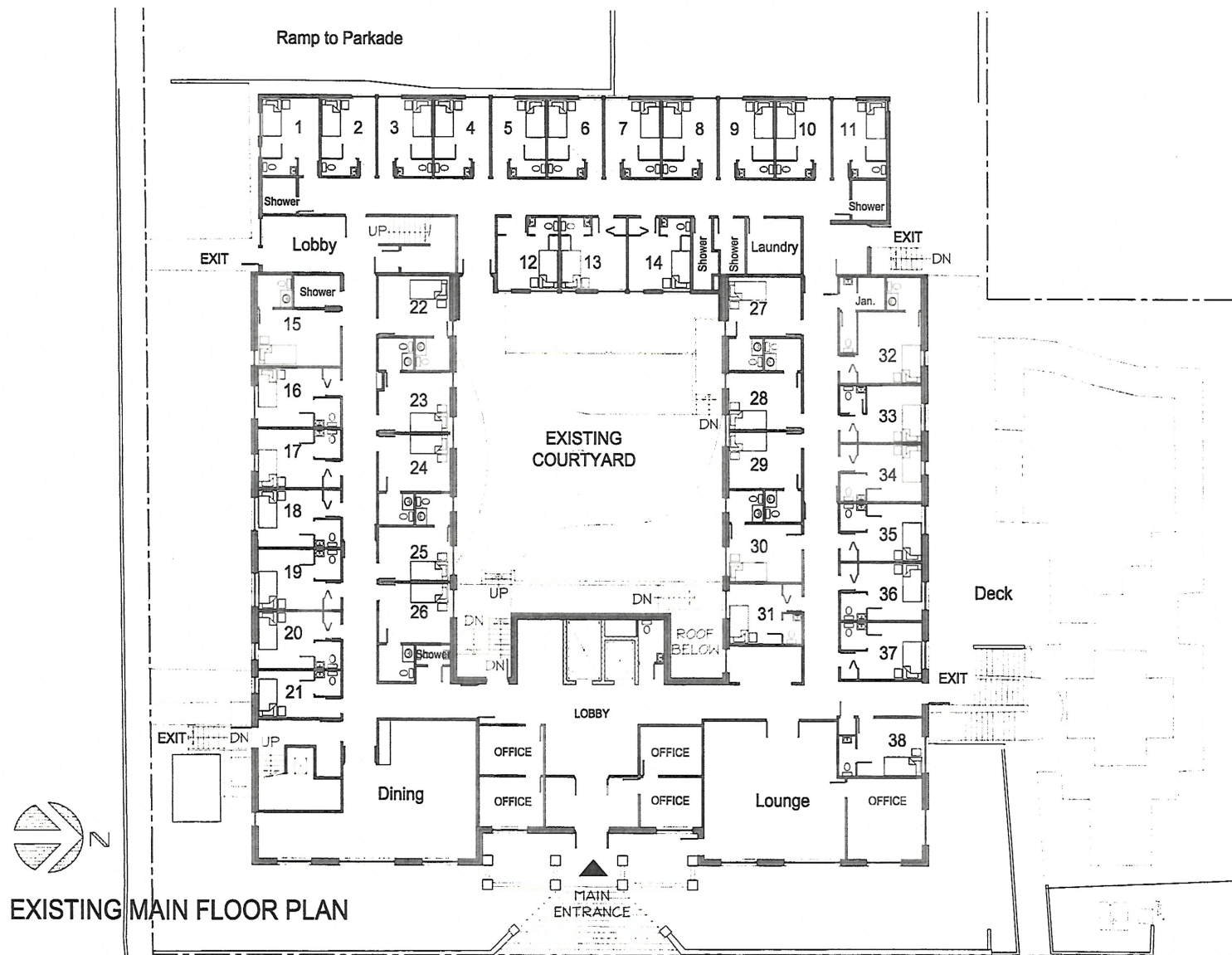


EXISTING BASEMENT PLAN

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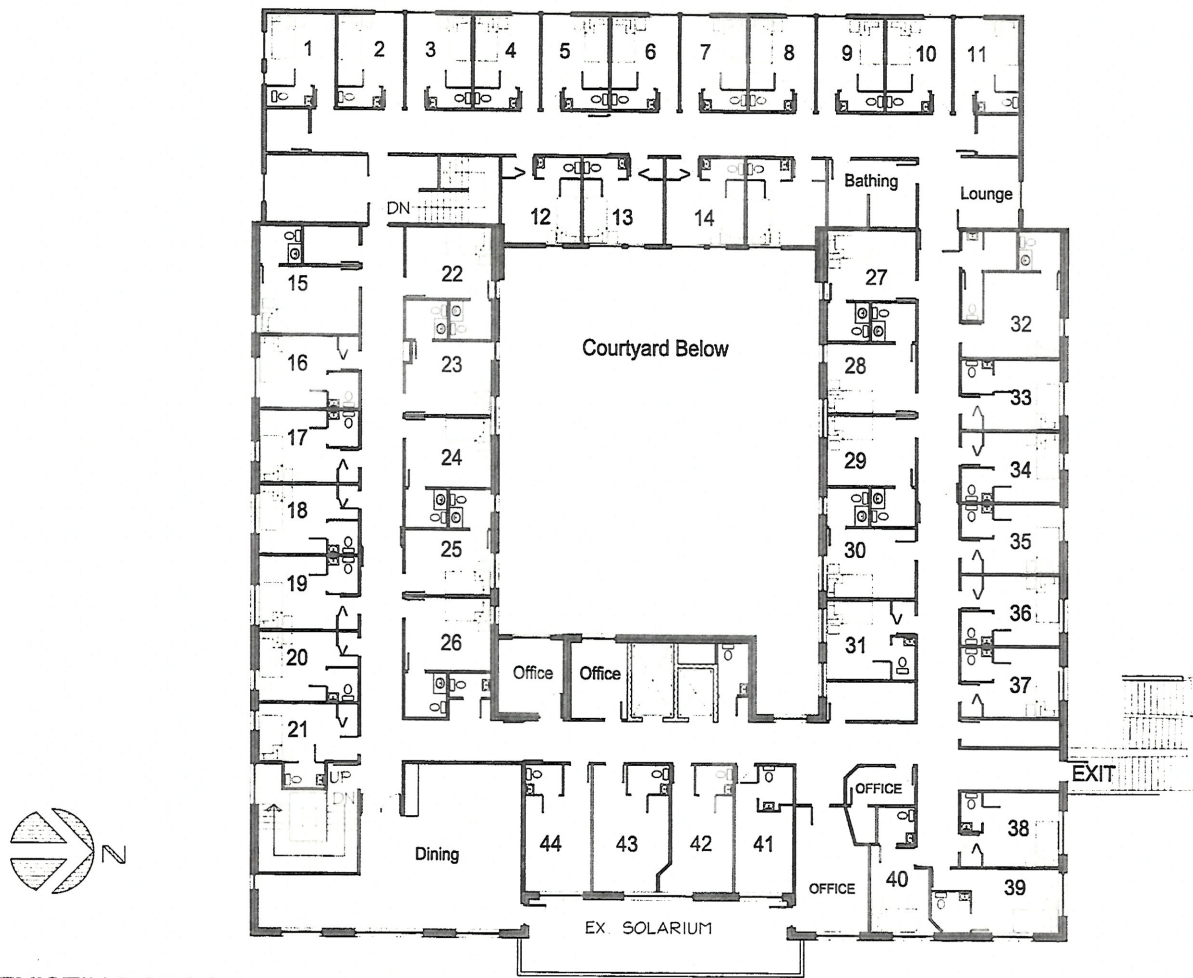


EXISTING MAIN FLOOR PLAN

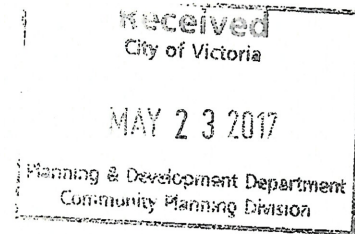
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Community Planning Division



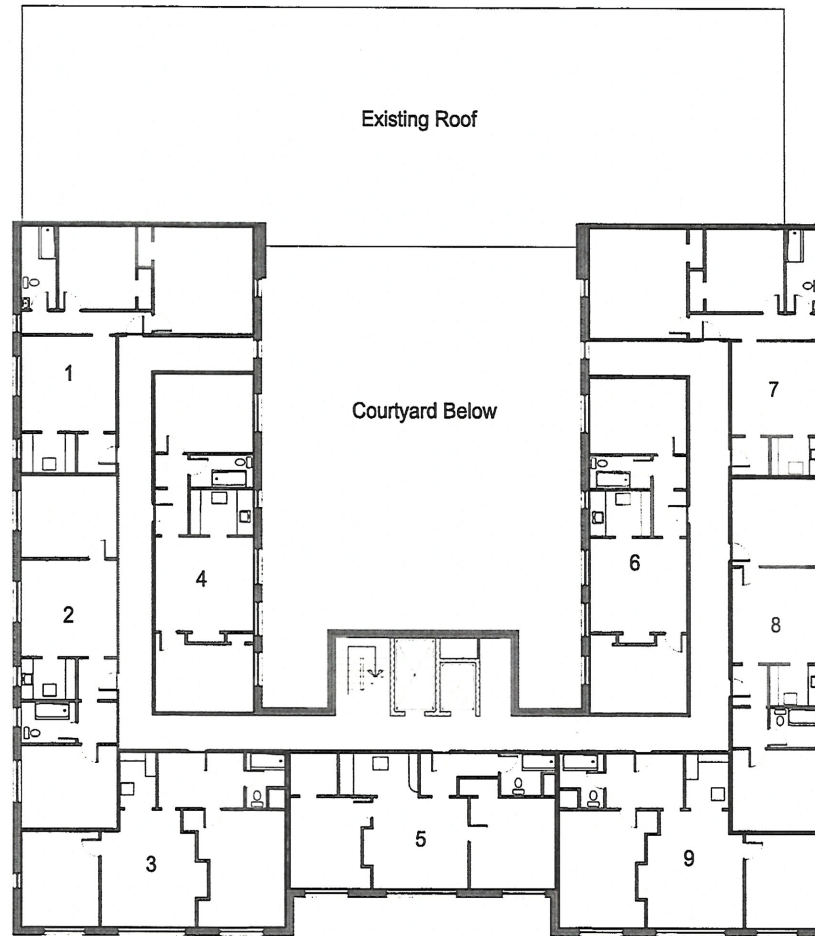
EXISTING SECOND FLOOR PLAN



MT EDWARDS, 1002 VANCOUVER STREET, VICTORIA BC
 JENSEN GROUP ARCHITECTS

SCALE 1:100

A4
 MAY 10, 2017



EXISTING THIRD FLOOR PLAN

1002 VANCOUVER STREET
 1002 VANCOUVER STREET
 1002 VANCOUVER STREET
 Planning & Development Department
 Community Planning - Housing

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City of Victoria
MAY 23 2017
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Community Planning Division

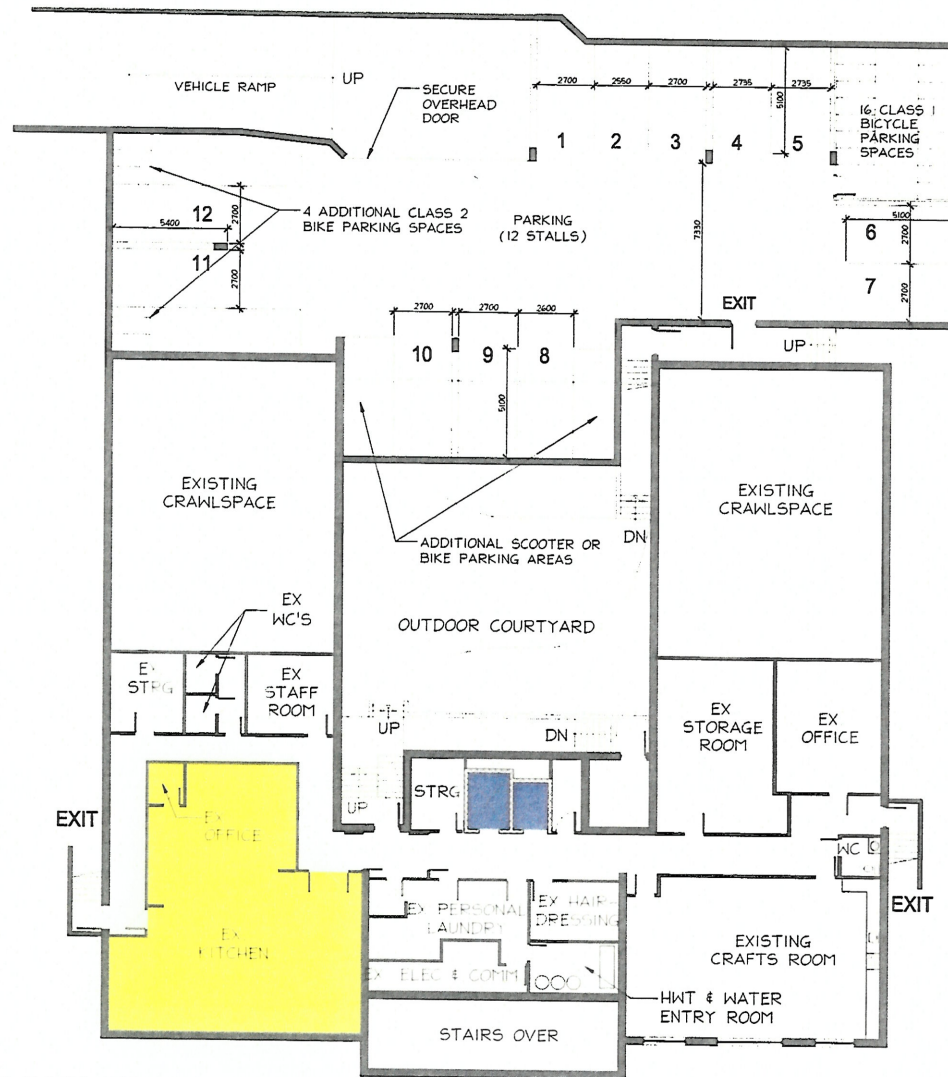


EXISTING EAST ELEVATION

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MAY 23 2017
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Community Planning Division



EXISTING SOUTH ELEVATION



BASEMENT PROPOSED

- EXISTING ELEVATORS TO BE REPAIRED
- RENOVATE KITCHEN

CITY OF VICTORIA
 RECEIVED DEEMED
 JUL 13 2017 MAY 23 2017

Received
 City of Victoria
 JUL 13 2017
 Planning & Development Department
 Development Services Division

PROPOSED BASEMENT PLAN



PROPOSED MAIN FLOOR PLAN

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 JUL 13 2017 MAY 23 2017

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 JUL 13 2017
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 Development Services Division



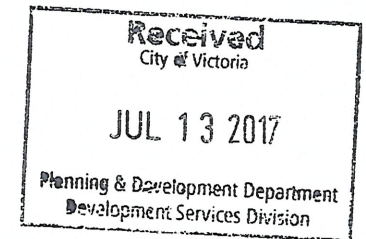
2ND FLOOR PROPOSED

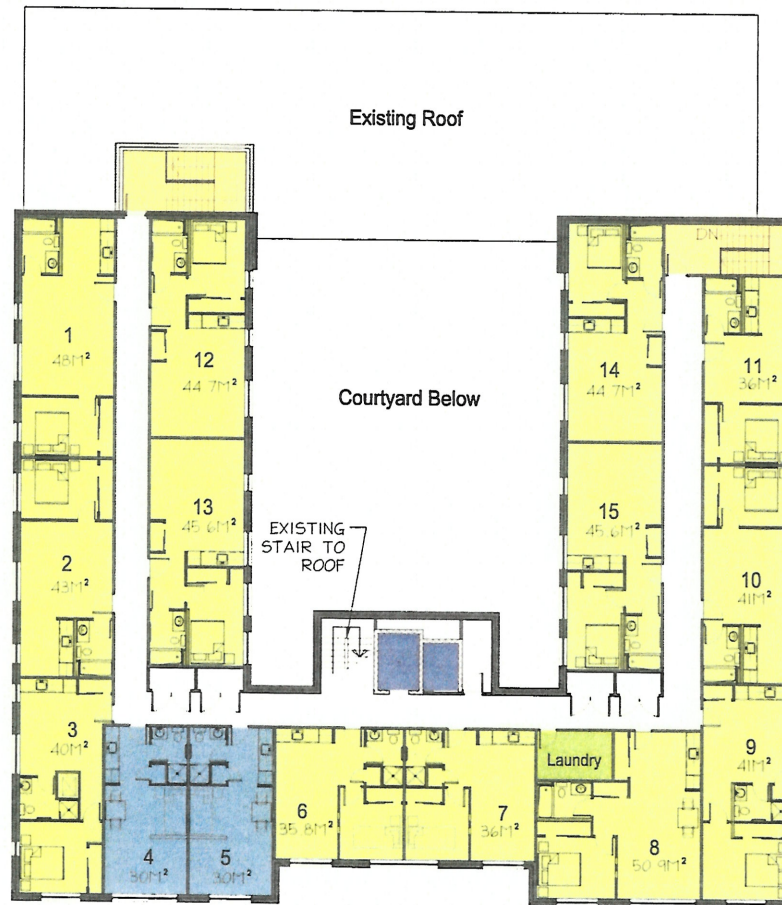
- CONVERT ROOM TO STORAGE ROOM
- NEW STAIR TO 3RD FLOOR
- NEW LAUNDRY ROOM
- CONVERT TO SHOWER ROOM
- EXISTING ELEVATORS TO BE REPAIRED

TOTAL 41 UNITS

CITY OF VICTORIA
 RECEIVED JUL 13 2017
 DEEMED MAY 23 2017

PROPOSED SECOND FLOOR PLAN





PROPOSED THIRD FLOOR PLAN

3RD FLOOR PROPOSED

- NEW STAIR TO 3RD FLOOR
- NEW LAUNDRY ROOM
- CONVERT TO NEW 1 BEDROOM SUITE
- CONVERT TO NEW STUDIO UNIT
- EXISTING ELEVATORS TO BE REPAIRED

TOTAL 15 UNITS

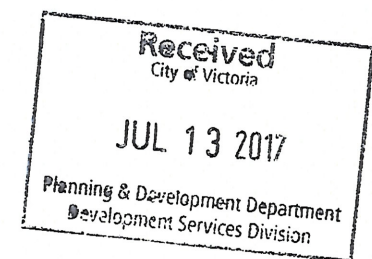
CITY OF VICTORIA

RECEIVED

DEEMED

JUL 13 2017

MAY 23 2017



MT EDWARDS, 1002 VANCOUVER STREET, VICTORIA BC
JENSEN GROUP ARCHITECTS

SCALE 1:100

A11
JULY 6, 2017

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 RECEIVED
 JUL 13 2017
 DEEMED
 MAY 23 2017

Received
 City of Victoria
 JUL 13 2017
 Planning & Development Department
 Development Services Division



CITY OF VICTORIA

RECEIVED

DEEMED

JUL 13 2017

MAY 23 2017

Received
City of Victoria

JUL 13 2017

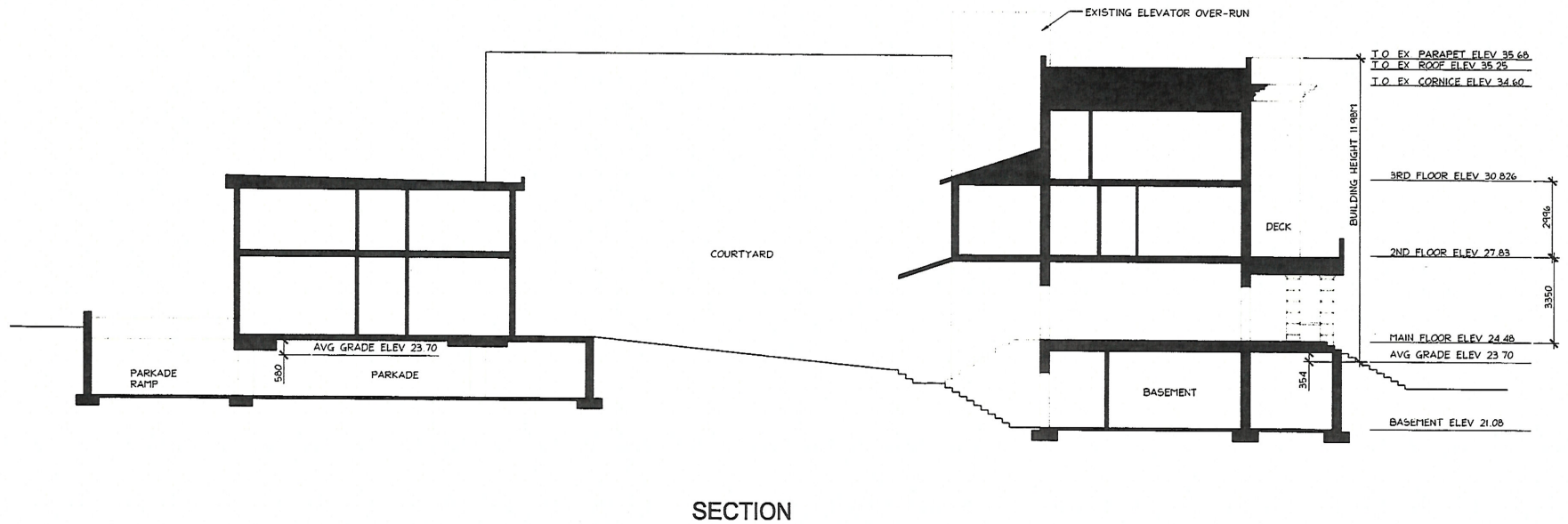
Planning & Development Department
Development Services Division



PROPOSED SOUTH ELEVATION

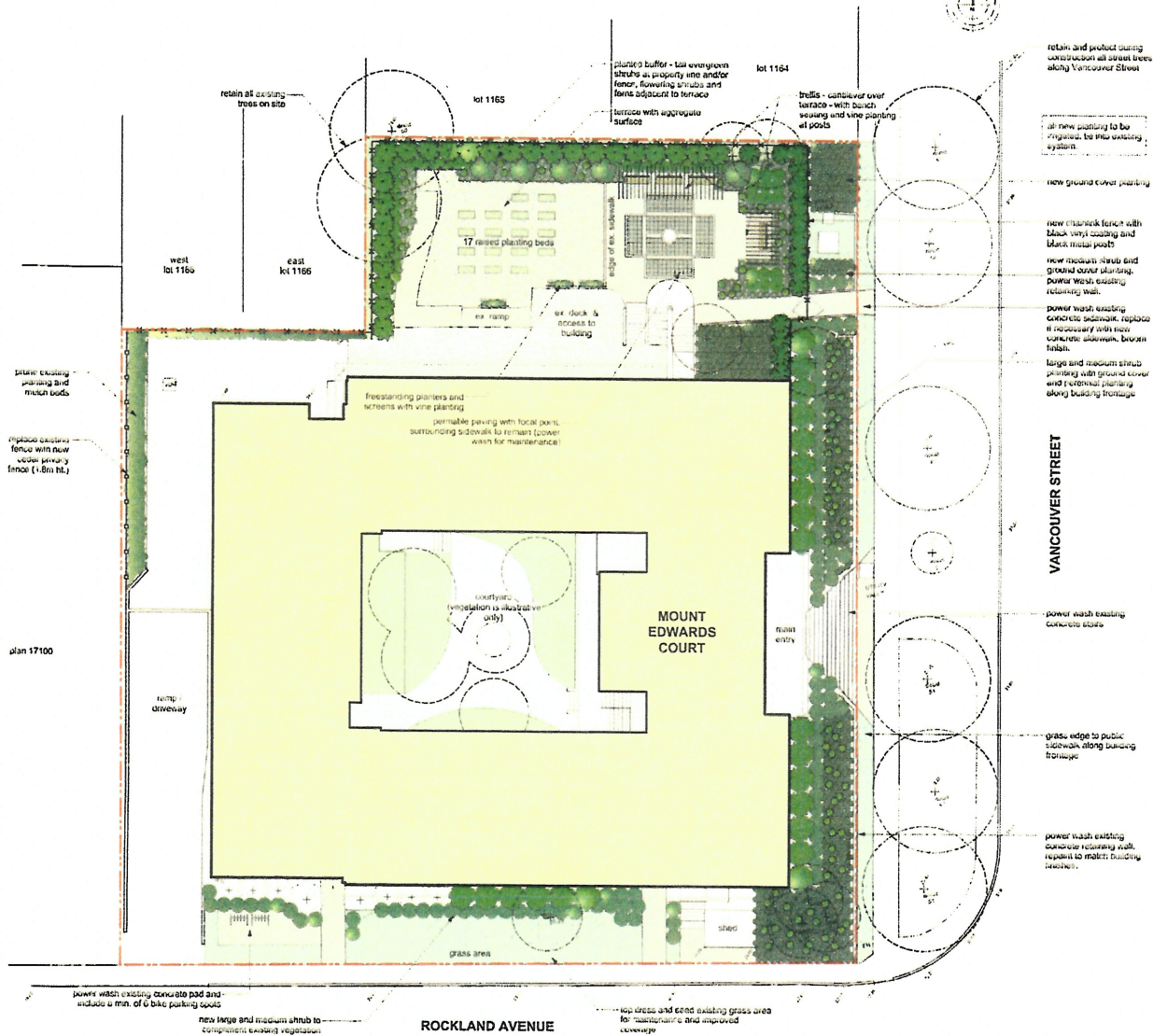
CITY OF VICTORIA
 RECEIVED JUL 13 2017
 DEEMED MAY 23 2017

Received
 City of Victoria
 JUL 13 2017
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MAY 23 2017

Planning & Development Department
Community Planning Division



SITE FURNITURE CHARACTER

Examples of a wood bench, covered table, retaining planters and screens, and raised planting beds.



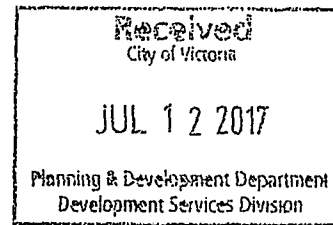
PLANTING CHARACTER

Examples of hedging, large flowering shrubs, overgrown shrubs, perennials, and ground cover.

Mt. Edwards Court - Concept Plan

July 7, 2017

Leanne Taylor
Senior Planner
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6



Re: Rezoning Application #00588 (1002 Vancouver Street)
Response to Application Review Summary

Dear Leanne:

Further to the Application Review Summary recently received from the City of Victoria, we would like to respond as follows:

1. Plans. The attached bubble diagram shows the proposed minor revisions to the building, both internal and external. Since the original submission, there have been a few additional updates. Overall, the main external changes are:
 - Removal of the solarium, and reinstatement of the original parapet.
 - Installation of a new exit stair and housing.
 - Replace deteriorating windows with new double glazed versions that emulate the character of the original windows.

It is also noted that there are some minor changes to the internal floor and unit layouts. On the first floor, one existing unit will be removed to install required fire exiting, leaving a total of 37 units. The second floor will accommodate 41 units, for a building total of 78. The second floor layout has been revised to keep the demising walls between units the same as those on the first floor. This will result in easier renovations with less disruption to tenants occupying the first floor. The total number of permanent residential units will remain the same at 78 supportive housing units. The revised second floor units will also provide the opportunity for "swing" or substitution rooms that can be used during periods of room maintenance and as first aid space .

2. Signage. We are now in receipt of the signage template, and are currently in the process of producing and posting the signs on site.

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866.383.0304 Toll-free
250.383.7273 Fax
www.cityspaces.ca

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3. Housing Agreement. We fully anticipate a Housing Agreement to be executed as part of this project. As the applicant, we have already requested that the Agreement contain certain tenant restrictions to address concerns expressed by area neighbours, and Christ Church Cathedral School.
4. Heritage Alteration Permit. This building is NOT currently "designated" a heritage property, although the owner has agreed to "heritage designation" concurrent with this rezoning application (A Heritage Designation application was submitted to the City on June 23, 2017). We are uncertain as to why we have been asked to apply for a Heritage Alteration Permit in order to deal with parking and landscaping issues. We understand that a site-specific zone will be created to make the building conforming, and we assume that parking requirements will be included within that new zone. The original application provides an extensive analysis of parking need, and demonstrates the existing on-site parking will more than meet demand (See item 7 below).
5. Chain Link Fence. We note that there is an existing chain link fence running along the north side (Vancouver Street) of the property. The intention is to replace this fencing with black link that includes plastic slat inserts. We believe this an appropriate fencing solution in this instance. If helpful, we would welcome a site visit by the City in order to better visualize the current situation, and show why the proposed solution is the most appropriate one.
6. Shed. The existing shed on the Rockland Avenue side of the property houses garbage receptacles, and has done so for many years. This location provides easy access for refuse pick-up while keeping the garbage out of sight, and is located adjacent to stairs leading to the building's kitchen. The shed serves the building well, and provides safe and clean containment of refuse.
7. Parking Requirements. The proposed new parking standards call for 0.3 stalls per affordable housing unit. Given the proximity of the site to amenities and employment opportunities downtown, as well as excellent public transit links, actual parking demand will likely be less than 0.3 stalls per affordable housing unit. There will be three staff members on site at all times, and other support workers may add to that number from time-to-time throughout the day. On-street parking is permitted on the north side of Rockland Avenue and the east side of Vancouver Street. Visual inspections at various times of the day show these spaces are customarily available throughout the day and evening, with the possible exceptions of school pick-up/drop-off times, or during events scheduled at the Church.

Based on the statistics provided in the original rezoning application, supportive housing requires less than one stall per 100 residents. Given that Mount Edwards' residents will be seniors, there will be no supportive housing residents with vehicles.

The following parking demand is considered appropriate for Mount Edwards:



| | |
|---|------------|
| Supportive Housing Units (nominal) | 1 stall |
| Affordable Rental Units (15 units x 0.3)..... | 5 stalls |
| Staff..... | 3 stalls |
| Visitor..... | 2 stalls |
| <hr/> | |
| TOTAL DEMAND..... | 11 stalls |
| TOTAL PROVIDED..... | 12 stalls* |

**additional on-street parking is also available.*

The proposed Housing Agreement will guarantee the housing and tenant mix, and provide assurance that the parking demand will not change. It is anticipated that when fully occupied, the real demand for parking at Mount Edwards will be less than what is provided.

Based on demand, and the updated proposed standards, a revised parking plan is shown on the attached "basement" floor plan. Although there are currently more than 12 stalls designated in the underground parking, the number has been reduced to 12 to conform with current prescribed parking size requirements.

8. **Rockland Avenue Right-of-Way Request.** We do not understand the concept of widening Rockland Avenue, which is a closed street and has no through-traffic. Rockland is already a pedestrian friendly street, and could easily accommodate an enhanced pedestrian and cyclist experience within the current right-of-way.

The existing building is located 5.48 m from the Rockland Avenue road right-of-way. A 3.67 m widening (12 feet) would reduce the practical setback to just 1.81 m. This would also mean the garbage/recycle shed would be within the right-of-way.

It is further noted that this part of Rockland Avenue already has sidewalks on both sides of the street. The sidewalks may only be 1.2 m wide rather than 1.5 m, but these could be easily widened within the existing road right-of-way without causing unnecessary disruption. A statutory right-of-way would be granted if the City is insistent, but we advise that it would be done with our strong disagreement.


9. **Sanitary Sewer Impacts.** There is no change proposed to the size of the existing building. Mount Edwards Court operated as a long term care facility for more than 25 years, and has recently been replaced with 38 supportive housing units. The complex care facility was operated by the Baptist Housing Society, and was home to 83 residents and a team of 26 staff that included health care, housekeeping, food services and maintenance at any one time. The facility provided full meal service to residents, prepared and delivered from the kitchen on the lower floor. The current facility does not use the kitchen for primary meal preparation, and the total number of units will only be 78 supportive housing residents, 15 small residential apartments, and three staff. In terms of "post development", there will be fewer impacts and pressure on services with the proposed uses than there were as a complex care facility.



10. Parks. We acknowledge the existing chestnut trees on the Vancouver Street boulevard.
Should any new underground civil services to the building be required, a certified arborist will be retained to determine any construction impacts for service trenches, etc.

Thank you for your assistance with this application. If you have any further queries, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "Deane Strongitharm". The signature is written in a cursive style with a horizontal line extending from the end.

Deane Strongitharm, MCIP, RPP

cc: Kathy Stinson, Victoria Cool Aid Society
Malcolm McNaughton & Kirsten Baillie, BC Housing

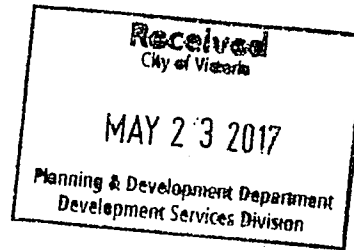
Attachs,



Attachment E

May 17, 2017

Mayor Lisa Helps & Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6



RE: MOUNT EDWARDS COURT APARTMENTS (1002 VANCOUVER STREET) REZONING APPLICATION

Dear Mayor Helps & Council:

CitySpaces Consulting, on behalf of the BC Rental Housing Corporation (BC Housing) and the Victoria Cool Aid Society (Cool Aid), is pleased to submit this application to rezone the Mount Edwards Court Apartments.

THE PROPOSAL

This application proposes rezoning the property, located at 1002 Vancouver Street, from its current R-K Medium Attached Dwelling zone to a new site-specific residential zone that would accommodate up to 93 permanent housing units for seniors aged 50+ (78 supportive and 15 affordable rental), and have 24/7 staffing.

The supportive housing units will provide a range of on-site, non-clinical supports, such as life skills training, and connections to primary health care, mental health, or substance use services. Tenants will be helped to stabilize their lives, enhance their independent living skills, and reconnect with their communities.

The affordable rental units will be fully self-contained, and meet CMHC's 80th percentile in terms of the average rental rate in the region, providing much needed rental stock.

A Heritage Designation is also sought as part of this rezoning.

BACKGROUND

The Mount Edwards Court Apartments were originally built as market residential units in 1911, but the building eventually served as a care facility for more than 30 years. Operated by the Baptist Housing Society until the fall of 2014, the facility had 83 independent residential rooms, with a greater number of beds and ancillary facilities. According to Baptist Housing, its daytime staff contingent was about 30. The property remained vacant until February 2016.

CitySpaces
Consulting Ltd.

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Cool Aid optioned the property in the summer of 2015, and BC Housing ultimately purchased Mount Edwards in early 2016.

The Province's acquisition of the property was in response to the "tent city" crisis. With due diligence already completed by Cool Aid, and with the building vacant, Mount Edwards was easily renovated and occupied to address the urgency of finding housing for "tent city" residents.

The Victoria Cool Aid Society was chosen by BC Housing to operate the building, and on February 23, 2016, the first floor of Mount Edwards was reopened, accommodating 38 residents (most from "tent city") with transitional housing. Since then, 60 people have occupied the premises, and 18 of the original residents have moved on to permanent housing.

With an ideal location in a mixed-residential neighbourhood, Mount Edwards is close to downtown, with convenient walking access to a full spectrum of wellness, recreation, and commercial services. Because it is already zoned residential, the property provides a significant opportunity for the phased conversion into permanent supportive and affordable rental housing uses, which are consistent with the City of Victoria's land use policies.

ABOUT THE OPERATOR: VICTORIA COOL AID SOCIETY

Cool Aid's mission is to provide housing, shelter, health, and employment services to the region's most vulnerable population, and is committed to doing what it can to eliminate homelessness in Victoria.

- Founded in 1968, Cool Aid has a long history of working with the region's most disadvantaged. Overseen by a Board of Directors elected from the community, Cool Aid employs more than 300 trained staff, who are committed to working with its clients/ residents, and the community in a professional, respectful, and non-judgemental way.
- Including the current operations at Mount Edwards, Cool Aid operates 13 supportive and affordable housing buildings, accounting for 457 residential units throughout the region. Four of its buildings (Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove) offer supportive and affordable housing for seniors. Cool Aid also operates three permanent shelters, which house approximately 125 residents, as well as other seasonal shelters.
- The Access Health Centre, co-owned with AIDS Vancouver Island, features the Cool Aid Community Health Centre, providing integrated primary health care, counselling, pharmaceutical, and dental services to disadvantaged/low income residents.
- Cool Aid's REES Mental Health and Employment Centre operates the Community Casual Labour Pool, the Every Step Counts Running Program, and provides outreach, counselling, and volunteer opportunities.



- Cool Aid's Downtown Community Centre offers thousands of individuals, including Cool Aid Tenants and clients, a variety of free recreation, food, arts, and vocational training opportunities.
- Cool Aid (and members of its staff) has been honoured on numerous occasions for its compassionate commitment to caring for those who are disadvantaged, or need support and guidance to help them through physical and mental health issues and addictions.
 - 2009 | Cool Aid and its Next Steps Transitional Shelter received a "good neighbour" award from the North Park Neighbourhood Association;
 - 2010 | Cool Aid and AIDS Vancouver Island receive an Award of Merit from the Hallmark Society for the Access Health Centre building's heritage restoration;
 - 2012 | Kathy Stinson (Cool Aid's CEO) was honoured with the inaugural United Way of Greater Victoria Award for Collaboration and Partnership; and
 - 2013 | Cool Aid received the Victoria Foundation's Community Leadership Award
 - 2016 | Kathy Stinson was honoured with a Longevity of Leadership Award, sponsored by the Victoria Foundation's Andrew D. Beckerman Fund.

PUBLIC ENGAGEMENT

Since Cool Aid announced its initial vision for redeveloping Mount Edwards in the late fall of 2015, there has been anger and fear about the existing situation and the proposed project from neighbours and Christ Church Cathedral parents and staff. This was exacerbated by the Province's purchase of the property, and Cool Aid's subsequent provision of transitional housing and supports in February 2016. Many neighbours support housing for people who are struggling 'somewhere else'. There have been concerns, many reiterated in the Community Meeting Report from the Fairfield Gonzales CALUC, regarding:



- The project's proximity to the School, and the safety of the children, and the neighbourhood in general;
- The project's potential density;
- The profile of current and future Mount Edwards' residents, and who is accountable for any incidents that may occur in or around the building;
- The possible contravention of provincial laws and commitments; and
- The amount of communication with the surrounding neighbourhood about future plans.

To address these concerns, over the past year, BC Housing and Cool Aid have:

- Maintained an ongoing dialogue with Christ Church Cathedral School;
- Met with Christ Church Cathedral School officials on numerous occasions;

- Facilitated a regular neighbourhood meeting process (unfortunately these meetings were continually focused on concern and anger about “tent city”, so the process was eventually abandoned);
- Cool Aid continued to offer the neighbourhood 24/7 access to Mount Edwards’ staff to address any concerns, and remained open to facilitating tours and meeting neighbours on an individual basis;
- Hosted a Public Open House about the plans for the new building on April 18, 2017:
 - Neighbours within 150 metres of 1002 Vancouver Street, including Christ Church Cathedral and Christ Church Cathedral School, were invited to attend.
 - Feedback was received in the form of “post-it” notes and comment forms, the transcript of which is attached to this application, as are copies of the presentation materials used.
- Presented plans for the new building to the Fairfield Gonzales Community Association Land Use Committee Meeting on April 24, 2017, which according to the Community Meeting Report, approximately 150 people attended. The summary of that meeting is provided in a separate report.

RESIDENTIAL USE CONSIDERATIONS/RESTRICTIONS

As a result of the public engagement process outlined above, BC Housing agrees to register a Section 219 Covenant (Land Title Act), or a Section 483 Housing Agreement (Local Government Act) with the City that includes the following criteria for Mount Edwards:

- A maximum of 78 supportive housing units;
- A maximum of 15 affordable rental housing units;
- All residents will be over the age of 50;
- Potential supportive housing residents will be subject to a VAT (vulnerability assessment tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted. Typically residents will have, or have had, one or more of the following characteristics:
 - Issues of poverty;
 - Chronic physical health needs;
 - Management of a mental illness, or brain injury, and/or overcoming social isolation;
 - Moderate cognitive challenges; and
 - Have historically struggled with alcohol or substance use, and are currently working on recovery.
- Illicit substance use will not be permitted on the premises.



- 24/7 staffing , including a full-time Client Services worker to assist supportive housing residents with:
 - Building positive relationships with fellow residents and neighbours
 - Maintaining a safe and clean housing unit;
 - Setting and maintaining goals;
 - Facilitating employment training;
 - Finding volunteer or recreational opportunities;
 - Reconnecting with families; and
 - Arranging outside appointments.

Security Plan for Supportive Housing Units

Security is an important community consideration. Cool Aid and BC Housing commit to the following protocols for Mount Edwards:

- With a target of December 31, 2017, all current Mount Edwards' residents who do not meet the new requirements will be relocated to other housing projects appropriate for their needs;
- All residents will under go the VAT screening process to ensure there is no history of violence, or current problematic substance use;
- A minimum of three (3) staff will be on the premise at all times;
- The building will be fully monitored both inside and out, and the entrance secured and controlled by staff;
- Guest privileges will be monitored at all times, and may be revoked if security plan protocols are violated;
- Pets are permitted only if they are suitably cared for and managed; and
- Excessive noise or disturbances will not be permitted.



LAND USE POLICY

The proposed repurposing of the existing Mount Edwards building meets many policy objectives of the City's *Official Community Plan*, including:

Section 6: Land Management & Development

- *Designation:* Core Residential
- *Built Form:* Multi-unit residential, commercial and mixed-used buildings from three storeys up to approximately 20 storeys.
- *Place Character Features:* Three to five storey building facades define the street wall with upper storeys set back above; buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas, wide sidewalks, regularly spaced tree planting.
- *Uses:* Diverse housing types, including low, mid, and high-rise multi-unit residential and mixed-use; commercial, including office and visitor accommodation; home occupations; institutional and complementary uses.
- *Density:* Total floor space ratios ranging from 2:1 up to approximately 3.5:1 for the areas: east of Cook Street; and, south of Meares Street/east of Quadra Street/west of Cook Street.

Section 7: Transportation & Mobility

- Consider reductions in parking requirements where:
 - 7.12.1 Geographic location, residential and employment density, housing type, land use mix, transit accessibility, walkability, and other factors support non-auto mode choice or lower parking demand; and,
 - 7.12.2 Activities and circumstances of land uses, structures or buildings include the provision of a comprehensive suite of permanent on-site alternative travel supports and active transportation infrastructure, including such things as short-term and long-term bicycle parking facilities including shower and locker facilities, ride-sharing, car-share co-ops, payroll transit passes and other automobile trip reduction measures.



Section 8: Placemaking – Urban Design & Heritage

Broad Objectives:

- 8 (i) That heritage values are considered in land management at every scale from sites to local areas.
- 8 (j) That heritage property is conserved as resources with value for present and future generations.

Areas & Districts:

- 8.28 Maintain and enhance the heritage character of the Urban Core through incentives that support:
 - 8.28.1 Conversion of upper storeys of heritage-designated properties from non-residential uses to residential.

Buildings & Sites:

- 8.52 Continue to enable and support heritage conservation through incentives and allowances including, but not limited to: property tax reductions; grants; bonus density provision; and, zoning variances.

Section 13: Housing & Homelessness

Goals:

- 13 (A) All residents have access to appropriate, secure, affordable housing.
- 13 (B) A wide range of housing types, tenures, and prices gives residents choices.

Broad Objectives:

The housing and homelessness policies of this plan collectively address five broad objectives:

- 13 (a) That housing development that responds to future demand is facilitated through land use policies and practices.
- 13 (b) That housing affordability is enabled for housing types across the housing spectrum, particularly for people in core housing need.
- 13 (c) That the existing supply of rental housing is expanded through regeneration.
- 13 (d) That a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community.
- 13 (e) That partnerships enable stable housing with appropriate support services.

Housing Affordability in General:

- 13.3 Focus the City's efforts and resources on housing options that help people move beyond temporary shelter or housing to more permanent housing, greater self-reliance, and stable employment or income.
- 13.4 Consider all available tools to encourage more affordable housing across the housing spectrum.
- 13.5 Encourage new housing initiatives that partner with other levels of government, agencies, private industry, community organizations and individuals to maximize shared expertise and resources and to help achieve new affordable housing initiatives.

Housing Diversity:

- 13.17 Secure commitments to market and non-market residential dwelling units in designated heritage properties through the review and approval of heritage revitalization agreements and housing agreements.
- 13.18 Continue to develop incentives to support the rehabilitation and conversion of designated commercial, institutional and industrial designated heritage buildings to residential or residential mixed uses.



Transitional, Supported & Non-Market Rental Housing:

- 13.20 Continue to work in partnership with all levels of government, public agencies, crown corporations, organizations and the private sector to identify and leverage properties for the provision of non-market housing, including innovative approaches to blend non-market housing with other housing types and uses.

Addressing Homelessness:

- 13.37 Continue to work with coordinated community and regional efforts to end homelessness and enable stable housing with support services for people who are homeless or at-risk-of-homelessness, within the limits of the City's mandate and resources.

Section 15: Community Well-Being

Community Safety:

- 15.23 Work collaboratively with community service providers and other partners in the design of facilities and delivery of services to meet the needs of clients and those of surrounding residents, businesses and the different users of public space.
- 15.24 Seek to address problematic substance use in a coordinated way that considers public health and public order by supporting the efforts of government, agencies, the health authority, Victoria Police Department, business and community organizations to take a coordinated, comprehensive Five Pillars approach that:
 - 15.24.4 Supports access to safe, affordable and quality housing.

Appendix A: Development Permit Areas & Heritage Conservation Areas

DPA 14: Cathedral Hill Precinct

3. The special conditions that justify this designation include:
 - (a) The Cathedral Hill Precinct is a unique six-block area in the northwest corner of Fairfield. It is part of the Core Residential area, which is a major residential centre on the edge of a regional commercial and employment district. It has some capacity for growth through intensified multi-unit residential development....
 - (b) Medium density multi-unit residential and commercial development are identified in this plan for the west portions of the Cathedral Hill Precinct with built form and place character appropriate to an urban setting....
 - (c) As a transition area, the Cathedral Hill Precinct contains a diverse range of land uses, building types and forms, streetscapes, parks and open spaces and an irregular street grid pattern, resulting in built form and character that varies from block to block.
 - (d) There is a collection of heritage resources throughout the Precinct which contribute to its unique character....



Although the Neighbourhood Plan for Fairfield is currently being drafted, this proposal is in keeping with several of the emerging principles and directions developed to date, such as:

Draft Shared Principles

2. Create more affordable housing
3. Maintain the low-rise feel and tree-lined streets in older residential areas

Early Plan Directions for Housing

- Support new housing of different sizes, costs, tenures and forms to encourage a more diverse neighbourhood population.

Early Plan Directions for Community Health & Wellbeing

- Encourage diverse housing forms to meet the needs of a wide range of future residents.

SUSTAINABILITY ASSESSMENT

Economic Sustainability

The renovated Mount Edwards' building will house 93 supportive and affordable housing units. With the current high real estate prices, increasing rents, and a low vacancy rate, providing additional housing in an area so close to downtown will have a positive impact on housing supply.

Supportive housing has proven to provide significant cost savings to the community, and society in general. The Greater Victoria Coalition to End Homelessness offers very succinct information on the economic advantages of providing housing by comparing the costs (capital and operating) of permanent housing versus those for shelter beds (<http://victoriahomelessness.ca/get-informed/fact-sheets/>). The savings described do not account for the additional costs incurred by the health care system or protective services.

Social Sustainability

In addition to its mission to provide housing, shelter, health, and employment services to the region's most vulnerable population, Cool Aid is also committed to being a "good neighbour" to the wider community. Throughout the public engagement process, some neighbours shared their concerns about the safety of the neighbourhood, and some also suggested that Cool Aid has, in some way, misled or misguided neighbours about its operations at Mount Edwards, resulting in a "lack of trust".

For Cool Aid, it is extremely important to build and maintain strong and healthy relationships with the neighbourhoods in which it operates, as it has done for almost 50 years. Cool Aid is committed to an open door policy for Mount Edwards, and will provide tours of the building at any time with reasonable notice. If requested by the neighbourhood, BC Housing and Cool Aid will re-establish regular community meetings, and continue ongoing communications with Christ Church Cathedral School, Christ Church Cathedral, and neighbours.



There has also been some neighbourhood concern expressed about the number of supportive housing units proposed for Mount Edwards. The original building design lends itself to on-site enjoyment, and not to the congregation of residents on public property. Internally, the building contains several areas of social and recreational space, including a large interior courtyard and substantial open space on the north side of the building. These spaces provide ample "elbow room" for residents to occupy and assemble within the property itself.

Although the number of proposed units (supportive) will double from the existing 38 (transitional), it is currently very rare to see Mount Edwards' residents on the surrounding streets. The changes in housing type and tenant profile (seniors with low-to-moderate needs), combined with a mix of affordable rental accommodation will mitigate any perceived issues around concentration.

This combination of seniors supportive and affordable rental housing makes Mount Edwards a place where positive integration with the broader community can take place. The commitment to a Housing Agreement with the City, as well as the residency criteria for who will be living at Mount Edwards, will help ensure the social sustainability of the project and the neighbourhood.

Environmental Sustainability & Heritage

The Mount Edwards' building is currently listed on the City's Heritage Registry, and a Heritage Designation is proposed as part of this rezoning.

Constructed in 1911 and built in the Edwardian classical-style, an intrinsic part of Mount Edwards' physical character is the significant rooftop cornice. A two-storey addition at the rear was added in 1978/79, and while plain in its design, the addition's height and simplicity do not detract from the architectural integrity of the original building.

With a floor area density of just over 1.03:1, Mount Edwards has a total site coverage of 35%, and more than 60% landscape space. These numbers are very low when compare to other properties in the neighbourhood. In today's market high land values and residential demand, the site would be a strong candidate for redevelopment. This proposed rezoning will preserve Mount Edwards, and the landscaping that frames the building, with maximum on-site surface water drainage.

SITE & BUILDING CHARACTERISTICS

| CHARACTERISTIC | DESCRIPTION/UNIT | COMMENT |
|----------------|-------------------|---|
| 1 | Legal Description | Lot 1, D.L. 57 Plan VIP 35568 |
| 2 | Address | 1002 Vancouver Street |
| 3 | Neighbourhood | Cathedral Hill Precinct Within Fairfield/Gonzales |
| 4 | Zoning | R-K Medium Attached Dwelling Permits residential, hospitals & nursing homes; limits density & unit size |
| 5 | Property Size | 2,927 m ² (31,506 sf) Located on corner of Vancouver Street & Rockland Avenue; slopes toward Vancouver Street |
| 6 | Building Size | 1st floor: 1,114 m ² /11,994 sf 2nd floor: 1,128 m ² /12,138 sf 3rd floor: 777 m ² /8,364 sf basement: 485 m ² /5,220 sf TOTAL: 3,467 m ² /37,319 sf Three storeys; 1970s addition only two storeys; large interior courtyard; large interior side yard setback; FSR = 1.03:1 (excluding basement and garage) |
| 7 | Services | All services & utilities are available No additional services required |
| 8 | Building Overall | basement: commercial kitchen & services 1 st & 2 nd floors: 83 care rooms 3 rd floor: vacant for many years Three-storey woodframe building with access to residential units via interior hallways & elevator |
| 9 | Heritage | Listed on City of Victoria Heritage Register Proposed for Heritage Designation |
| 10 | Parking | 16 underground stalls Originally 17 underground stalls; one stall designated for additional storage; parking located below 1970s addition on west end of site off Rockland Avenue |

PROPOSED ZONING

The current zoning for the Mount Edwards' property is R-K Zone Medium Density Attached Dwelling District. Some parts of the physical building are legal non-conforming since the building and its previous uses existed long before the adoption of the City's Zoning Bylaw.

The proposed new zone would permit multiple residential unit use, as well as setback and siting provisions that match those of the existing building to ensure conformance with the City's Zoning Bylaw.

FLOOR PLANS & ELEVATIONS

As evident from the plans and elevations submitted as part of this application, there is no intention of modifying the building's exterior appearance, except for some small improvements to revitalize its facade, and address minor existing issues relating to BC Building Code requirements. These improvements include: replacing windows and window awnings, upgrading and reinstating the exterior cornice, and removing the front glazing on the second floor to restore the front elevation to its original appearance, in response to the building's heritage status.

Interior improvements will include:

- Re-establishing the use of the third floor to accommodate 15 fully serviced units.
- Upgrading mechanical, electrical, and fire alarm systems.
- Re-organizing the interior walls on the first and second floors to accommodate 78 units (three of which will be fully accessible), each equipped with a small fridge, and some with kitchenettes; all will have, at minimum, a two-piece bathroom. Where possible, three-piece bathrooms will be installed.

Other interior changes related to building operations will include:

- Upgrading the existing shared lounge and activity rooms on the first two floors to include community kitchens;
- Installation of shared laundry, and some common shower facilities;
- Upgrading of existing common space to accommodate staff offices, resident support programs, and health services;
- Re-keying and electronic monitoring;
- Installation of two new stairways to provide access to the third floor, which is currently only accessible by elevator.

TIMELINE

It is anticipated that the final occupancy of the building will be completed in two phases. Because the interior layout allows for relatively easy renovation, the intention is to have the second floor supportive housing units occupied by the end of 2017. Third floor renovations will take more time to plan and coordinate, and will be part of a future capital budget cycle.

PARKING ANALYSIS

Vehicle Parking Demand

Currently, at Mount Edwards, there are 17 underground parking stalls. The plan is add two of the existing stalls to a secured bicycle and scooter storage area, leaving a net of 15 vehicle stalls.

The following table is a summary of the current number of parking stalls available at all of Cool Aid's buildings in Greater Victoria, and the number of tenants in each building who have vehicles.

| Building | Housing Type | # Units | # Stalls | # Tenants w. Cars |
|-------------------|-------------------------|---------|----------|-------------------|
| Cedar Grove | Supportive | 21 | 6 | 1 |
| Cottage Grove | Seniors (light support) | 45 | 12 | 0 |
| Desmond House | Supportive | 27 | 0 | 0 |
| Fairway Woods | Seniors Supportive | 32 | 8 | 3 |
| Hillside Terrace | Assisted Living | 45 | 0 | 0 |
| Johnson Manor | Forensics | 20 | 4 | 0 |
| Mike Gidora Place | Supportive | 45 | 0 | 0 |
| Mount Edwards | Transitional | 38 | 16 | 0 |
| Olympic Vista | Seniors Supportive | 36 | 7 | 1 |
| Pandora Housing | Supportive | 40 | 0 | 0 |
| Queens Manor | Supportive | 36 | 6 | 0 |
| Rock Bay Landing | Shelter/Transitional | 23 | 6 | 0 |
| Swift House | Supportive | 49 | 0 | 0 |
| TOTAL | | 457 | 65 | 5 |

Based on these numbers, the parking demand/need for supportive housing residents is negligible, and has been allocated at one space. The City's Schedule C requires five spaces for the affordable housing units. Additionally, three spaces are reserved for the 24/7 on-site staff.

The designated 15 spaces in the building provide ample parking for any fluctuations in tenant vehicle numbers, as well as spaces for visiting support services personnel.

| ANTICIPATED VEHICLE PARKING DEMAND | | |
|--|-------------------------|-----------|
| Supportive Seniors Housing Unit Spaces | 78 units | 1 space |
| Affordable Seniors Housing Unit Spaces | 0.35 x 15 units | 6 spaces |
| On-Site Staff Spaces | 1 per person | 3 spaces |
| | TOTAL DEMAND | 10 spaces |
| | TOTAL DESIGNATED | 15 spaces |

Bicycle Parking Demand

Although vehicle parking is not an issue for Cool Aid's residents, bicycle (and some scooter) parking is important. At Mount Edwards, as per Schedule C, there is designated space in the underground parking area for a minimum of 20 Class 1 stalls. Additionally, six Class 2 stalls will be located adjacent to the underground parking entrance on Rockland Avenue for short-term resident or guest parking.

CLOSING

The intention of BC Housing and Cool Aid is to renovate and occupy all three floors of Mount Edwards. The building's size and siting, while non-conforming, existed prior to the adoption of the Zoning Bylaw, and are therefore be considered "legal non-conforming". No changes to the siting or size of the building are contemplated.

This application represents a special opportunity to maintain a historical building in the community while responding to the demand for permanent supportive housing, and affordable rental apartments in Victoria. We look forward to presenting this proposal to Council and committees, and demonstrating its many positive features

Should you require any further information, please do not hesitate to contact the undersigned (250-383-0304 x 22, dstrongitharm@cityspaces.ca). If any additional information is needed relating to building operations, please contact Kathy Stinson, Chief Executive Officer of the Victoria Cool Aid Society (250-383-1977, kstinson@CoolAid.org).

Sincerely,



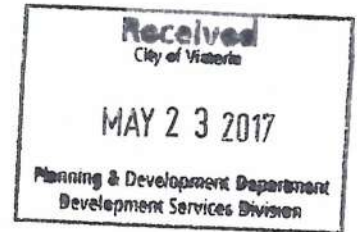
Deane Strongitharm, MCIP, RPP

Attachs.

cc: Malcolm McNaughton, BC Housing & Kathy Stinson, Victoria Cool Aid Society



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect



Fairfield Gonzales Community Association Land Use Committee

Community Meeting Report:

Mount Edwards Court Rezoning 1002 Vancouver

Applicant Cool Aid representing BC Housing, owner of property
Rezoning from R-K residential to make the existing building conform to its
residential use; renovate the building for two floors of supportive housing and one
floor of affordable housing and to designate the building heritage

Meeting was held on Monday April 24th, 7PM at the Christ Church Cathedral School

Chair: David Biltek

Note Taker: various members of the CALUC

Attendance: approximately 150

This was a unique rezoning request. It was unique because people attending the meeting were not concerned about setbacks, heights, landscaping, density, traffic, parking, etc. or the physical impact of the building. Instead concerns raised at the meeting were not about the building but about the proposed management and operation of the building and who would be living in the building. Who would be living in the supportive housing units? Who would be living in the affordable living units? How would they be selected? How would the residential building be managed?

It should be noted that throughout the meeting there was a very low level of trust, - or no trust at all: Many people spoke about their:

- Lack of trust for Cool Aid.
- Lack of trust for the city, processes, and various levels of government due to past experiences; some examples raised.
- Cool Aid's previous minutes were misrepresented.
- Historical issues of zoning passed without public consultation.
- Previous back room deals and lies.

As well there was substantial fear about the impact this proposed residence would have on the school and neighbourhood, who are still anxious from their previous experiences with tent city.

And to be fair there is also a perceived lack of trust on behalf of Cool Aid and the parents group and some neighbours.

To say this is a conflict of values would not be too far off the mark

The major Concerns raised

Safety in general, and in particular for children at the school

Safety of children should be paramount

Maybe a third party offering safety oversight would be better

Perceptions that crime and emergency services incidents have increased, although no direct evidence was delivered, only perceptions and some anecdotal notes.

As well there were many references may to unacceptable public behaviours, but again given nature of these, no evidence except anecdotal

As result of the safety concerns is that the school has experienced a severe rate of families removing children, which is causing some hardship financially for the school.

Scope, size, and nature of project

There are too many people, and units being proposed, will have a negative impact on nature of community

Project may be too large and will make it too difficult to manage and will in a critical mass of people with unpredictable behaviours

Who is to be housed? What is supportive housing? low barrier or not low barrier, and what does that mean, how are residents to be selected?

Lack of accountability

Who is accountable for any incidents at or around Mount Edward Court?

Contravention of provincial laws, and commitments

1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Tel. 250.382.4604 Fax 250.382.4613

www.fairfieldcommunity.ca

There were two lengthy presentations which outlined an extensive list of provincial laws and regulations which the presenters believe the Province and City may have contravened. These assertions were lengthy and are far beyond the competence of this committee to assess their veracity. The options are for these people to present the same to City Council and/or take legal action against the provincial Government

On the Other hand, ...

There were a number of people who spoke in favour of the project saying:

That Cool aid and this project are welcome and have a reputation of operating sound premises

There have been few issues in the neighbourhood

We must be a welcoming and supportive community accepting diversity and access to housing

Opportunity to help homeless in Victoria

As well two current residents on mount Edward Court spoke:

And encouraged people to know the stories of those living at MEC

They want to be part of the community and help protect it

And there are good things happening at MEC and people should know that

That Vote

Near the end of the meeting a vote on the project AS PROPOSED was requested. The results were 80 opposed and 28 in favour.

However immediately following the vote several individuals approached the chair and said:

You should NOT count this vote because many people do NOT live here

(and yes several people who spoke were from Esquimalt, Saanich or Oak Bay, or other parts in Victoria)

People from BC Housing and Cool Aid should NOT be allowed to Vote, tow which a fellow standing close by said: "Well at least I live in the neighbourhood although I do work for cool Aid!"

And yet again someone else asked not to count the vote because he was a school parent and supported the MEC but did not want to be "bullied"

And then there were as many as 50 people who did not vote, some of whom said they would have supported another option

So yes the vote appears on first blush to support denying the application but there are many caveats as mentioned above which may modify the vote

In the discussion our notes reflect that 36 people spoke, 28 were opposed while 8 were in favour. Again if one was just to count the parents or just the neighbours who spoke that ratio would be different.

Possibilities

The FGCA CALUC does not normally take sides or positions on applications and in this case we will not speak for one side or the other, however given the substantially different nature of this meeting and the concerns raised we felt it worth mentioning some possibilities or options we heard or see ourselves which Council might consider

City Council has three options:

Approve as proposed

Deny application

Approve with conditions

Deny and take some other actions

Approve as proposed is self explanatory and requires no further comment

Deny application is the same, requires no further comment

Approve with conditions

As stated earlier there is a lack of trust all around. Council could if it wanted approve the application but with conditions which might make everyone unhappy but may help arrive at a compromise

Such conditions might include

Appoint a mediator who might help negotiate some agreements amongst the neighbours, the School, Cool Aid and BC Housing

A third party monitoring group, which assesses MEC and monitors progress towards specific operational goals and standards

A phase in of number of residents and move forward with more as the standards and measures mentioned above are achieved. So limit number of new residents in first phase, monitor, and if standards achieved permit more residents. This might help with accountability

Stuart Hall, Principal of the School requested a Restrictive Covenant on the property between The Diocese, School and BC housing. This also might help with accountability.

Ask the school to engage with residents such as was done at Central Middle School and Our Place. VIHA has just awarded the students and school an award for Community Service for their efforts. This might also help with trust.

Restructure the accommodations proposed, limiting the size of the Centre, or changing the conditions for accommodation

Deny and take other actions

Some people suggested that BC Housing sell the Mount Edwards Court site and purchase another building somewhere else more suitable for the purposes

At the end of the meeting the CALUC presented a summary of what we heard, and we asked the people still at the meeting to advise if we “got it right”...and we were told essentially we did, maybe with not enough emphasis on specific words, comments or ideas, but essentially right.

This has been to date one of the more interesting and challenging applications with which we have been involved. We hope we have represented what we heard well enough and have added to the decision Council has to make.

Poster Panels from April 18, 2017 Open House (original panels were 24" x 36")



WELCOME

Information Open House about Mount Edwards Court

*Please feel free to leave your
feedback & comments on the post-it
notes or comment forms provided.*



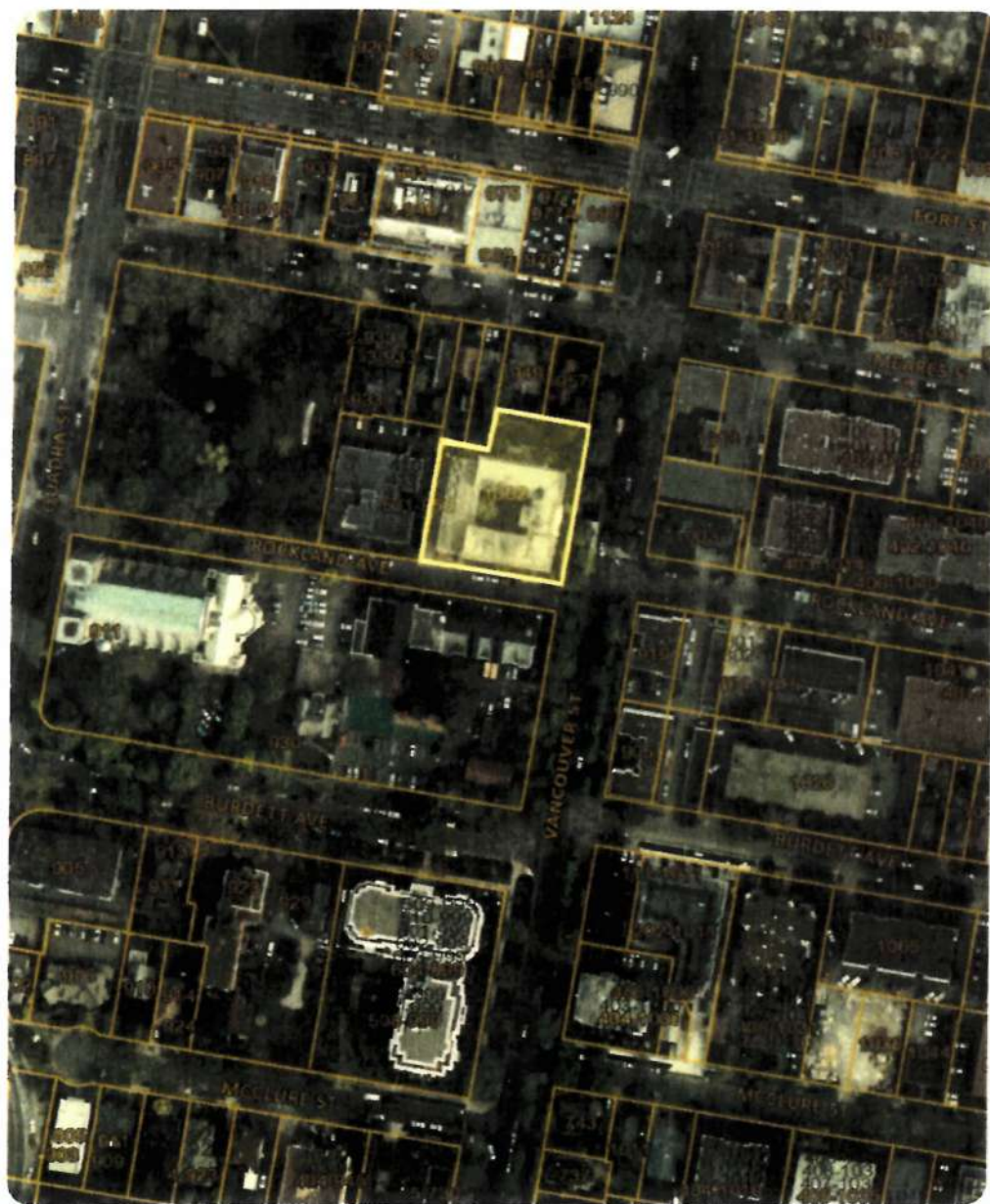
About Us

VICTORIA COOL AID SOCIETY

- Cool Aid builds homes, lives, and community. We create opportunities for people who are homeless or living in poverty. We make a difference through housing, health care, support, and emergency shelters. Founded in 1968, Cool Aid helps more than 10,000 people in the Capital Region each year.
- We act to end homelessness by working in partnership with others to develop community-based solutions. We are committed to working in a non-judgmental way with adults experiencing marginalization in Greater Victoria.



The Site



What Are We Proposing?

Since February 23, 2016, Cool Aid has operated the BC Housing-owned Mount Edwards Court, providing transitional housing and support services for 38 people at a time, many of whom came from "tent city".

A year later, 18 of the original residents are now in permanent housing.



WHAT'S NEXT?

- The site needs to be rezoned to reflect the actual size and density of the existing building.
- We want to use the opportunity the Mount Edwards building provides to create 78 supportive housing units and 15 affordable apartment units, all for low-income individuals aged 50+. There will be no additional floor area.

What Are We Proposing?

BC Housing and Cool Aid have developed new protocols for the renewed Mount Edwards. Cool Aid will also be entering into an Operating Agreement with BC Housing, and a Housing Agreement with the City of Victoria:

- All new tenants will be 50 years of age or older.
- All new and existing tenants will be screened to determine level of support required and suitability for residence at Mount Edwards.
- There will be definite expectations regarding substance use and appropriate behaviour. Those unable to comply will be relocated.
- Outside areas will monitored regularly, especially during school drop-off and pick-up times.
- At least three staff will continue to be on site 24/7, along with supports from our Community Health Centre.
- Cool Aid has an open door policy for the public - we are always willing to have tours/visits of the building by neighbours and the public.



Why Are We Doing It?

- There are an estimated 1,400 people in the region who are homeless or at-risk of homelessness.
- There continues to be demand for supportive housing in the region. "Tent city" has served to underscore the gaps between housing need and supply, and the importance of integrating housing with mental health, employment, and other services.
- Mount Edwards' housing will be available for older men and women (50+ years) who are homeless, or are at risk of homelessness. Residents will benefit significantly from this positive living environment that will provide both social and health supports, in addition to a secure and affordable home.



How Are We Doing It?

PROJECT DATA SHEET

Site Area/Coverage: 31,507 sf (2,927 m²) / 35%

Building Area & Parking

- First Floor: 11,994 sf (1,114 m²)
- Second Floor: 12,138 sf (1,128 m²)
- Third Floor: 8,364 sf (777 m²)
- Basement/Misc: 5,220 sf (485 m²)
- 16 parking stalls

Zoning

- Existing: R-K Residential
(*Medium Density Attached Dwelling District*)
- Proposed: Site-Specific Residential

Proposed Number of Units

- First Floor (*Supportive Housing*): 38
- Second Floor (*Supportive Housing*): 40
- Third Floor (*Affordable Rental*): 15

Heritage

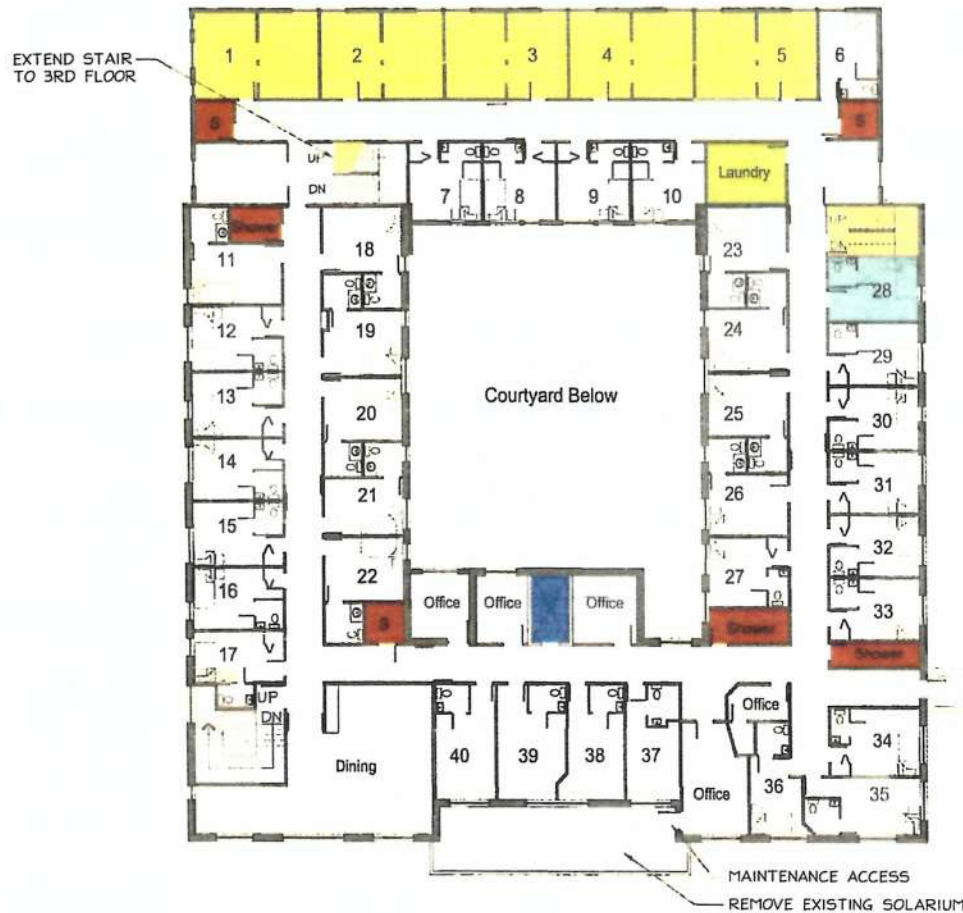
- Existing: On City's Heritage Registry
- Proposed: Heritage Designation

1ST FLOOR PLAN



How Are We Doing It?

2ND FLOOR PLAN



2ND FLOOR PROPOSED

- RENOVATE UNIT NEW BATHROOM
- NEW STAIR TO 3RD FLOOR
- NEW LAUNDRY ROOM
- CONVERT TO SHOWER ROOM
- CONVERT TO NEW 1 BEDROOM SUITE
- ELEVATOR

TOTAL 40 UNITS

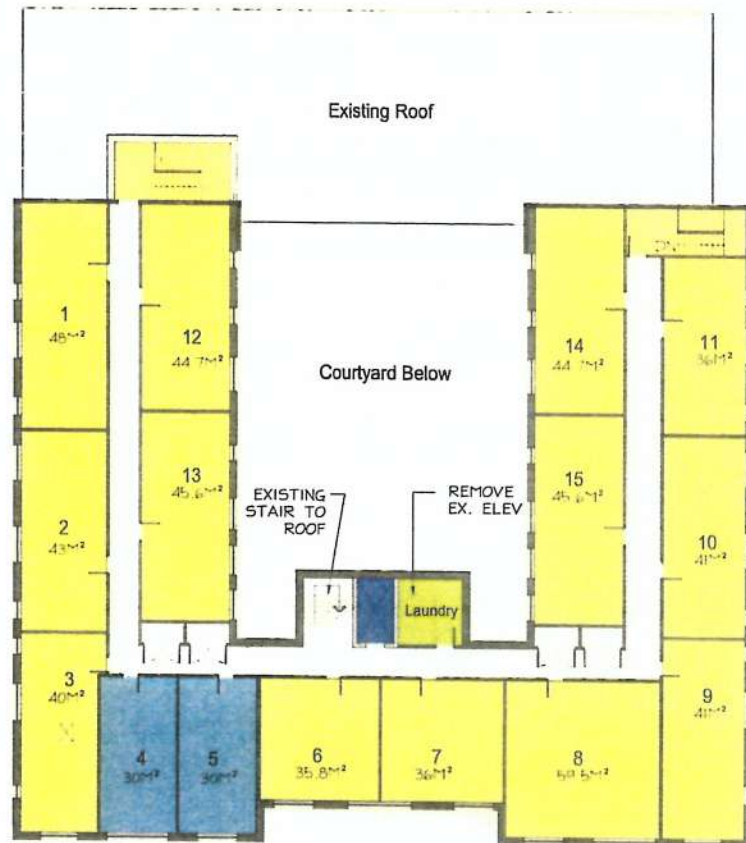


JENSEN GROUP
ARCHITECTS
1 100 1 April 2017



How Are We Doing It?

3RD FLOOR PLAN



3RD FLOOR PROPOSED

- NEW STAIR TO 3RD FLOOR
- NEW LAUNDRY ROOM
- CONVERT TO NEW 1 BEDROOM SUITE
- CONVERT TO NEW STUDIO UNIT
- ELEVATOR

TOTAL 15 UNITS

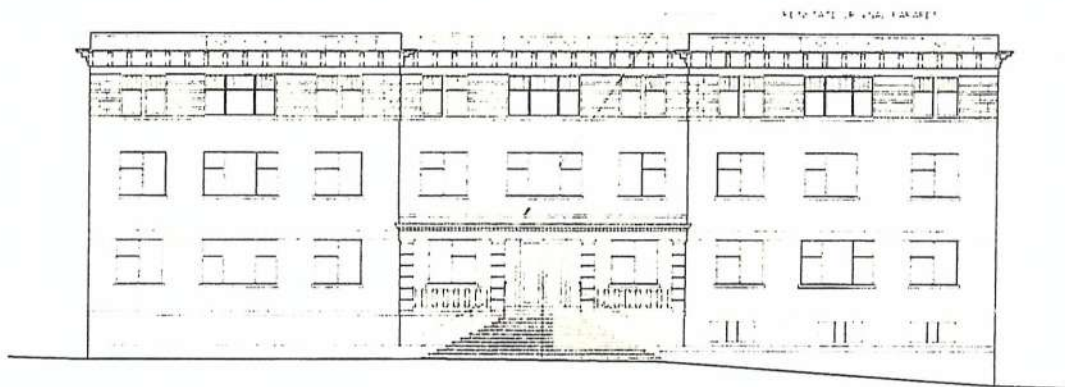


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1100 | April 2017

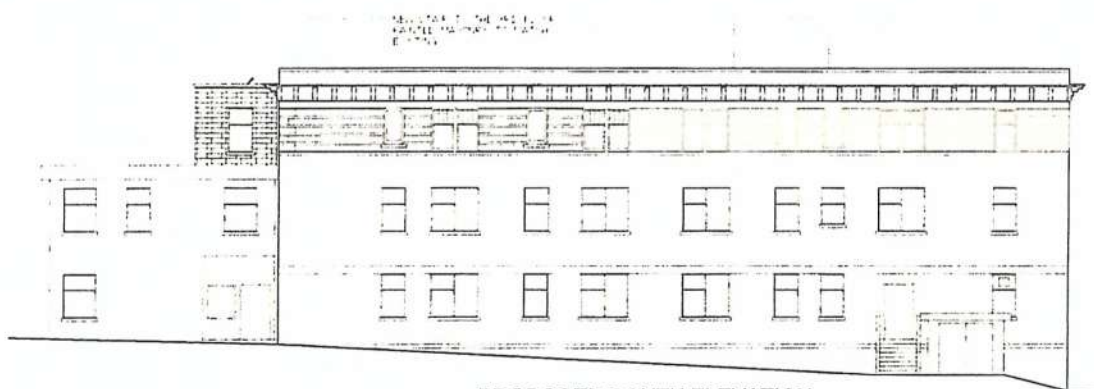


How Are We Doing It?

ELEVATION PLANS

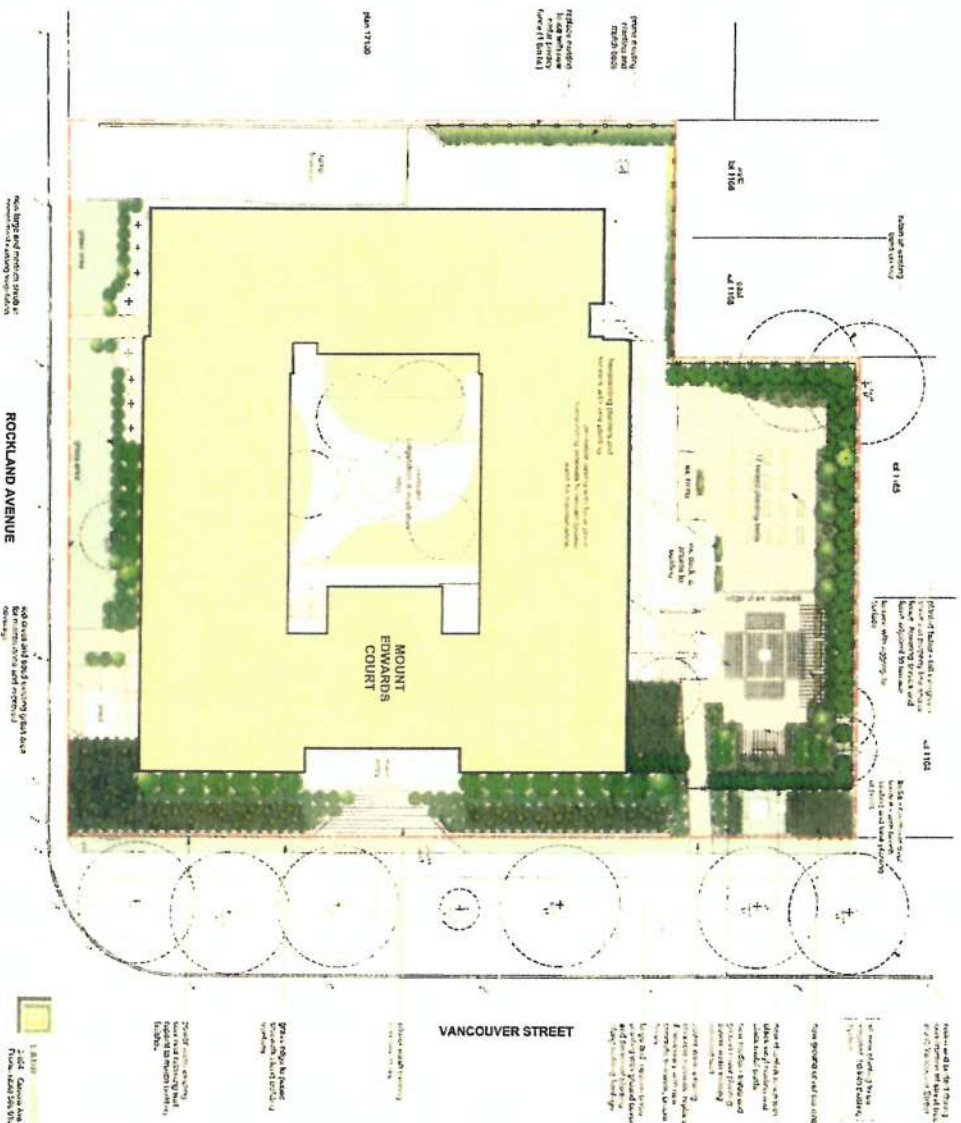


PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

JENSEN GROUP
ARCHITECTS
April 2017



When Are We Doing It?

Information Open House*

WE ARE HERE.

CALUC meeting* &
submission of rezoning
application to the City

APRIL 2017

Review of rezoning
application by the City
& Committee of the Whole
(CoW)* consideration

MAY/JUNE 2017

Public Hearing* & completion
of rezoning process

JULY/AUGUST 2017

Renovations to 2nd Floor

AUGUST TO
NOVEMBER 2017

Renovations to 3rd Floor

TBD

*Open House for public input


www.CoolAid.org



THANK YOU!

...for coming this evening.

Please post any additional comments
or ideas here, OR you can complete
and return a Comment Form before
you go tonight.





Mount Edwards Open House Feedback

APRIL 18, 2017 | COOK STREET VILLAGE ACTIVITY CENTRE

SIGN IN SHEET

(approximately 52 attendees signed in)

| NAME | ADDRESS | CONTACT |
|-----------------------------------|-------------------------|------------|
| CM and Mary Hendy | 401-330 Waterfront Vic | |
| Heidi and Malcolm | BC Housing | |
| Don McTavish | Cool Aid | |
| Marilyn Van Inschoot | | |
| Mike Bradley Debbie Bradley | McClure St. | |
| Carol Gauvin | Cook & Burdett | |
| Richard Marshall Shawn Broadly | Meares | |
| Jason Tonna | 1150 Rockland Ave. | [REDACTED] |
| Warren Delaney | #101-1013 Vancouver St. | |
| Ken Campbell | #206-1041 Rockland Ave. | |
| Dimitri Demes | | |
| Claire and Jim | 9149 Rockland | |
| ??????? | 933 Meares | |
| Margaret Cox | 945 McClure | |
| Sam Stone | 912 Vancouver | [REDACTED] |
| Sandi Love | 912 Vancouver | |
| Stuart Hall | 912 Vancouver | |
| Donna Prelpchen | 941 Meares | |
| Heidi Burch | | |

| NAME | ADDRESS | CONTACT |
|-------------------------|------------------------|--------------|
| Steven Benson | 202-821 Burdett | |
| Bob Crane | 909 McClure St. | [REDACTED] a |
| Anthony Solages | 820 Cormorant St. | [REDACTED] m |
| Marjory Benson | 104-936 Fairfield Rd. | |
| Donna Longley | 1343 Slater St. | |
| Jim Yorgan | 927 Collinson | |
| France Cormier | 927 Collinson | |
| Larry Lineham | | |
| Louise Klassen | 1031 Burdett Ave | [REDACTED] |
| Jill Auchinachie | 1054 Burdett Ave | |
| Sharon L. Cleugh | 1040 Rockland Ave. | [REDACTED] m |
| Cathy Wallace | 1037 Richardson St | [REDACTED] m |
| Kate and Bruce Hohin(?) | 1015 Rockland | |
| Alan Longstaff | 401-905 Burdett Ave | |
| D & Y Corbett | 104-1040 Rockland | |
| Eve-Maria Phillips | 1035 McClure | [REDACTED] m |
| Kerry Gamble | 207-1150 Rockland Ave | [REDACTED] m |
| Cindy Delay | 1013 Vancouver | |
| Joyce Dreilich | 304-1019 McClure | |
| S. Campbell | 801-828 Rupert Terrace | |
| E. Jefferson | 301-1019 McClure St. | |
| J.D. Thompson | 302-1014 Rockland Ave. | |
| C. Clark | 105-1014 Rockland Ave. | |
| James Campbell | 801-828 Rupert Terrace | |
| C. Culver | 1149 Rockland Ave. | |

| NAME | ADDRESS | CONTACT |
|-----------------|------------------------|---------|
| Steve Collins | 934 Boulderwood? | |
| Stephen Hammond | | |
| Penny Peck | Meares | |
| Frances Strauss | 945 McClure | |
| S. Campbell | 801-828 Rupert Terrace | |

COMMENT FORMS

(approximately 22 individuals completed comment forms)

1. I think its a great idea!! Thank you very much. This is what we should be doing across the province and country. - Jason Tonna, j_tonna@hotmail.com
2. I think it's a great idea and support this 100%. I hope this isn't met with too much opposition. I would support this all over the city, in any neighbourhood. Thanks! - Kerry, kgamble28@gmail.com
3. Opposed to Cool Aid as a neighbour and next to CCC school. - Gillian Ley, Owner, Burdett Ave., 250 888 3196
4. Looks good to me. All the best.
5. Is this it for the public consultation you promised? You know there is opposition in the neighbourhood, what are you doing to address it? Since you take no responsibility for residents outside your doorstep and are dismissive of neighbour's concerns, I can not support this proposal. - James Campbell
6. I like the possibilities of providing housing for seniors (50+) in a nice neighbourhood and close to shopping and other amenities that this neighbourhood provides. - Marilyn Vi
7. Great plans – what a wonderful way to solve a problem. Thanks for your kind efforts to provide housing and keep our community safe.
8. This is the most insane decision that will only bring destruction of the neighbourhood. Not ONE Cool Aid Person lives in this neighbourhood. How about having some of them in your yard, show you care.
9. I think the Cool Aid operations staff, management should invite their clients into their neighbourhoods and backyards. Put your money where your mouth is!
10. Appreciate the open house.
11. You don't belong next door to a school. We support social housing but not next door to an elementary school. This has never been done before. It is too close. You can move the residents to the Tally-Ho.
12. Please close and move the facility. Shame on BC Housing.
13. Please remove antennae from roof of Mt. Edwards. It is not needed. Include asbestos remediation in the published plans. - Shawn Peck, 250 418 5160
14. The Cool Aid agreement expired on March 31, 2017 and residents continue to live there. When we were promised they would move out. No trust! No consultation, no discussion with the neighbours before people were placed there. Not next to an elementary school. - Donna Longley, 250 383 8098

15. Wrong place! Pls return it to its original use. (apt./or senior) Why were we not given a chance to ask questions? What assurances does the community have that 50+ won't become "low barrier" again – with more people we want a guarantee it will never happen. More community consultation req'd before taking action. Mt. Edwards facility has negatively affected the community.
16. Please ensure you seriously consider the school next door – no drugs, no difficult behaviours – and consider reducing the #'s 90+ is too much.
17. I do not understand why you need to have all these people in one place.
18. I suggest that Cool Aid leave our neighbourhood before they do further damage to its peace and tranquility.
19. As a homeowner in the Fairfield neighbourhood and a parent at Cathedral School, it is very important to me that there be sufficient supervision. Current plan is not ok for # of people on plan. I like the idea of the apartments on the 3rd floor and believe this density should be used on the 2nd floor as well. – Heidi Burch
20. Please leave Mount Edwards Court. There is a school next door.
21. It's a challenging mandate to house the hard-to-house – the marginalized citizens – so I applaud you for your effort; however, Mt. Edwards is the wrong location – too close to an existing elementary school, park – too close to children – the risks are too great – find another location – ex. new VIHA site (replacing Oak Bay Lodge) – don't ghetto-ize marginalized people – build something equivalent to the project on Humboldt Street – Jill Auchinachie
22. Concern is the high concentration of high needs persons and services in one area will tip the dynamic into something akin to DTES. Mt Edwards threatens the existence and future of the CCC school. – Jim Yorgan

STICKY NOTE BOARDS

The Site

1. The school and low barrier housing cannot coexist. We choose the school.
2. Children will be exposed to drugs/criminal behaviour
3. You can't make tobacco outside a schoolyard but we see people smoking crack by the schoolyard. Legal? Ethical?
4. Residential houses
5. 11054 - My backyard where my granddaughter plays
6. Y daycare
7. Elementary school
8. Sunday school
9. We finally got the problem with alcohol under control in the park. This will be a huge setback.

About Us

1. Children need to be safe to play in the playground and at the school
2. Social housing - Yes – Next to a school - No
3. Absolutely insane to put this kind of facility next to a school

What Are We Proposing? 1/2

1. The VAT is not designed for assessing low needs.
2. We already have enough Cool Aid and Portland Hosing in our neighbourhood—we have had enough
3. 40 people is enough to look after and create a meaningful community
4. How about expectations of non-drug use
5. I still do not like the idea of it being next to a school
6. What about perimeter security? That needs to be maintained by the kind of uniformed security you currently have.
7. To many people with high needs next to a school and playground
8. Who does the screening? I do not trust you to do it.
9. SROs are not for low needs people
10. This statement is too vague: what are the behaviours—what substances? (in response to "There will be definite expectations regarding substance use and appropriate behaviour. Those unable to comply will be relocated.")

What Are We Proposing? 2/2

1. The SRO format should be expanded to affordable units—15 on 2nd and 3rd just 38 transitional units could work develop top 2 floors to offer better quality of life.
2. Indoor tent city is not what we need next to a school
3. Too many next to a school Good idea, wrong location!
4. Do "tent city inside" next to a school
5. Maintain but do not expand density—offer arts and craft programming or other therapeutic activities

Why Are We Doing It?

1. I know why you are doing it, but I really question the where!
2. Build it and they will come! More \$ spent worse homelessness
3. SRO's are not homes they are warehouses
4. Add such housing to project planned by VIHA at Hillside and Quadra (just west of)

How Are We Doing It?

1. It will take a great deal of money to bring this crumbling building up to code. Sell it and find a better building.

How Are We Doing It? – First Floor

1. Are we not concerned about so many m.h. congregated—is that fair to them? Bigger units/person. Independent living?
2. Warehousing people in M.E. won't help them
3. SROs are not the answer! Look at DTES
4. Too many high needs people close to children

How Are We Doing It? – Second Floor

1. Too many people
2. I am not questioning the need only the location – by an elementary school! For shame
3. I'd like to see supportive housing as in third floor plans on this floor. Too dense a population on first floor.
4. Was under the impression DVBA was asking smaller numbers of congregation. The fear of ghetto is causing the problem.

How Are We Doing It? – Third Floor

1. More affordable housing in ratio than supportive housing—preventative
2. I approve of low income but not low barrier

How Are We Doing It? – Landscape

1. Take responsibility for residents who commit crimes and run home safely
2. Mow the lawn now as the property looks bad
3. This looks nice—but the problems begin when the residents leave the facility and Cool Aid does nothing
4. The landscaping has really deteriorated.

How Are We Doing It? – Elevation

1. This is an old building—likely with earthquake and asbestos issues—why not build something new purpose specific for this group and outside downtown

When Are We Doing It?

1. This is not consultation. This is a process to ram this through.
2. This is not consultation and you should be ashamed of yourselves for bypassing neighbour input in this self-serving and probably illegal way you are doing it.
3. Is this true public consultation? This is business proposal
4. We as a neighbourhood have not been consulted. The one and only meeting we had with BC Housing was cancelled.

Additional Comments

1. Wrong place
2. SROs are not for low needs
3. During the time of tent city there were 2 reported ODs but now that there are multiple housing sites for addicts there are now multiple ODs every month at those same housing facilities. It goes to show you that when left alone addicts survive better than when controlled.
4. Sell Mount Edwards and use profits to buy in Oak Bay
5. Sell Mount Edwards and use \$ to build new facility
6. Get out of Mount Edwards
7. Not next to a school or playground.

Received
City of Victoria

MAY 23 2017

Planning & Development Department
Community Planning Division

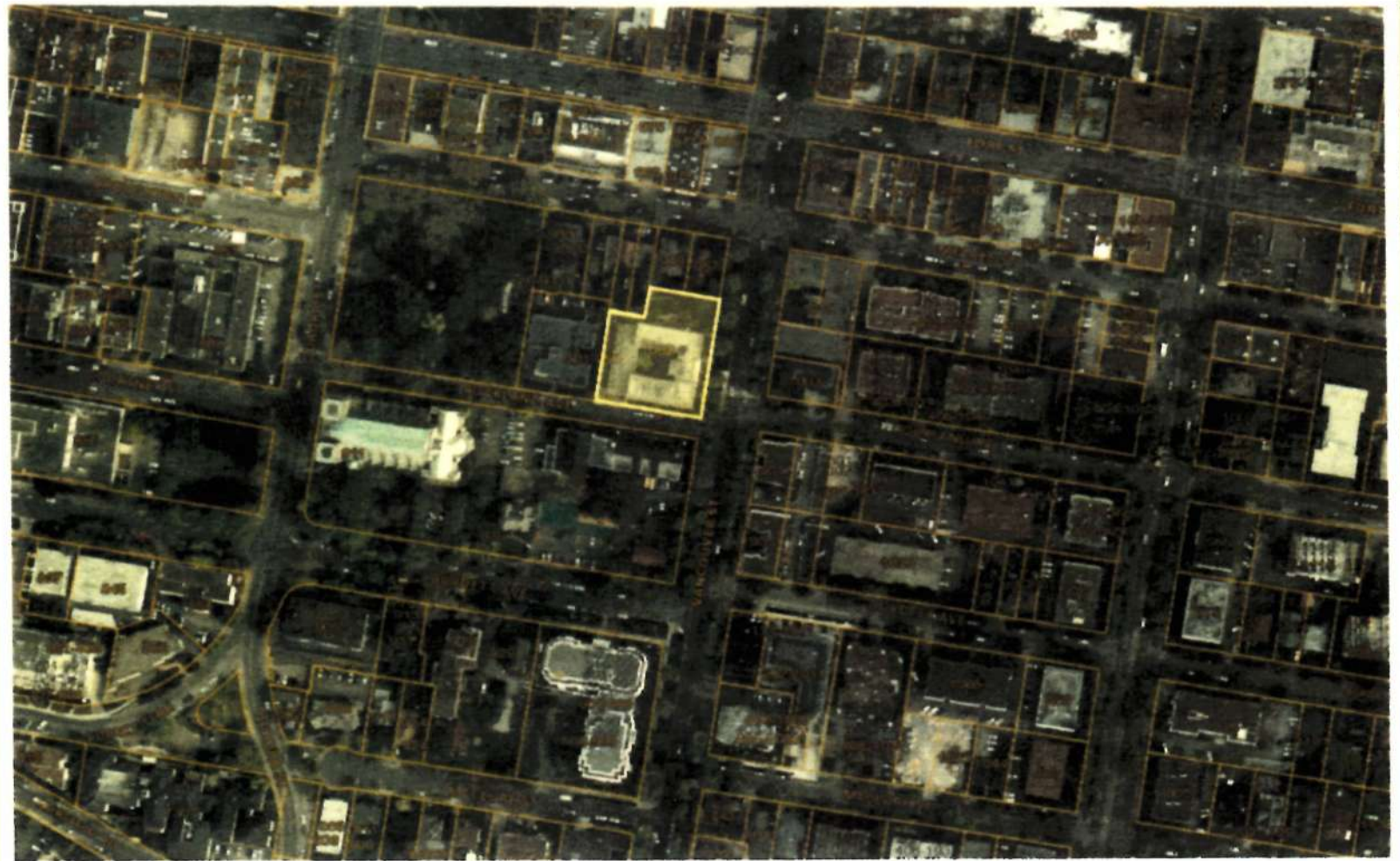
Mount Edwards Court

Rezoning & Supportive/Affordable Housing Project





The Site



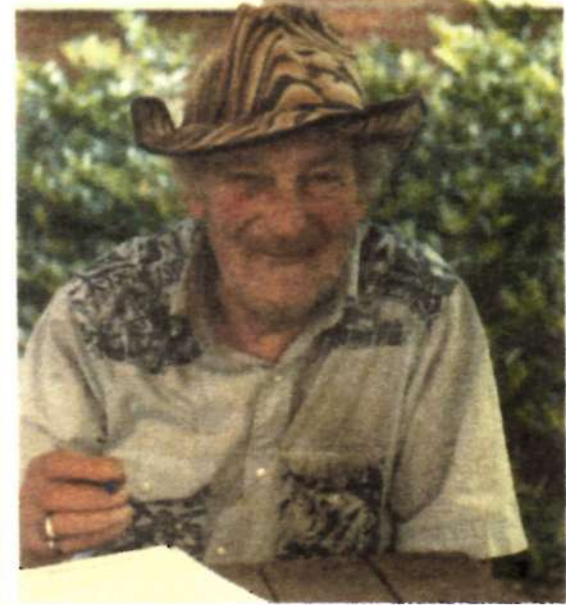
About Cool Aid

- Founded in 1968
- Build homes, lives, and community
- Create opportunities for people who are homeless or living in poverty
- Make a difference through housing, health care, support, and emergency shelters
- Help more than 10,000 people in the Capital Region each year
- Act to end homelessness by working in partnership with others to develop community-based solutions
- Committed to working in a non-judgmental way with adults experiencing marginalization in Greater Victoria



Project History

- Cool Aid had an option to purchase the property
- The Province was looking for solutions to tent city
– Cool Aid transferred its option to them
- With an operating agreement from BC Housing, Mount Edwards Court opened on February 23rd, 2016
- 38 residents moved in, most from tent city
- Transitional housing & support services have been provided for 60 people since then



Project History (cont'd)

- 18 original residents have moved on to permanent housing
- Regular meetings were held with neighbours until mid-May 2016
 - ended as they were focused on tent city, not Mount Edwards' operations
- Since tent city closed in August 2016, incidents in the neighbourhood have significantly declined



What Have We Heard?

- There has been anger and fear about the project; concerns regarding:
 - Its proximity to the school
 - Its potential density
 - The profile of our residents
 - The amount of communication about future plans
- That neighbours support housing for people who are struggling 'somewhere else'

How Have We Listened?

- Cool Aid continued to have regular dialogue with the school
- Cool Aid and BC Housing met with school officials on multiple occasions
- We are now proposing a mix of affordable and supportive housing
- We are looking at a different target population

What Are We Proposing?

- The property is currently zoned *residential*
- Due to its change in use, rezoning is needed to reflect **actual existing size and density** (which has been historically non-conforming)
- Plan is to create a **mix** of supportive housing units (**78** from current 83) and affordable apartments (**15**, on vacant 3rd floor) for **50+ individuals**

What Are We Proposing?

- New protocols for site:
 - Permanent housing, not transitional
 - Tenants 50 years+ and screened for suitability (low to moderate support needs)
 - No problematic substance use (particularly intravenous drugs)
 - No history of violence
 - Outside areas monitored regularly
 - At least 3 staff on site 24/7 + Community Health Centre supports
 - This is will not be 'low barrier' housing; we will not be housing individuals considered 'hard to house'

What Are We Proposing?

- Protocols will be **defined and secured** through:
 - The Operating Agreement with BC Housing
 - A Housing Agreement with the City of Victoria
 - a registered document on title
- Our open policy for neighbours and the public will continue
- Neighbourhood meetings will be reconvened if there is a desire to do so

Why Are We Doing It?

- Estimated 1,400 people who are homeless or at risk of homelessness in the region
- Continued need for supportive housing; important to integrate housing with mental health, employment, counselling & other services
- Building new housing takes time; repurposing existing buildings is an important part of the solution
- Mount Edwards' will offer older adults a secure, positive, affordable home with social and health supports

How Are We Doing It?

PROJECT DATA SHEET

Site Area/Coverage: 31,507 sf (2,927 m²) / 35%

Building Area & Parking

- First Floor: 11,994 sf (1,114 m²)
- Second Floor: 12,138 sf (1,128 m²)
- Third Floor: 8,364 sf (777 m²)
- Basement/Misc: 5,220 sf (485 m²)
- 16 parking stalls

Zoning

- Existing: R-K Residential
(Medium Density Attached Dwelling District)
- Proposed: Site-Specific Residential

Proposed Number of Units

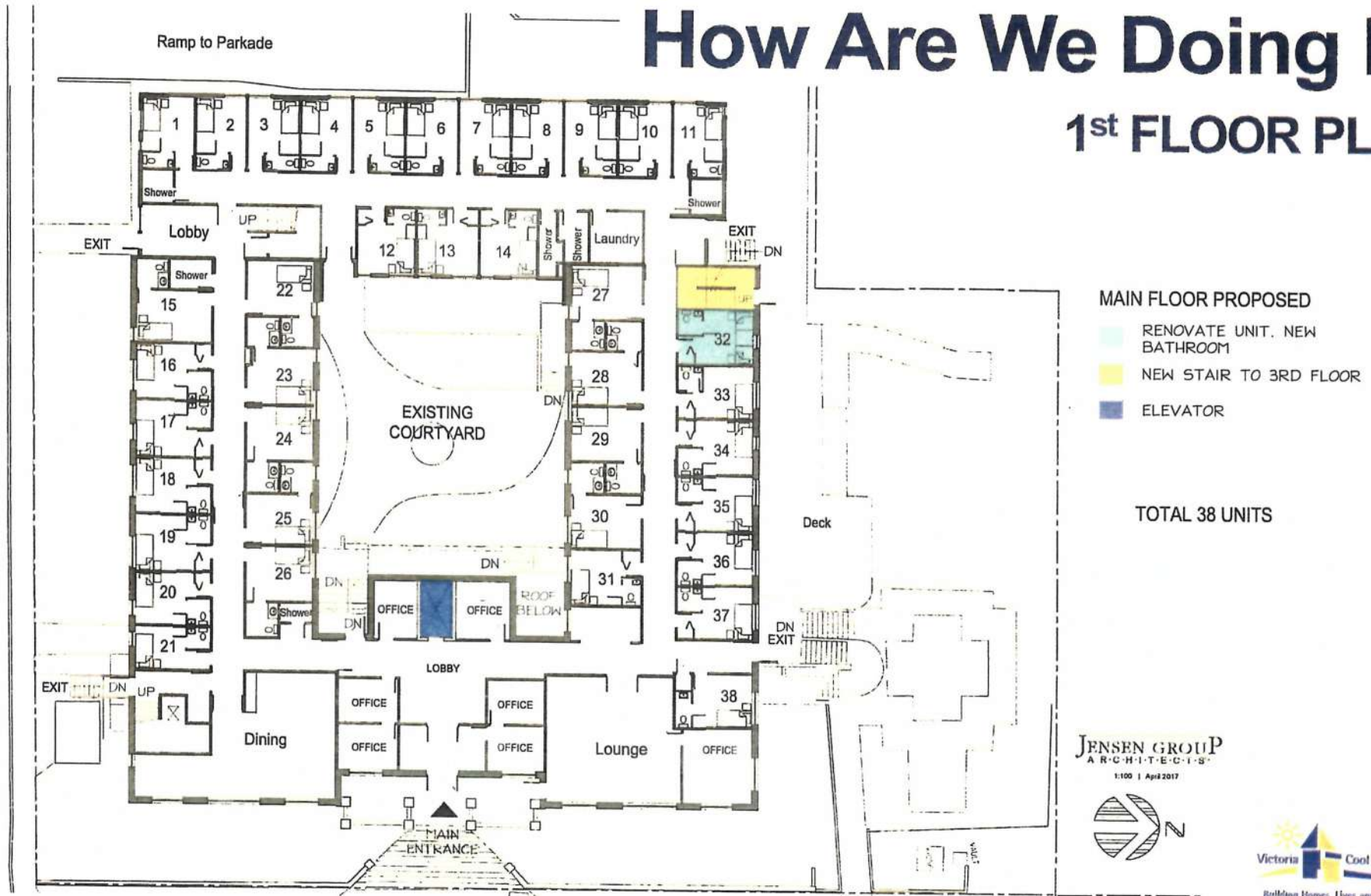
- First Floor (*Supportive Housing*): 38
- Second Floor (*Supportive Housing*): 40
- Third Floor (*Affordable Rental*): 15

Heritage

- Existing: On City's Heritage Registry
- Proposed: Heritage Designation

How Are We Doing It?

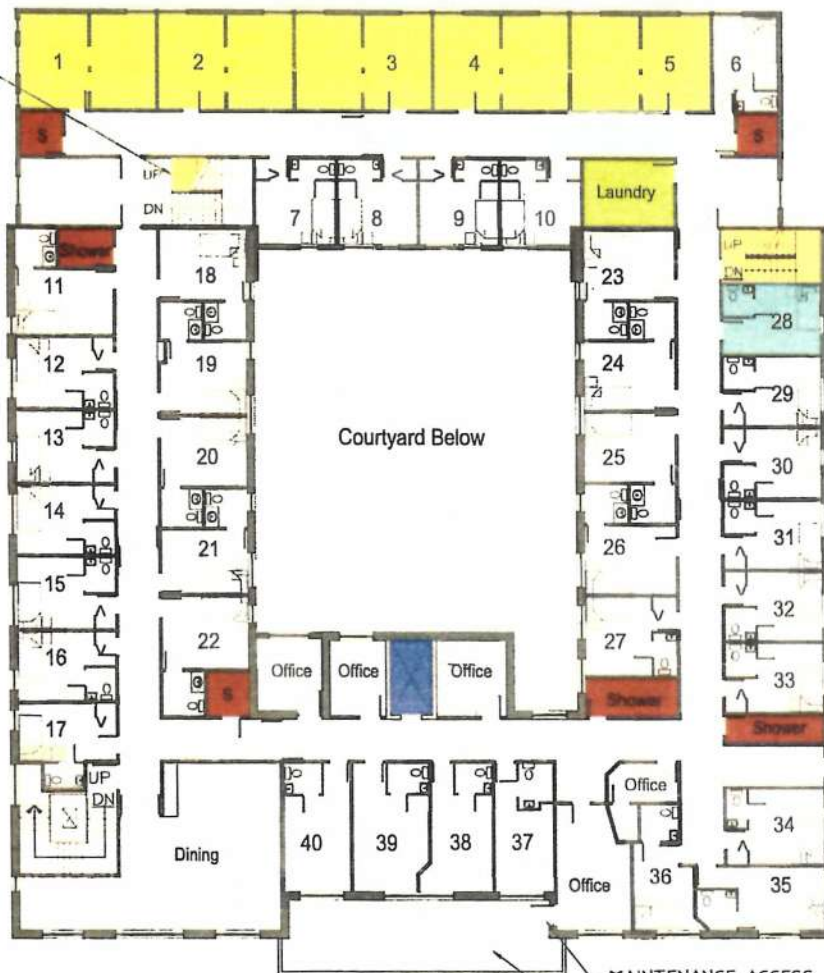
1st FLOOR PLAN



How Are We Doing It?

2nd FLOOR PLAN

EXTEND STAIR
TO 3RD FLOOR



2ND FLOOR PROPOSED

- RENOVATE UNIT NEW BATHROOM
- NEW STAIR TO 3RD FLOOR
- NEW LAUNDRY ROOM
- CONVERT TO SHOWER ROOM
- CONVERT TO NEW 1 BEDROOM SUITE
- ELEVATOR

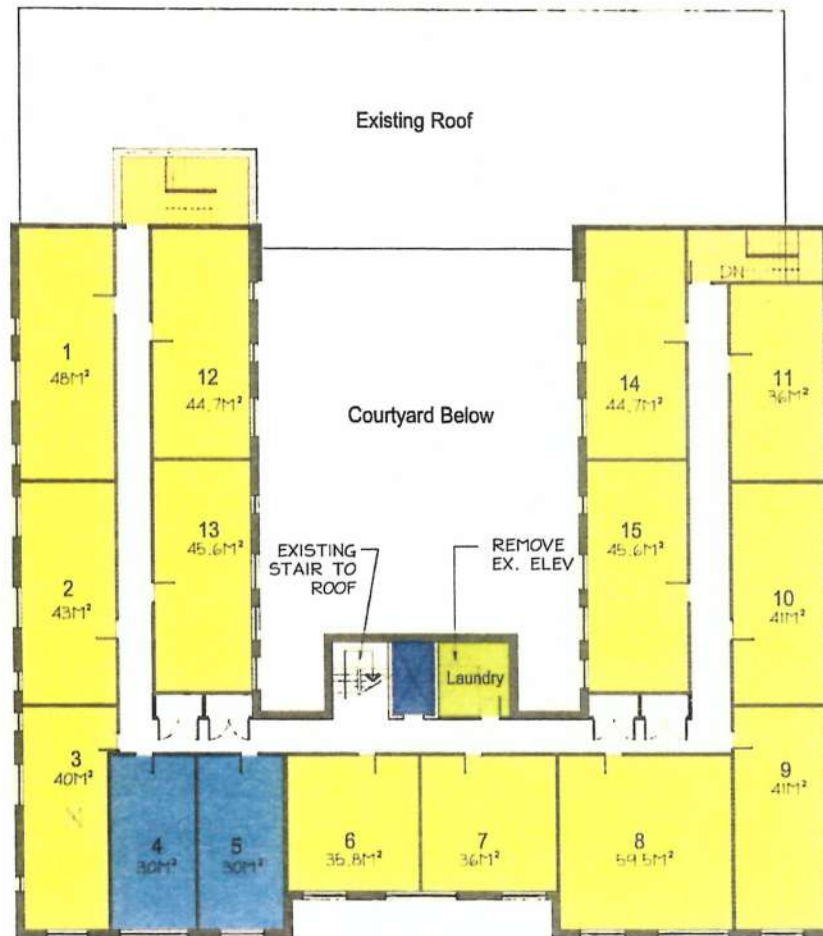
TOTAL 40 UNITS



JENSEN GROUP
ARCHITECTS
1:100 | April 2017

How Are We Doing It?

3rd FLOOR PLAN



3RD FLOOR PROPOSED

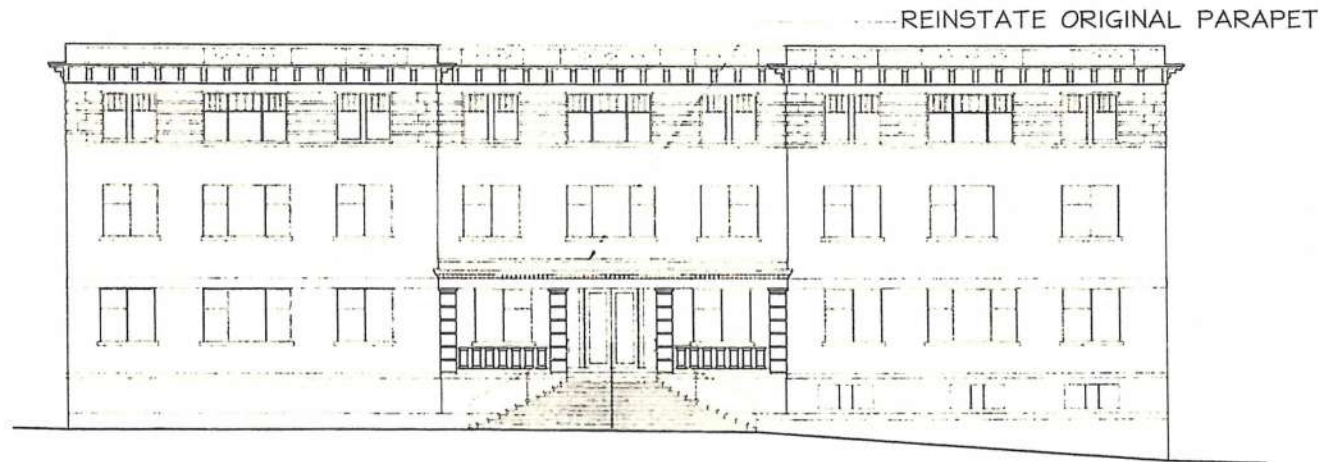
- NEW STAIR TO 3RD FLOOR
- NEW LAUNDRY ROOM
- CONVERT TO NEW 1 BEDROOM SUITE
- CONVERT TO NEW STUDIO UNIT
- ELEVATOR

TOTAL 15 UNITS

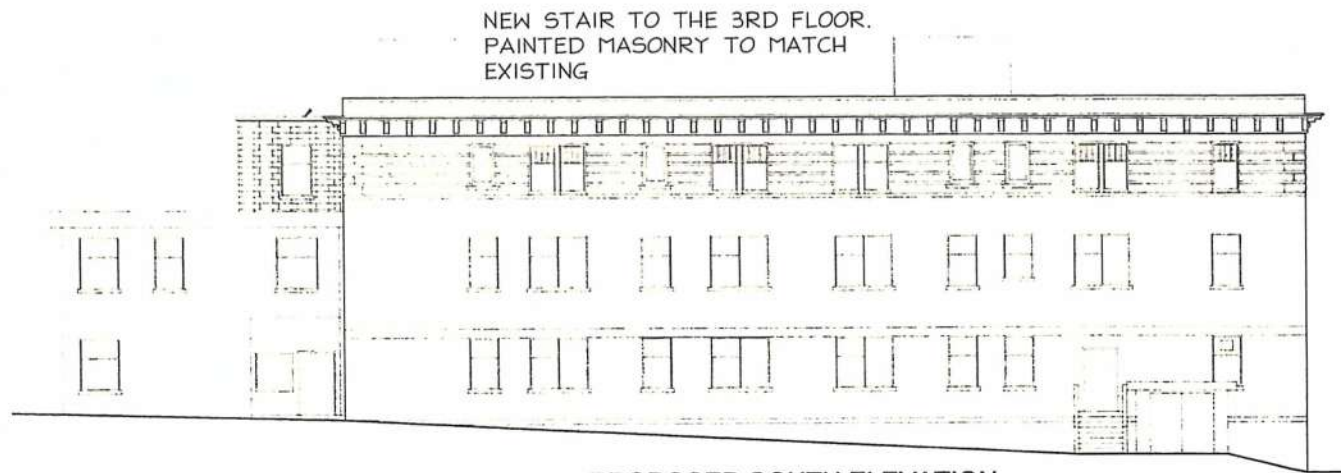


JENSEN GROUP
ARCHITECTS
1:100 | April 2017

How Are We Doing It?

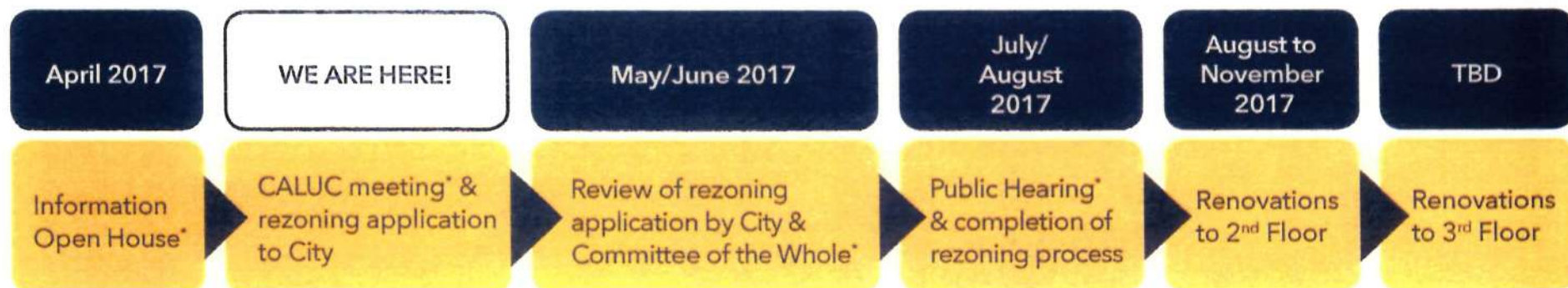


PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

When Are We Doing It?



**opportunities for public feedback*



From: [REDACTED]

Sent: Sunday, January 17, 2016 6:36 PM

To: Victoria Mayor and Council; Mary Griffin

Subject: MEDIA HAS NOW BEEN ALERTED

City of Victoria

When I arrived home last night I found a notice on my condo front door explaining the city's plan to turn Mount Edwards Care Home into a refuge for junkies and the seriously mentally ill.

I have never before been moved to write a letter of protest until this morning. I would like to go on record as being 100% opposed to this plan.

We bought our, quarter of a million dollar, 700 square foot condo specifically because of this neighborhood. This plan of yours will not only erode our neighborhood and endanger everyone around here but it will also devastate our property value. Who will make up the difference when I decide to sell? You?

I drove past Kool-Aid on Ellice St. at around 5 in the morning a few months ago and was truly shocked to see the state of things on the street out front. Dozens of people on the street, amidst piles of garbage, cardboard, tarps and who knows what else. There were naked people. I'm not kidding. Naked people stumbling around. WTF???

I also understand from the note on our door that this plan will be attempted to be rammed through the approval process with no public consultation. Is this true? Will there be a community meeting to discuss this?

I lost sleep last night over this.

I expect a response regarding my concerns in this letter.

I have given the letter in the attachment below to Mary Griffin at Chek News this morning. She assured me she would look into it.

Sincerely,

Home owner, business owner, tax payer,

[REDACTED]

[REDACTED] Rockland Ave.

Sent: Sunday, January 17, 2016 12:30 PM

To: Victoria Mayor and Council

Subject: Mount Edwards - Low Barrier Housing.... Please Don't

Original note attached.

Kind Regards,

Good morning Mayor, Director, Councillor and Board,

I would like to express my deep concern with turning the old Mount Edwards building at Vancouver and Rockland into low-barrier housing. I've heard a number of concerns but here are the top ones for me:

- 1. While you may be able to achieve greater economies of scale by concentrating homeless people in one location, there are endless examples of how concentrating destitute people with drug addictions creates a self-reinforcing culture of drug-use, theft and other crime*
- 2. Mount Edwards is in the middle of a residential community and right beside an elementary school (Christ Church Cathedral) – the last place anyone would want to establish such a self-reinforcing culture*
- 3. We have been living with destitute homeless people in our neighbourhood for a while now – “tent city” and Pioneer Square Park are just a 2 blocks away – and the impact is obvious:*
 - a. Vandalism and theft has increased*
 - b. Erratic, unstable people roam the area (the other day I saw 2 men doing heroin with a blowtorch off a tombstone at 7am on my walk to work)*
 - c. Residents feel unsafe in their own community*

My family, like all the other families around here, don't want any of that near our homes.

If you want to address homelessness – do it right, really invest in it. Spending hundreds of thousands to shelter homeless on Yates street for 4 months is a waste of time and money. Letting public parks get destroyed so homeless can setup tents for a couple months is sloppy public policy. Not only will concentrating people with drug additions in one large facility like Mount Edwards create a hub of drug use and crime – it will waste tax payers money and won't solve the problem. If you're going to put money into it – do it right.

Please do not consider using Mount Edwards for low-barrier housing.

Kind Regards,

Sent: Sunday, January 17, 2016 2:52 PM
To: Victoria Mayor and Council
Subject: Fw: Mount Edwards building for the Cool-Aid Society

From: [REDACTED]

Sent: Sunday, January 17, 2016 2:39 PM

To: mayor@victoria.ca

Cc: kstinson@coolaid.org ; ccoleman@victoria.ca ; planandzone@fairfieldcommunity.ca ; speakup.fairfield@gmail.com ; letters@timescolonist.com

Subject: Mount Edwards building for the Cool-Aid Society

Dear Mayor Helps and Council,

With all due respect: Are you out of your collective minds ?!

Right off we have to state that we acknowledge that there are truly some of the homeless that need and deserve our help. Our comments here-in are directed towards the other 90% of the street people.

To even consider allowing the building to be used as Low Barrier Housing is absurd. That would be tantamount to building a wolf's den in the middle of a sheep pasture. The hunters among the food. If you think what you are encouraging will be helping people you will be very happy with the results; the iron bar makers, security companies, "dog spray" sellers and other such suppliers of personal security appliances will be doing a booming business. Not to mention the real estate agents who will be getting lots of listings for the area. All the ongoing construction of condos in the area is making it a growing, vibrant neighbourhood. Allowing Cool-Aid to shift the Tent Ghetto to the Mount Edwards building will only serve to decrease property values and diminish the desirability of normal, taxpayers to live in the area.

My wife and I are long-time tax paying residents who live in a condo just a half block from the Mount Edwards building. Every day we are out and about walking the area so are intimately familiar with the effects of the homeless on the area. Almost every day we see the leftovers of the drug trade as we walk the streets, needles, wrappers and even once a small bag of white powder that had somehow had dropped into the gutter. Years ago when the Bottle Depot started up on Vancouver Street we noticed a very marked increase in the drug paraphernalia littering the area along with the glassy-eyed users wandering and street-sleeping in the area. After the city finally came to it's senses and removed the depot the junk in the area practically vanished. No coincidence to be sure. Slowly over recent years the number of drug users wandering the Pioneer Square area has again increased leading to the natural increase of needles and such littering the area. We used to take our grandkids to Pioneer Square and let them run around - never again. Regularly we see street men wandering through our back yard and closely scrutinizing the ground floor. Motive?

Now to address the tent ghetto, slum or whatever you wish to call it. Those squatters who really wanted to improve their lot have taken advantage of the Yates Street location. We applaud and wish them good luck. The dregs are mostly those who wish to be parasites on the system and our tax dollars. Some have actually bragged as such to the media. These are the people Cool-Aid wishes to house in the building with little or no supervision and security. A more suitable location would be the Woodwynn Farm in Central Saanich. But that would only work for those who wish to reform.

By allowing Cool-Aid to house these people in the old Mount Edwards building the City is just condoning the illegal behaviour of the majority of the squatters. Is not the site zoned for "Nursing Facilities"? This proposed use would not be such and so does not meet the zoning requirements. Do not allow this to happen! You would just be allowing the wolves to live comfortably amongst the lambs.

What is the building's actual physical state? Is it up to the current earthquake standards? Why did the former nursing home occupants move out?

If the City allows the Cool-Aid Society to ram this proposal thru we will lose any remaining respect for Mayor and council and vote accordingly in the next election. Any councillor who actively opposes the permit will be noted.

██████████

██████████ Rockland Ave

Victoria, BC ██████████

From: [REDACTED]

Sent: Sunday, January 17, 2016 11:12 PM

To: Lisa Helps (Mayor)

Subject: Cool Aid facility proposed for Mount Edwards Court

Dear Mayor Helps:

I am writing to express my strong concerns regarding the establishment of a Cool Aid facility at Mount Edwards Court, 1002 Vancouver Street, Victoria, B.C. The proposed facility is expected to house 101 chronically homeless individuals, including those with significant mental illness and substance abuse issues.

Locating this Cool Aid facility at Mount Edwards Court would make it the largest such facility in Victoria. It would also be the only facility of its kind next to an elementary/middle school in Victoria - one that has children from kindergarten to grade 8, with frequent visits from a daycare with children aged 3 to 4 years old. As well as being adjacent to a school, locating the facility at Mount Edwards Court would put it near seniors who often use facilities and programs at the Y and Christ Church Cathedral, which are both situated within one block of the proposed Cool Aid site.

I am well aware of the need to address the issue of homelessness in Victoria, and share compassion and concern for this cause. I respect the will to solve this problem, but cannot accept the impact the proposed facility will have on the community and lives of the children in the area.

Juxtaposing a large supported living facility the size of which has not been seen in Victoria next to a school will result in numerous impacts, including safety concerns such as needles left as litter, transient individuals, and unpredictable behaviors, and ultimately, the closure of the school community. I believe that the current community safety challenges already present in this location, such as drug issues at Pioneer Square and crime issues at the tent city, will not only provide opportunities and temptations for Cool Aid patrons that will in turn compromise their health and welfare, but will also create a neighbourhood and community that is no longer safe for its most vulnerable people - our children and our seniors.

As a parent and citizen whose employment site also is located very near the proposed facility, for the above reasons I strongly object to the placement of the Cool Aid operation in this location. I urge you not to support the establishment of the Cool Aid facility at the Mount Edwards Court site. Please explore other strategies and outreach programs that are considerate, compassionate and supportive of programs such as Cool Aid, but are also respectful of the safety of all members of our neighbourhoods and our community. In short: social housing yes, this location no.

I also sincerely request that before the City of Victoria makes any decisions contributing to the establishment of this facility at Mount Edwards Court that all interested parties are invited to participate in discussions so that we might reach a solution acceptable to the affected communities.

Thank you for your attention to this important matter.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Sunday, January 17, 2016 12:30 PM
To: Victoria Mayor and Council
Subject: Mount Edwards - Low Barrier Housing.... Please Don't

Good morning Mayor, Director, Councillor and Board,

I would like to express my deep concern with turning the old Mount Edwards building at Vancouver and Rockland into low-barrier housing. I've heard a number of concerns but here are the top ones for me:

1. While you may be able to achieve greater economies of scale by concentrating homeless people in one location, there are endless examples of how concentrating destitute people with drug addictions creates a self-reinforcing culture of drug-use, theft and other crime
2. Mount Edwards is in the middle of a residential community and right beside an elementary school (Christ Church Cathedral) – the last place anyone would want to establish such a self-reinforcing culture
3. We have been living with destitute homeless people in our neighbourhood for a while now – “tent city” and Pioneer Square Park are just a 2 blocks away – and the impact is obvious:
 - a. Vandalism and theft has increased
 - b. Erratic, unstable people roam the area (the other day I saw 2 men doing heroin with a blowtorch off a tombstone at 7am on my walk to work)
 - c. Residents feel unsafe in their own community

My family, like all the other families around here, don't want any of that near our homes.

If you want to address homelessness – do it right, really invest in it. Spending hundreds of thousands to shelter homeless on Yates street for 4 months is a waste of time and money. Letting public parks get destroyed so homeless can setup tents for a couple months is sloppy public policy. Not only will concentrating people with drug additions in one large facility like Mount Edwards create a hub of drug use and crime – it will waste tax payers money and won't solve the problem. If you're going to put money into it – do it right.

Please do not consider using Mount Edwards for low-barrier housing.

Kind Regards,

[REDACTED]

From [REDACTED]

Sent: Sunday, January 17, 2016 4:05 PM

To: Lisa Helps (Mayor)

Subject: The project to transform Mt. Edward (Vancouver & Rockland) into a "low barrier" residence for the homeless

Dear Mayor Helps,

I am writing in regards to the planned opening of a "low barrier" permanent residence for homeless people at Mt. Edward on Vancouver and Rockland.

I am strongly opposed to the utilization of this property for this purpose. As a single woman who regularly walks alone at night in this quiet neighborhood, I would no longer feel safe passing by this address, if I knew that it was inhabited by a high percentage of residents with serious mental illnesses and/or drug addiction. A facility of over 100 is far too big to be managed by only 2 fulltime personnel. It is simply a recipe for disaster! The very thought of this kind of housing arrangement makes me shudder with apprehension!

With the large number of elderly residents in Victoria, surely there is a continual need for Mt. Edward to be utilized as a nursing home or hospital, for which it was designed? Shouldn't this building continue to serve the community in this capacity?

I urge you to hear the concerns of all the residents in this neighborhood, before giving the green light to a project that appears to be fraught with peril.

Respectfully yours,

[REDACTED]
[REDACTED]

Rockland Avenue

From: [REDACTED]

Sent: Sunday, January 17, 2016 5:46 PM

To: speakup.fairfield@gmail.com; Lisa Helps (Mayor); kstinson@coolaid.org; mngd.minister@gov.bc.ca; planandzone@fairfieldcommunity.ca

Subject: Mt. Edward Proposal

To Whom it May Concern:

We are deeply concerned with the proposal to allocate Mt. Edward building on Vancouver St. as a low barrier housing project.

We live @ Rockland and Vancouver and we have had various problems around our building and in our parking lot area emanating from homeless and drug addicts. A week doesn't go by that we do not find disposed drug paraphernalia, including needles and vials in our parking lot. Since we have carports it's not the first time that individuals spend the night there and then they leave their garbage behind. Resident cars have been vandalized, just last night a car window was smashed to pieces. We also have come across individuals that set up their tent at the back garden!!

By concentrating 100 individuals in this area it will only escalate the current problems that we are already facing as a community. Walking through the 'green area' on Rockland between Vancouver St. and Quadra has become a very uncomfortable and risky practice and we have been avoiding this area because of these individuals hanging around the area. At times they hurl insults and swear at passersby for no other reason that they are either drunk or stoned out of their minds and of course quite a few are mentally ill, in which case they should be monitored in some institution.

If injecting hard drugs, such as Heroin, is illegal why are these addicts being given carte blanche to do it in public places? Shouldn't the police and the various government agencies be locking up these individuals?

Your misguided "do good" attitude is doing nothing to resolve the problem. These individuals should be housed in different areas of the city and not concentrated in one area.

We are totally opposed to this housing project and you can rest assured that our voices will be heard, if not now, it will be in the next election.

Yours truly,

[REDACTED]

From: [REDACTED]
Sent: Sunday, January 17, 2016 11:02 PM
To: Lisa Helps (Mayor); kstinson@coolaid.org; Chris Coleman (Councillor);
planandzonw@fairfieldcommunity.ca
Subject: Plan to house 101 chronically homeless at Mt St Edwards

Dear Ms Lisa Helps, Ms Kathy Stinson. Chris Coleman as Victoria City councillor and Minister responsible for housing and the Zoning board of Fairfield/Gonzales,

To inform you that my husband Wesley and I are protesting the use of this facility for the use of "low barrier " housing.

1....We are opposed as it will be only steps away from the Christ Church Cathedral school which is kindergarten to Gr 8 and will likely result in its demise.

2....It is in the heart of a residential community which does not have enough pedestrian traffic to provide passive security for the areas around the site.

3...My understanding is that the facility will have only 2 full time personnel.

4....My understanding is that this will be the largest facility of its kind in Victoria .

5....A SFU study found that when homeless people and services are congregated in one area , self destructive behaviour is reinforced.

6."Low barrier" housing has been found to be detrimental to drug addiction recovery.

7.....We are concerned that the surrounding streets, parks school ground back lanes .parking lots will be impacted with litter,discarded needles, loitering,associated drug trade and the need for increased police interventions.

8....My understanding is that the current city zoning for Mt St Edwards allows for a nursing home or hospital which does not fit this planned residential project.....would there not be re-zoning required for tis project?

9.....My understanding is that 'usually'...there is some consultation with the local residents..?

10.....My understanding is that the residence is slated to be occupied with persons with serious mental illnesses and/or drug addiction and people who are no longer welcome in shelters...and that they will NOT be monitored or required to take any anti psychotic medication or any kind of treatment???

We have lived in and enjoyed this area for 16 years and are disappointed that we have not been informed or consulted regarding this new initiative!

Please let me know why the Central Park facility might not achieve the objectives that you are hoping for...is it not in a more appropriate location??

Sincerely,

[REDACTED]

[REDACTED] Collinson Street

Victoria [REDACTED]

Sent: Monday, January 18, 2016 2:26 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

[REDACTED]
Reference :
[REDACTED]

Hello Mayor Helps and City Counsel Members,

I am writing to you today to express my concerns with the proposed Cool Aid purchase of the Mt. Edwards facility with hopes that you will be able to help.

Did you know that it is right beside an elementary school? How is this even possible? Are there not bylaws in place that dictate what can be placed beside a school?

Christ Church Cathedral School is an independent not for profit school and despite it's downtown location it has managed to thrive.

While it is an Anglican school it is so much more than that. It is an accepting community that embraces all faiths, and those with out faith. We have same sex couple families, Jewish families, Indo Canadian families, to name a few. We also have families that cover all the demographics financially. Doctors, firemen, police officers, surgeons, nurses, waiters, teachers, and government workers all send their children to the school. We have many students attending the school on bursaries.

The school also has a large number of special needs children who attend the school including several with Autism. My daughter is one of those students. My daughter has attended the school since preschool and I can't even begin to tell you all the amazing ways that this loving and compassionate school environment has benefited my child. The most wonderful teachers and staff work at this school. I have never in all of my life witnessed a group of co workers that actually get along and work so well together! Teachers here go the extra mile. This is the kind of school that you dream of sending your child too. It is a rare gem that must be celebrated and protected.

While everyone agrees that Victoria desperately needs more housing I can't believe that we have reached the point that we are willing to destroy a thriving community. We don't build facilities like this next to a school. Victoria is better than this. I encourage you to not give them the funding they are asking you for unless they are willing to find a new location. This doesn't belong in a residential area. We don't want our school to wither away and die like St. Andrews did. The size of the project is too large, Cool Aid has no other facilities next to a school, they have made no effort to alleviate any concerns we have or to even answer our most basic questions. There are too many unknowns, and I refuse to believe that the community will stand for children being used as collateral damage.

Financially you need the school to stay. The school, staff and parents all spend copious amounts of money within our immediate area. We buy our coffee at Bubby Roses and other local coffee shops. As a class rep I know that I have personally purchased thousands of dollars worth of gift certificates from local stores like Leka Designs, Cafe Brio, Pizzeria Prima Strada and the Moka House as Christmas and year end gifts. The school uses Island Blue Print and a downtown based advertising agency. Our lunch program is serviced by 4 local restaurants the depend on our weekly lunch orders.

Our little school also does an enormous amount of charity work. This past year we raised over 2 thousand dollars for the Terry Fox fund.

We had a sock hop at Christmas and raised almost a hundred dollars and over 200 pairs of socks which were donated to a local shelter.

We raise thousands of pounds of fresh fruit and veggies for the Rainbow Kitchen. We are good neighbours, the kind of a community that you want to keep. Our little neighbourhood is already supporting several group homes and a transition house. We also have to deal with Tent City. This is enough of a

burden. It is our fear that if Cool Aid is allowed to move in next door that it will destroy our school. The children deserve better.

I urge you to come and tour the school and see for yourself what an amazing gem this truly is.

Please help us save our school!

Thank you for your time.

██████

From: [REDACTED]

Sent: Monday, January 18, 2016 9:46 PM

To: Lisa Helps (Mayor)

Subject: Cool Aid facility proposed for Mount Edwards Court

Dear Mayor Helps:

I am writing to express my strong concerns regarding the establishment of a Cool Aid facility at Mount Edwards Court, 1002 Vancouver Street, Victoria, B.C. The proposed facility is expected to house 101 chronically homeless individuals, including those with significant mental illness and substance abuse issues.

Locating this Cool Aid facility at Mount Edwards Court would make it the largest such facility in Victoria. It would also be the only facility of its kind next to an elementary/middle school in Victoria - one that has children from kindergarten to grade 8, with frequent visits from a daycare with children aged 3 to 4 years old. As well as being adjacent to a school, locating the facility at Mount Edwards Court would put it near seniors who often use facilities and programs at the Y and Christ Church Cathedral, which are both situated within one block of the proposed Cool Aid site.

I am well aware of the need to address the issue of homelessness in Victoria, and share compassion and concern for this cause. I respect the will to solve this problem, but cannot accept the impact the proposed facility will have on the community and lives of the children in the area.

Juxtaposing a large supported living facility the size of which has not been seen in Victoria next to a school will result in numerous impacts, including safety concerns such as needles left as litter, transient individuals, and unpredictable behaviors, and ultimately, the closure of the school community. I believe that the current community safety challenges already present in this location, such as drug issues at Pioneer Square and crime issues at the tent city, will not only provide opportunities and temptations for Cool Aid patrons that will in turn compromise their health and welfare, but will also create a neighbourhood and community that is no longer safe for its most vulnerable people - our children and our seniors.

As a parent and citizen, for the above reasons I strongly object to the placement of the Cool Aid operation in this location. I urge you not to support the establishment of the Cool Aid facility at the Mount Edwards Court site. Please explore other strategies and outreach programs that are considerate, compassionate and supportive of programs such as Cool Aid, but are also respectful of the safety of all members of our neighbourhoods and our community. In short: social housing yes, this location no.

I also sincerely request that before the City of Victoria makes any decisions contributing to the establishment of this facility at Mount Edwards Court that all interested parties are invited to participate in discussions so that we might reach a solution acceptable to the affected communities.

Thank you for your attention to this important matter.

Sincerely,

[REDACTED]

From: [REDACTED]

Sent: Monday, January 18, 2016 8:58 AM

To: Lisa Helps (Mayor)

Subject: Mt Edward Property - Vancouver and Rockland

Dear Mayor Helps,

I am appalled at the lack of transparency and consultation around the possible use of the property at Vancouver and Rockland for the purpose of "Low Barrier" residence for the chronically homeless. These are people who can not find a place to live because of their ongoing anti-social behavior. To have this facility in the middle of a residential community is unthinkable. Here are the reasons:

1. Too close to Christ Church Cathedral School with children in the Kindergarten to Grade 8 level;
2. Not enough pedestrian traffic at night to ensure passive security;
3. Lack of personnel (only 2 planned) to ensure safety;
4. Concentration will only encourage self-destructive behaviour;
5. "Low Barrier" style also encourages anti-social behaviour;
6. There has been no re-zoning application (this will not be a hospital);
7. Again - there has been NO public consultation and there has been too much secrecy;
8. Property values will decline; and,
9. There will be an increase in the crime rate.

This initiative must be reconsidered and the public must be involved.

Regards,

[REDACTED]

From: [REDACTED]

Sent: Tuesday, January 19, 2016 8:21 AM

To: Lisa Helps (Mayor)

Subject: A Sincere Appeal - Please Support Cathedral School Children and our Community

January 19, 2016

Dear Mayor Helps:

I am writing this letter as a concerned parent of Christ Church Cathedral School (CCCS) students about the proposed Cool Aid housing facility at the former Mount Edward Court building at 1002 Vancouver Street. There are 188 children registered at CCCS, from grades K to 8. Additionally, 43 junior kindergarten students ages 3-5 visit our campus at least once weekly. This school is well established, celebrating its 25th anniversary this year. Instead of celebrating this milestone, however, we are facing the threat of our beloved school and community closing.

As we have learned in a recent town hall meeting involving a Cool Aid representative, this organization intends to convert this building into the Dr. Joe Haegert Centre, a facility to house 101 chronically homeless individuals. This includes a case mix of approximately 1/3 with significant mental illness, and another 1/3 with serious substance abuse issues. We understand that, if this goes ahead, this will be the largest supported living facility in Victoria, and of such a size that a Vancouver social housing association has recommended such a facility exist only in the Downtown Eastside neighbourhood. We understand that no similar facility is located in the vicinity of a school in Victoria or in Vancouver. We also have been informed by a police liaison officer that disruptions outside similar, but notably smaller, Cool Aid facilities occur typically daily. We have been informed by Cool Aid that 2 staff will serve this facility, the same staffing number in another Cool Aid facility that serves 37 individuals and is known to have impacted the community with frequent police and ambulance attention.

We are well aware of the issue of homelessness in Victoria and indeed in the school's neighbourhood, and share compassion and concern for this cause. We share and respect the obvious political will to solve this problem, but cannot accept the impact that this issue will have on our school and the lives of our children. Many Christ Church Cathedral School parents have already informed the school of their intention to withdraw their child(ren) from this school should the Cool Aid proposal proceed. We therefore anticipate that our school may close directly from the impact of our proposed new neighbours.

We anticipate both safety concerns (needles or other potentially infectious materials being left as litter, potentially on the school grounds, transient individuals, the potential for labile or unpredictable behaviours from neighbours or visitors), in addition to concerns about the appropriateness and peace of a nurturing learning environment.

As a public official, if you were designing an ideal community, we cannot imagine that you would ever find the juxtaposition of a large supported living facility the size of which has never been seen in Victoria (or Vancouver for that matter) being situated next to a school. If you knew that such a facility might lead to the closure of that school community, we suspect you would find that similarly unacceptable. So why is the proposed Dr. Joe Haegert Centre acceptable here?

We are advocating for our children, who have quieter political voices than the homeless and their noble advocates. Social housing yes. This location no. We pointedly ask you to not support this project in this location. Our community depends on it and we believe that proceeding with the large social housing developing in the proposed site is simply not the right thing to do. I would be pleased to discuss this further and welcome contact via this e-mail address.

Yours truly,



Cathedral School Parent

From [REDACTED]

Sent: Tuesday, January 19, 2016 3:19 PM

To: Lisa Helps (Mayor)

Cc: kstinson@coolaid.org; Chris Coleman (Councillor); mngd.minister@gov.bc.ca; planandzone@fairfieldcommunity.ca

Subject: Mt Edward proposal 2016...

For the attention of Mayor L Helps,

I am writing in response to the recent announcement that the City of Victoria along with the Cool Aid Society plans to convert the former Mount Edward Senior Care Facility located on Rockland and Vancouver into accommodation for the 'homeless'.

This is of great concern for obvious reasons. I am a resident in the Fairfield/Gonzales area living on Rockland Avenue less than 100m from this building. No less than 6 times since 2016 has started that I personally have had to remove individuals from the property who were engaged in various activities including one male moving from vehicle to vehicle inspecting inside and pulling on door handles. I am just one resident in a building of more than 50 people.

These types of activities have become even more frequent in the area due to the 'Tent City' on Provincial land next to the Courthouse on Courtney Street. Prior to the assembly of individuals living next to the Courthouse there have been very few individuals congregating in the area despite Rockland being a short distance from Pandora Avenue.

While I understand that homelessness is an issue for the city and there is no quick or easy fix I would like to point out that the intent for the Mount Edward is poorly thought out, irresponsible and given the fact that the site is next to an elementary school, this borders on contempt for the residents of the local area. The cost for this facility and interest is merely appeasement for the growing number of individuals flocking to Victoria for a hand out. Pioneer Square has already transitioned from a park & cemetery to a dumping ground for discarded items, rubbish and an increasing number of discarded syringes. These last items which are so ubiquitous in Victoria are discarded casually irrespective of the fact a bright yellow needle drop box is mounted in the park across from the Cathedral. Opening this site to open drug use, criminal activity and transient individuals will result in the eventual closure of the school as well as increasing costs to the city and its Police to deal with those frequenting the area and using the site.

There are many individuals, couples and families who are struggling with poverty in Victoria. People who are working multiple jobs and who genuinely need assistance and who have earned it. These unfortunate examples are not the same as people engaged in crime,

engaged in drug use or others who come to the city to exploit it's taxpayers, charity groups and facilities for assistance. Why should the city be so quick to open a building for these people who have no intention of using the facility to get their lives on track yet not make serious improvements for those who deserve and have earned assistance? The ever present safety net to support those who make demands without doing anything to support themselves or improve their own situation is socially repugnant.

This email may seem like another 'Not In My Back Yard' rant but I can assure you that I do not want this proposal to be given serious consideration in my area or any other area in the Greater Victoria area. History has shown us time and time again that appeasement does not work. If someone cannot establish themselves in Victoria then they cannot stay. It is literally that simple. We all know people who have left Victoria to live in Vancouver or elsewhere because it is hard to establish a comfortable existence here. I myself struggled to settle into Victoria but eventually was able to make something of my time. These people are not welcome in the area nor are they welcome in Victoria.

While I apologise for the tone of this letter and that it may not be very constructive, neither is the proposal for another area sacrificed to an increasing number of exploitive people preying on the bureaucracy, charity, tolerance and benevolence of the city and it's people.

Yours respectfully,



From: [REDACTED]

Sent: Wednesday, January 20, 2016 5:43 PM

To: Lisa Helps (Mayor)

Subject: Mt. Edwards/Cool-Aid

My story: I am a Senior, who has lived for 15years at Viscount Apartments, 950 Rockland Ave, next to the Mt. Edwards property. After dark I always go out of my way to walk home by Vancouver St and access my building from the east rather than through Pioneer Square Park(which is on the other side of my building). I will not have a safe route home if Cool-Aid sets up in Mt. Edward. I will have to be parachuted onto the roof of my building I guess.

Even though we are close to downtown, this is a nice neighbourhood where young working-people and Seniors rub along together just fine.

A facility of 101 should never be considered anywhere, it is just too big. There is much more I could say, I know downtown, and many of the people involved. They have some good days, but many pretty crazy days. All 101 will be outside on a regular basis just to smoke cigarettes, the drug dealers will love the bulking together of their customers.

I will not be able to invite friends to visit, I will probably have to move, I can't afford to move. Does anyone care? Thank you, [REDACTED]

From: [REDACTED]
Sent: Wednesday, January 20, 2016 11:41 PM
To: Victoria Mayor and Council
Subject: opposing Cool-Aid Society plans for Mt Edward Court

Dear Mayor Helps:

Since April, 2008, I have resided in one of 33 apartments at [REDACTED] Vancouver St, between Meares St and Rockland Ave, across the street from Mt Edward Court. When I look out my dining room window, I see Mt Edward Court.

My ex-wife and my son live across the backyard of Mt Edward Court, at [REDACTED] Meares St. She has lived in that house since September, 1998. He has lived there since November, 2000. I lived in the same house for 8 years. From the room where my son was born, at the back of the house, the window faces Mt Edward Court directly.

Over the 20 years I have lived in the immediate vicinity of Mt Edward Court, we have known it as *the old folks' home*. Years ago, when its residents could hear the sound of a baby crying, it was my baby boy; not their dementia.

Since the Baptist Housing Society boarded up the main-floor windows of the old folks' home, we no longer see staff in nurse-like uniforms coming and going. We no longer hear fire crews and ambulances responding emergency calls for what we always assumed were old folks falling and suffering fractures.

However, we still hear what we assume to be normal sounds of living on the edge of downtown: most noticeably, people yelling late at night. So close to Pioneer Square, we often see police on bicycles checking on users of the park; sometimes breaking up suspicious gatherings; sometimes taking people away in a police van.

If the Cool-Aid Society gets its way with Mt Edward Court, we'd surely resume hearing sirens and people yelling; likely more. Police on bicycles and taking people away police vehicles would likely increase, too.

I have walked past the Rock Bay Landing shelter (535 Ellice St) hundreds of times since it was built in 2010. Accordingly, I've passed through the street scene that it attracts year-round. The apartment building beside it (Rock Standard at Ellice St and Rock Bay Ave, formerly an extended-stay motel) is surrounded by tall fencing and locked gates. I'd wish no less for anybody living so close by.

I have also walked past the Our Place shelter (919 Pandora Ave) hundreds of times since it was built. Like Rock Bay Landing, Our Place provides immeasurable value to its clientele and to the community at large. Yet, nobody lives very close to it. The St Andrews School (Pandora Ave and Vancouver St) became a vacant building within a few years of its completion.

Now that the St Andrews School building has been abandoned as a place suitable for elementary school, Our Place seems more-or less suitably located in its immediate vicinity. Since the Rock Standard apartment building has been fenced in with tall fencing and locked gates, Rock Bay Landing also seems more-or less suitably located in its immediate vicinity. Residences are sparse for blocks in every direction.

If the Cool-Aid Society gets its way with Mt Edward Court, it would house 101 chronically homeless people as a "low-barrier permanent residence." I have come to understand that this means "tenants are not expected to abstain from using drugs or alcohol or from carrying on with street activities

while living on site, so long as they do not engage in these activities in common areas of the residence and are respectful of other tenants and staff."

Moreover, I understand that Mt Edward Court would be occupied by a high proportion of people with serious mental illnesses and/or drug addictions and people no longer welcome in shelters. Further, they would not be monitored or required to take any anti-psychotic medication or other kinds of treatment.

If the Cool-Aid Society gets its way with Mt Edward Court, then the fate of St Andrews School could soon befall Christ Church Cathedral School on the other side of Rockland Ave.

My ex-wife and son rent the house on Meares St across the back yard of Mt Edward Court. Hence, if the Cool-Aid Society gets its way with Mt Edward Court, then my family would not have the option of erecting a sturdy barrier to the view of the denizens of Mt Edward Court, nor to reduce accessibility between the back yards. The house could quickly become less private, less comfortable, and less safe.

If the Cool-Aid Society gets its way with Mt Edward Court, then I would expect the sights out my dining room window increasingly to resemble the sights on the 900 block of Pandora Ave (e.g. fewer and fewer children and old folks) and on the 500 block of Ellice St (e.g. troubled people with little better to do than mill about, grocery carts and bicycle parts strewn on the sidewalks and street, frequent appearance of police vehicles). I might have to sleep with my windows closed much more often to block out the voices of troubled people expressing their aggravations.

I recognize that Rock Bay Landing and the Our Place shelter provide immeasurable value to their clientele and to the community at large. I recognize also that there are many homeless people in the Victoria area whose needs are both acute and burdensome to themselves and to society. Mt Edward Court could be a good facility if managed well by the Cool-Aid Society to satisfy pressing needs – if not for a certain, acute, severe misfit with the immediate neighbourhood.

Christ Church Cathedral School is a treasure that could not relocate without massive long-term compromise. Pioneer Square already has its full measure of visits from police always striving to keep the peace. The house where my son was born is best kept private, safe, and comfortable – not easily peered into by mentally ill addicts not welcome in shelters. My neighbours and I value the privacy, safety, and comfort of our apartments and condos in the immediate vicinity.

I have abundant compassion for the hard-to-house, abundant sympathy for the mentally ill, and abundant goodwill for the substance-addicted. Even so, as a resident of the immediate neighbourhood of Mt Edward Court since 1995, I foresee much unwanted disharmony if the Cool-Aid Society gets its way with Mt Edward Court. No matter how good a fit it might appear to be, it's not the right place.

Sincerely,

[REDACTED]

Victoria, BC, Canada

[REDACTED]

From: [REDACTED]

Sent: Wednesday, January 20, 2016 9:44 PM

To: Lisa Helps (Mayor)

Subject: Re: Mt. St. Edwards Proposal

Dear Mayor Helps:

I am writing to state my alarm at the proposed site of a Cool Aid Low Barrier Housing site at the existing designated nursing home/hospital zoned site of Mt. St. Edwards on Vancouver St.

As a tax paying owner a short block away I am already dealing with the tent city one block away and am now unable to walk home from down town after dark along that route for my own safety. It appears this situation will not be resolved for some time, if at all.

The other main walking route home from my drugstore and grocery store is directly in front of Mt. St. Edwards. I would feel unsafe walking in front of a Low Barrier Housing project day or night! I experienced working beside Streetlink for 5 1/2 years and saw the impact of theft, shoplifting, drug abuse, drug sales, garbage, profanity, begging, fights, damage to neighbouring properties, violence, unattended mentally ill and addicted people, constant loitering and inappropriate interactions out front of that facility daily. No one in the neighbourhood could walk by the area in the front of the building and had to cross the street in a non cross walk zone to avoid this dangerous and unpleasant situation. The business owners and their management and staff were in constant contact with the police and the Streetlink staff with no resolve, ever. This would be a more serious situation due to the size proposed of this Low Barrier Housing and the residential neighbourhood that Mt. St. Edwards is a part of.

This site is across the street from the school which is completely unacceptable.

The City and Cool Aid have not been forthcoming with information about this proposal with our residential neighbourhood.

I am against this proposal in any form. This is not a suitable and safe site for a Low Barrier Housing Project.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Burdett Avenue

Victoria, [REDACTED]

From: [REDACTED]

To: SPEAKUP.Fairfield@gmail.com

Sent: Thursday, January 21, 2016 4:53 PM

Subject: Possible Homeless Shelter

To the City of Victoria:

The prospect of a shelter at Mt Edward which allows homeless to use drugs, drink, and do as they please is irresponsible. The area near the Burdett court house tent city has seen increases in car break ins, theft, property damage, drug use/crime, and vulnerable residents (elderly people and children) are at risk. Not to mention the violence and deaths that have taken place at or near the site. In a effort to help the homeless the city seems intent on turning the city core into a slum which business' either leave, avoid, or struggle to survive in, and vulnerable residents fear the streets. There is a time for compassion for street people, but not at the expense of the community's safety and standard of living. Seems the city mayor and council are listening to special interest groups that don't represent the interests of the sustainability of the city, or the majority of its citizens. Allowing the tent city to continue will lead to civil unrest, as when you have large numbers of people in an area with a common gripe instigators will arise and whip the group into a mob with a mob mentality. Dealing with such individuals is more constructive in small groups from a security stand point. I have some knowledge on this subject, having aide to civil authorities training as I served with the armed forces for a number of years. To allow a troubled group virtual control of an area to do as they please is a recipe for disaster. Centres where the mentally ill and addicts can be lodged and treated/helped are needed as most of the street people are of this ilk, not a home that enables them to cause problems for the larger community. It is too easy through complacency and the wish to not look heartless to create the basis for loss of positive control leading to rioting. The road to hell is paved with good intentions. I worry because I care for the city, and my elderly mother lives near the purposed site. I would like her to feel safe walking the street in daylight. The area is getting so bad the vulnerable only go out in daylight and are nervous if alone. Will council risk the people they are supposed to serve by continuing to create a slum of the city centre to suit a tiny yet vocal minority?

Yours Sincerely:

[REDACTED]

From: [REDACTED]

Sent: Thursday, January 21, 2016 11:51 AM

To: Victoria Mayor and Council

Subject: Fwd: MOUNT EDWARDS HOUSING PROPOSAL

To All Parties Concerned:

My wife and I would like to formally object to the Mt. Edwards proposal being put forward by Cool Aid Society to convert the existing building into a low-barrier housing situation for homeless in Victoria. We live one block from the current building, and although we would favour refurbishing and reuse of the building and site, we feel that to quickly turn the property into low-barrier housing to rectify some of the homeless issues being experienced at the tent city two blocks away is not the proper way to deal with the issue or the site.

It is our understand that low barrier housing means that residents are not expected to abstain from using drugs or alcohol or from carrying on with street activities while living on site provided they do not engage in these activities in common areas of the residence and are respectful of other tenants and staff. It is also our understanding that the residence is slated to be occupied by a high percentage of people with serious mental illnesses and/or drug addiction and people who are no longer welcome in shelters. We also understand that they will NOT be monitored or required to take any anti-psychotic medication or any kind of treatment. It is our understanding that only two full-time personnel will be overseeing the facility and this is definitely far too few people to monitor goings on in and outside of the facility.

We feel very strongly that the guidelines that we understand to be accurate are far too loose to have a facility of this size opened in a residential neighbourhood across the street from a school and in an area which many seniors enjoy the peace and tranquility of their neighbourhood. We have grave concerns about having this "loosely monitored" facility located down the street from our home and are very concerned about feeling very unsafe at any time of the day or night because of encounters with drug addicted and mentally unstable people who will not accept any responsibility for their actions.

It is one thing to provide shelter housing as has been done in the Boys and Girls Club location, but there definitely need to be rules and strict enforcement of those rules, if in fact, this location is chosen for this purpose.

We feel that the facility might be used as temporary housing or transitional housing, but this should be for those people who need a hand up, not a hand out. The Provincial and Federal Governments need to establish more drug treatment facilities and mental health facilities to help those people in need with those particular issues. **Mt. Edwards is not that location and should not, under any circumstances, be considered a possible location for that purpose.**

If our understanding of any of the likely issues is incorrect, we invite you to correct our understanding in an effort to allay any of the many concerns we have.

From: [REDACTED]
Sent: Thursday, January 21, 2016 9:50 AM
To: Victoria Mayor and Council
Subject: Fwd: Proposed use of Mount Edwards Facility

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: January 21, 2016 at 9:46:41 AM PST
To: mayor@victoria.ca
Subject: Proposed use of Mount Edwards Facility

Dear Mayor Helps

It is with great consternation that I learn of the plan of the Cool Aid Society to convert the empty Mount Edwards Facility to a low barrier shelter for 100 residents.

I live at the corner of Burdett and Vancouver, just one block from the tent encampment beside the Courthouse.

Many of the residents in our building are frail and elderly as indeed are many in the adjacent neighbourhood. Short walks outside may have to be curtailed should the character of the neighbourhood change further and should the sidewalks be filled with loiterers suffering from poor impulse control.

I ask that you and City Council do whatever you can to ensure that Mount Edwards is not used in the proposed manner.

[REDACTED]
[REDACTED] Burdett Ave
[REDACTED]

250 384 9351

From: [REDACTED]

Sent: Friday, January 22, 2016 7:56 PM

To: Victoria Mayor and Council

Subject: Mt Edwards building on Vancouver and Christ Church Cathedral school

Dear Mayor Helps,

I am writing to lodge my complaint regarding the present proposal by Cool Aid to purchase the Mt Edwards building on Vancouver Street for the purpose of housing 101 very vulnerable homeless people, including untreated drug addicts. Their lack of concern for the welfare of the children at Christ Church Cathedral Elementary and Middle school next door, is deplorable. This shelter will in fact attract drug dealers and others who prey on such fragile folk. The proposed number of staff who will attend to the 101 residents of this shelter, is all of 2. This is unthinkable.

I implore you to stop the funding of such a project so as to protect our children and elderly who live in the neighbourhood please. Perhaps you could assist Cool Aid in finding an alternative location for this shelter?

Thank you so much for your attention to this matter,

[REDACTED]

Parent of 2 sons at Christ Church Cathedral School and parishioner

From: [REDACTED]

Sent: Friday, January 22, 2016 7:56 PM

To: Victoria Mayor and Council

Subject: Mt Edwards building on Vancouver and Christ Church Cathedral school

Dear Mayor Helps,

I am writing to lodge my complaint regarding the present proposal by Cool Aid to purchase the Mt Edwards building on Vancouver Street for the purpose of housing 101 very vulnerable homeless people, including untreated drug addicts. Their lack of concern for the welfare of the children at Christ Church Cathedral Elementary and Middle school next door, is deplorable. This shelter will in fact attract drug dealers and others who prey on such fragile folk. The proposed number of staff who will attend to the 101 residents of this shelter, is all of 2. This is unthinkable.

I implore you to stop the funding of such a project so as to protect our children and elderly who live in the neighbourhood please. Perhaps you could assist Cool Aid in finding an alternative location for this shelter?

Thank you so much for your attention to this matter,

[REDACTED]

Parent of 2 sons at Christ Church Cathedral School and parishioner

From: [REDACTED]

Date: Fri, Jan 22, 2016 at 12:03 PM

Subject: Cool-Aid's redevelopment proposal for the Mt Edwards facility on Vancouver and Rockland

To: mayor@victoria.ca, kstinson@coolaid.org, ccoleman@victoria.ca, mngd.minister@gov.bc.ca, planandzone@fairfieldcommunity.ca, councillors@victoria.ca

To whom it may concern,

I am writing to share my grave concerns about the proposed Cool-Aid redevelopment of the former Mt Edward nursing home in Fairfield.

Cool-Aid proposes to turn this into a facility for the chronically homeless, i.e. those with severe mental illness and/or addiction issues. The facility will be more than twice any other such facility, and at a recent meeting, Cool-Aid could not cite a single example of such a successful facility in a residential neighborhood in existence. The facility will be "low barrier", which means that its residents will not be required to follow any kind of treatment or take anti-psychotic drugs and allowed to come and go as they please.

Although I strongly support providing housing for the homeless, I strongly believe that this specific project is misguided. The facility sits right next to a truly special school with 200 children, some as young as Kindergarten, who are not equipped to deal with what they will get exposed to. No amount of chain link fencing, and locked up playgrounds will protect them from verbal assaults from a resident that is undergoing a mental health episode. As an adult, four years ago, I was verbally assaulted by such an individual in the downtown core, on my way to work. This event left me rattled for several hours, and is still vivid in my memory to this day. **No children should be exposed to this.**

As a resident of the neighborhood, I know I will no longer feel safe. The advent of tent city has already had a huge impact on my life: my car and backyard were robbed of possessions. My neighbors' car window was smashed. All the neighbors have installed security lighting. We went from not locking our doors to living in fear of leaving the house.

Cool-Aid has stated that they gave NO consideration to the school or neighbors before focusing on this location. How a respected charitable organization such as Cool-Aid can destroy a school, ghetto-ize an entire neighborhood for the benefit of 101 individuals is beyond comprehension.

As a tax payer, and a voter, I urge you not to fund this experimental project.

[REDACTED]

From: [REDACTED]

Sent: Friday, January 22, 2016 10:37 AM

To: Victoria Mayor and Council

Subject: Mt Edwards use

Dear Ladies and Gentlemen,

My letter is to inform you of our family's strong opposition to the Cool-Aid Society's proposed "low barrier" permanent residence project for 101 chronically homeless individuals at the Mt Edward building on Vancouver Street at Rockland.

Our family has been living in this safe community for the past 60 years. The fourth generation of our family are now living here with their young children. Your support of bringing this group of people into our well developed community of family and senior citizen residences poses a safety, security and health threat and we as a community strongly oppose this decision. We disagree with your method of decision making on this important issue; not informing and consulting the neighbourhood. Already, theft has occurred on our property since you allowed the Tent City to be established. We are strongly opposed to establishing this residence at Mt Edwards.

We understand that you intend for this residence to be occupied by a high percentage of people with serious mental illnesses and/or drug addictions. This would be a serious safety/security/health threat to our community. Under the influence, some of these individuals may be dangerous and have little or no control over their actions towards themselves or the public. You are proposing 101 chronically homeless people staffed with only 2 fulltime personnel. This is an invitation for problems. These people need a proper care facility equipped with the medical care they require.

The surrounding residential streets, parks, bike lane, school ground, back lanes, parking lots will be impacted with litter, discarded needles, loitering, drug trade associated activities and increased police interventions. (Victoria Police Department estimates 30 call outs per month at a similar facility with fewer than 40 residents)

Current city zoning for Mt Edward allows for a nursing home or a hospital. The suggested use is in direct violation to this.

Placing this chronic homeless site in our community would impact our real estate values. Most people would not want to move their families into a community with these concerns and threats. This facility is in the heart of Victoria's tourist activity and would impact the well being of businesses who count on that very important industry in our Garden City.

We don't want and we will not allow our children, families, friends and seniors to be exposed to and be confronted by this situation on a daily basis.

It is the responsibility of the BC Government and the City of Victoria to provide a facility that meets the needs of its distressed persons.

Thank you for your immediate attention to our concerns.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Saturday, January 23, 2016 2:56 PM
To: Victoria Mayor and Council
Subject: Fwd: Mt Edward

Begin forwarded message:

From: [REDACTED]
Subject: Mt Edward
Date: 23 January, 2016 2:52:53 PM PST
To: mayor@victoria.ca
Cc: ccoleman@victoria.ca

Dear Mayor

As a local resident, at [REDACTED] Burdett, I am writing to express strong opposition to the proposed development of Mt Edward as a permanent residence for the chronically homeless.

There are any number of good reasons why this development is inappropriate - it is in the heart of a residential community and current city zoning does not allow for a project of this type or scale, to name only two. But these reasons pale in comparison with the proposed siting yards away from Christ Church Cathedral school which takes children from kindergarten to grade 8. It is difficult to conceive of a more unsuitable, and potentially dangerous, institution to place in extremely close proximity to young children. By definition this residence will have a large number of people with serious drug and mental health problems. The city obviously has an obligation to do what it can for the homeless but have we now reached the stage where they take priority over the physical and mental health of young children?

Yours sincerely,

[REDACTED]

From [REDACTED]

Sent: Saturday, January 23, 2016 2:05 PM

To: Victoria Mayor and Council

Subject: RE: Mount Edwards - Low Barrier Housing.... Please Don't

Thank you for the response, Monica. I appreciate that you and your office take the time to listen and respond.

While I recognize the need to provide assistance to our homeless, the Mt Edwards plan seems short-sighted and the response from Cool-Aid was less than reassuring (attached). 3 things are missing for me:

- 1) Where is the hard evidence that this kind of facility delivers better results for the homeless and our neighbourhoods?
 - a. The response from Cool-Aid was missing any kind of hard facts entirely. Additionally, the Speakup Fairfield group has referenced several studies with compelling counter examples.
- 2) The location remains woefully inadequate
 - a. Cool-Aid referenced the quality of their facilities on Pandora Street. While I'm sure these are well run and very helpful to those in need, I would never take my family through that area. If you have a family, I think you will be able to relate. That is hardly the kind of environment I want in my residential neighbourhood and beside an elementary school.
- 3) The proposed size of the facility appears untested and likely to encourage a self-reinforcing culture of drug-use, theft and other crime
 - a. I used to live across from Camas Gardens on Humboldt street with a view of the front entrance. From that experience I can tell you that visits by police and first responders happened multiple times a week. Often multiple times in a single day. Highly intoxicated people were frequent. Outbursts of violence or threats of violence were common. You get the picture. Again, that is not the kind of environment I want in my neighbourhood, near an elementary school, or near my family.

Thank you again for the response, however, Mt Edwards still appears to be a bad plan and one that I fully oppose.

Kind Regards

[REDACTED]

From: [REDACTED]

Sent: Saturday, January 23, 2016 4:03 PM

To: Victoria Mayor and Council

Subject: reMt. Newton(located at Vancouver and Rockland Streets)

Dear Mayor Helps and council members,

I believe the proposed use for Mt. Newton is wrong. The residents would be either addicted to drugs and/or seriously mentally ill. They will be untreated and take no anti-psychotic drugs and more importantly they will NOT be supervised. There will only be two employees in the home of 101 residents and they only are obligated not to create a disturbance in the common areas of the home. The current zoning for that property is for a school or hospital. I don't quite see How the proposed residence fits that designation. Mt. Newton is right next door to Christ Church Cathedral school with children from grades K-8. It is totally unreasonable to place these children in such close proximity. Even the shelters don't welcome these people. I feel the crime rate in the area will escalate and people won't feel safe on the streets, particularly the vulnerable elderly. Thank you for your consideration of this matter.

From: [REDACTED]

Sent: Tuesday, January 26, 2016 10:40 AM

To: Victoria Mayor and Council

Subject: Cool Aid Proposal for Mt. Edwards Court

Dear Mayor Helps and Council:

I am writing this letter as a concerned parent of Christ Church Cathedral School (CCCS) students about the proposed Cool Aid housing facility at the former Mount Edwards Court building at 1002 Vancouver Street, adjacent to our school. There are 190 children registered at CCCS, from grades K to 8. Additionally, junior kindergarten students, ages 3-5, visit our campus at least once weekly. This school is well established, celebrating its 25th anniversary this year, and the last remaining elementary school in the downtown area.

Cool Aid intends to convert the Mt. Edwards building into the Dr. Joe Haegert Centre. This facility would house 101 chronically homeless individuals in 200 sq.ft. single rooms. Units of this size would likely attract a transitional population rather than stable residents seeking permanent housing. Cool Aid has proposed a resident mix of approximately 1/3 with high-level mental health and addictions issues and another 1/3 with moderately high issues. The stated minimum staffing level will be 2 staff for the 101 residents in this facility, the same number of staff as in another Cool Aid facility that serves only 37 individuals and impacts the community with frequent police and ambulance attention. A Victoria police liaison officer reported disruptions outside that facility occur typically daily. We understand that, if the Dr. Joe Haegert Centre goes ahead, it will be the largest supported living facility in Victoria. A Vancouver social housing association has recommended such a facility exist only in the Downtown Eastside neighbourhood. Cool Aid could provide no example of a similar facility located in the vicinity of schools anywhere else.

We are well aware of the issue of homelessness in Victoria, and share compassion and concern for this cause. We share and respect the obvious political will to solve this problem, but cannot accept the impact that this issue will have on our school and the lives of our children. Many Christ Church Cathedral School parents have already informed the school of their intention to withdraw their child(ren) from this school should the Cool Aid proposal proceed. We therefore anticipate that our school may close directly from the impact of our proposed new neighbours.

We anticipate both safety concerns (needles or other potentially infectious materials littering the school grounds and environs; transient individuals; potentially labile or unpredictable behaviours from residents or visitors), in addition to concerns about the appropriateness and disruption to the peace of a nurturing learning environment. Innocent children may be witness to drug culture, profanity and violent behaviour.

As a public official, if you were designing an ideal community, we cannot imagine that you would ever juxtapose a large supported living facility the size of which has never been seen in Victoria (or Vancouver for that matter) with a school. If you knew that such a facility might lead to the closure of that school community, we suspect you would find that similarly unacceptable. So why is the proposed Dr. Joe Haegert Centre acceptable here?

We are advocating for our children, who have quieter political voices than the homeless and their noble advocates. Social housing yes. This location no. We pointedly ask you to not support this project in this location. Our community and our children depend on your decision.

Yours truly, [REDACTED]

From: [REDACTED]

Sent: Tuesday, January 26, 2016 10:31 AM

To: Victoria Mayor and Council

Subject: Proposed Cool Aid Facility

Dear Sir or Madam:

I am writing this letter as a concerned parent of Christ Church Cathedral School (CCCS) students about the proposed Cool Aid housing facility at the former Mount Edwards Court building at 1002 Vancouver Street, adjacent to our school. There are 190 children registered at CCCS, from grades K to 8. Additionally, junior kindergarten students, ages 3-5, visit our campus at least once weekly. This school is well established, celebrating its 25th anniversary this year, and the last remaining elementary school in the downtown area.

Cool Aid intends to convert the Mt. Edwards building into the Dr. Joe Haegert Centre. This facility would house 101 chronically homeless individuals in 200 sq.ft. single rooms. Units of this size would likely attract a transitional population rather than stable residents seeking permanent housing. Cool Aid has proposed a resident mix of approximately 1/3 with high-level mental health and addictions issues and another 1/3 with moderately high issues. The stated minimum staffing level will be 2 staff for the 101 residents in this facility, the same number of staff as in another Cool Aid facility that serves only 37 individuals and impacts the community with frequent police and ambulance attention. A Victoria police liaison officer reported disruptions outside that facility occur typically daily. We understand that, if the Dr. Joe Haegert Centre goes ahead, it will be the largest supported living facility in Victoria. A Vancouver social housing association has recommended such a facility exist only in the Downtown Eastside neighbourhood. Cool Aid could provide no example of a similar facility located in the vicinity of schools anywhere else.

We are well aware of the issue of homelessness in Victoria, and share compassion and concern for this cause. We share and respect the obvious political will to solve this problem, but cannot accept the impact that this issue will have on our school and the lives of our children. Many Christ Church Cathedral School parents have already informed the school of their intention to withdraw their child(ren) from this school should the Cool Aid proposal proceed. We therefore anticipate that our school may close directly from the impact of our proposed new neighbours.

We anticipate both safety concerns (needles or other potentially infectious materials littering the school grounds and environs; transient individuals; potentially labile or unpredictable behaviours from residents or visitors), in addition to concerns about the appropriateness and disruption to the peace of a nurturing learning environment. Innocent children may be witness to drug culture, profanity and violent behaviour.

As a public official, if you were designing an ideal community, we cannot imagine that you would ever juxtapose a large supported living facility the size of which has never been seen in Victoria (or Vancouver for that matter) with a school. If you knew that such a facility might lead to the closure of that school community, we suspect you would find that similarly unacceptable. So why is the proposed Dr. Joe Haegert Centre acceptable here?

We are advocating for our children, who have quieter political voices than the homeless and their noble advocates. Social housing yes. This location no. We pointedly ask you to not support this project in this location. Our community and our children depend on your decision.

I wish to add a personal note to this letter. As a recovering alcoholic with 32 years clean and sober (as of Jan. 29) I have a great deal of sympathy and empathy for the people Cool Aid serves, and have, in the past, done outreach service with the homeless and addicted. But I feel very strongly that this facility is not in the right location, given its proximity to the school and the local residential neighbourhood.

Yours truly,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]

Sent: Tuesday, January 26, 2016 6:38 PM

To: 'mayor@victoria.ca'; 'ccoleman@victoria.ca'; 'mngd.minister@gov.bc.ca';
'planandzone@fairfieldcommunity.ca'; 'kstinson@coolaid.org'; 'speakup.fairfield@gmail.com'

Cc: 'Lynda Clark'; 'Sandi Knowlton'; 'sharon cleugh'

Subject: Mount Edwards Care Home

Importance: High

Hello,

I wish to state that as a resident of the [REDACTED] Rockland Avenue condominium complex, I wholly oppose the move to turn Mount Edwards Care home into a low barrier residence. This would put the community, my residence and me at risk. It is already a highly congested, high traffic area. Our apartment complex has already been the victim to a number of crimes; a vehicle stolen, my own vehicle broken into and items stolen, as well as other vehicles, and I have personally encountered a number of homeless people in our parking lot using drugs. We currently do not have a gated complex; I see potential for a huge expense from this proposal. We are close to the area of downtown of the homeless community already; this would increase and contribute to that. It will increase crime in the area and there is potential for more violent crime. After reading some information as to what is proposed, I have grave concerns regarding the staffing, and safety of the community, the safety of our children as there is a school nearby (kindergarten to grade 8), our homes, our businesses, and our tourism. I'm certain everyone is likely as concerned as I am of the close proximity to the school.

Yes, there is a need for a facility, but this building, the large capacity, in this area, are inappropriate and not zoned for this purpose, and no re-zoning has taken place (nor are we advising to re-zone). The set-up, with the information I've been reading, would not promote a healthy, safe community or one of recovery. It is a detriment to my community, my home, the value of my home, and me personally.

Regards,

[REDACTED]

[REDACTED]

[REDACTED] Rockland Avenue

Victoria, BC

[REDACTED]

From: [REDACTED]

Sent: Tuesday, January 26, 2016 11:25 AM

To: Victoria Mayor and Council

Subject: Social housing yes. 17 paces from elementary school NO!

Dear Sir or Madam:

I am writing this letter as a concerned parent of Christ Church Cathedral School (CCCS) students about the proposed Cool Aid housing facility at the former Mount Edwards Court building at 1002 Vancouver Street, adjacent to our school. There are 190 children registered at CCCS, from grades K to 8. Additionally, junior kindergarten students, ages 3-5, visit our campus at least once weekly. This school is well established, celebrating its 25th anniversary this year, and the last remaining elementary school in the downtown area.

Cool Aid intends to convert the Mt. Edwards building into the Dr. Joe Haegert Centre. This facility would house 101 chronically homeless individuals in 200 sq.ft. single rooms. Units of this size would likely attract a transitional population rather than stable residents seeking permanent housing. Cool Aid has proposed a resident mix of approximately 1/3 with high-level mental health and addictions issues and another 1/3 with moderately high issues. The stated minimum staffing level will be 2 staff for the 101 residents in this facility, the same number of staff as in another Cool Aid facility that serves only 37 individuals and impacts the community with frequent police and ambulance attention. A Victoria police liaison officer reported disruptions outside that facility occur typically daily. We understand that, if the Dr. Joe Haegert Centre goes ahead, it will be the largest supported living facility in Victoria. A Vancouver social housing association has recommended such a facility exist only in the Downtown Eastside neighbourhood. Cool Aid could provide no example of a similar facility located in the vicinity of schools anywhere else.

We are well aware of the issue of homelessness in Victoria, and share compassion and concern for this cause. We share and respect the obvious political will to solve this problem, but cannot accept the impact that this issue will have on our school and the lives of our children. Many Christ Church Cathedral School parents have already informed the school of their intention to withdraw their child(ren) from this school should the Cool Aid proposal proceed. We therefore anticipate that our school may close directly from the impact of our proposed new neighbours.

We anticipate both safety concerns (needles or other potentially infectious materials littering the school grounds and environs; transient individuals; potentially labile or unpredictable behaviours from residents or visitors), in addition to concerns about the appropriateness and disruption to the peace of a nurturing learning environment. Innocent children may be witness to drug culture, profanity and violent behaviour.

As a public official, if you were designing an ideal community, we cannot imagine that you would ever juxtapose a large supported living facility the size of which has never been seen in Victoria (or Vancouver for that matter) with a school. If you knew that such a facility might lead to the closure of that school community, we suspect you would find that similarly unacceptable. So why is the proposed Dr. Joe Haegert Centre acceptable here?

We are advocating for our children, who have quieter political voices than the homeless and their noble advocates. **Social housing yes. This location no.** We pointedly ask you to not support this project in this location. Our community and our children depend on your decision.

Yours truly [REDACTED] BSc, RMT Concerned Parent Owner/[REDACTED]

| | Central Middle School | Christ Church Cathedral School |
|----------------------------|--|---|
| Number of residents | 40 | 101 |
| Number of staff | 20 | 2 + 1 coordinator |
| Residents selection | Willing to abstain from drugs | Chronic homeless, large majority with severe mental disorders and/or drug addiction. Not willing to abstain from drugs. |
| Meals | 3 meals per day | Maybe one meal per day |
| Conduct Rules | Strict no drug/no alcohol/no guests policy | No requirements to stop using drugs or take anti-psychotic medication. |
| Distance from school | > 400 meters | 70 meters |
| Security | 18 hours a day, inside and out | None |
| Additional safety measures | Residents are kept indoors two hours per day (at school start and end) | None |
| Time since fully used | A few weeks | - |
| Expected duration | 4 months | Permanent |
| Operated by | Our Place | Cool-Aid |
| | | |

From: [REDACTED]

Sent: Tuesday, January 26, 2016 1:11 PM

To: Mount Edwards Community Awareness Coalition

Subject: A glimpse into SROs

What Cool-Aid is proposing to build is an SRO, single room occupancy. Rooms are approx. 200 sq ft. bed sits with a hot plate and 2 piece bathrooms (toilet and sink). Showers are shared. Large scale SROs have been proven time and again to be detrimental to the people who have to live in them.

Here is a glimpse of a 96 unit SRO in Vancouver:

<http://news.nationalpost.com/full-comment/brian-hutchinson-after-throwing-84m-at-slum-housing-city-spending-128k-per-room-on-renovations>

Note the following excerpts:

"The Marble Arch Hotel is a ramshackle, seven-storey brick pile in downtown Vancouver. It's 100 years old, ancient by local standards. But aside from its age, there's nothing special about it. The "Arch" is a featureless, grimy hovel, notorious for hosting decades of criminal activity, prostitutes and long-term resident Gilbert Paul Jordan, a serial sex offender who poisoned to death women using copious amounts of alcohol.

It's now a money pit, into which tens of millions of tax dollars are being flung. The Marble Arch is designated as a "single room occupancy" hotel, or SRO. That's a local idiom for slum housing. All of its residents are on social assistance and have concurrent disorders, including HIV and AIDS, mental illness and addictions."

"It's a short-term, "Band-Aid" approach to fighting homelessness, says Mr. Laquian, a University of British Columbia professor emeritus. "Homelessness cannot be solved by housing," he says. "Just putting a roof over someone's head doesn't address the real issues behind their problem. The issues are drug addiction, disease and mental illness. We need to make these people self-reliant," he adds, rather than increasingly dependent.

And that requires a different strategy, one that people seem reluctant to embrace. Rather than concentrate social housing in one part of town — in Vancouver's case, the Downtown Eastside — authorities should spread it around, creating smaller residences in various neighbourhoods, and staff them appropriately. "Integrate people in these communities," says Mr. Laquian. Help them get on their feet. Don't isolate them."

Remember: The proposed Mount Edward project is too large and too close to the downtown core for the well-being of its own residents. Cool-Aid's Stinson herself said at the January 13 meeting that she expects many would go downtown to receive services. We have the benefit of hindsight from Vancouver. Why is the city repeating known mistakes?

[REDACTED]

Sent: Tuesday, January 26, 2016 10:34 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

[REDACTED]
Reference :
[REDACTED]

Dear Mayor Helps and Council Staff:

I am writing this letter as a concerned grandparent of a Christ Church Cathedral School (CCCS) student about the proposed Cool Aid housing facility at the former Mount Edwards Court building at 1002 Vancouver Street, adjacent to the school. There are 190 children registered at CCCS, from grades K to 8. Additionally, junior kindergarten students, ages 3-5, visit our campus at least once weekly. This school is well established, celebrating its 25th anniversary this year, and the last remaining elementary school in the downtown area.

Cool Aid intends to convert the Mt. Edwards building into the Dr. Joe Haegert Centre. This facility would house 101 chronically homeless individuals in 200 sq.ft. single rooms. Units of this size would likely attract a transitional population rather than stable residents seeking permanent housing. Cool Aid has proposed a resident mix of approximately 1/3 with high-level mental health and addictions issues and another 1/3 with moderately high issues. The stated minimum staffing level will be 2 staff for the 101 residents in this facility, the same number of staff as in another Cool Aid facility that serves only 37 individuals and impacts the community with frequent police and ambulance attention. A Victoria police liaison officer reported disruptions outside that facility occur typically daily. We understand that, if the Dr. Joe Haegert Centre goes ahead, it will be the largest supported living facility in Victoria. A Vancouver social housing association has recommended such a facility exist only in the Downtown Eastside neighbourhood. Cool Aid could provide no example of a similar facility located in the vicinity of schools anywhere else.

We are well aware of the issue of homelessness in Victoria, and share compassion and concern for this cause. We share and respect the obvious political will to solve this problem, but cannot accept the impact that this issue will have on our school and the lives of our children. Many Christ Church Cathedral School parents have already informed the school of their intention to withdraw their children from this school should the Cool Aid proposal proceed. We therefore anticipate that our school may close directly from the impact of our proposed new neighbours.

We anticipate both safety concerns (needles or other potentially infectious materials littering the school grounds and environs; transient individuals; potentially labile or unpredictable behaviours from residents or visitors), in addition to concerns about the appropriateness and disruption to the peace of a nurturing learning environment. Innocent children may be witness to drug culture, profanity and violent behaviour.

As a public official, if you were designing an ideal community, we cannot imagine that you would ever juxtapose a large supported living facility the size of which has never been seen in Victoria (or Vancouver for that matter) with a school. If you knew that such a facility might lead to the closure of that school community, we suspect you would find that similarly unacceptable. So why is the proposed Dr. Joe Haegert Centre acceptable here?

We are advocating for our grandchildren, who have quieter political voices than the homeless and their noble advocates. Social housing yes. This location no. We pointedly ask you to not support this project in this location. Our community and our children depend on your decision.

Yours truly,
[REDACTED]

From: [REDACTED]

Sent: Tuesday, January 26, 2016 9:42 AM

To: Victoria Mayor and Council

Subject: re: funding for Mt Edwards Cool Aid project

Please note that I do not approve of the city providing funds to the Cool Aid Society for the proposed residence at Mt Edwards. I am not opposed to providing housing for the homeless - I have specific concerns about this proposal and feel that at the very least there should be a proper opportunity to consult with the neighbourhood before funds are committed.

Thank you.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, January 26, 2016 10:44 AM
To: Victoria Mayor and Council
Subject: Cool Aid Purchase of Mount Edwards

Dear Mayor Helps and Victoria City Council,

This letter is to protest the location of the homeless and mentally ill shelter as proposed by the Cool Aid Society Group. As a retired Registered Nurse, I write from experience of caring for these unfortunate people. They really need constant supervision and to be accompanied if they go out in public. Their mood and behaviour can change without warning.

As a resident and taxpayer of Burdett Ave. near Tent City, I am experiencing the homeless wandering around the neighbourhood, watching the children in the schoolyard and stopping to watch the entrance of our building. I'm concerned about it for the safety of the children and the elderly residents of my building. Our building has also experienced loitering around the building and drinking, cigarettes, and syringes around the garden and entrances.

I'm concerned with what is happening now and that it will escalate in the future if a shelter is installed on Vancouver St.

The Tent City inhabitants by the Courthouse have made it abundantly clear they do not want shelters, they want affordable housing and the Cool Aid shelter on Vancouver St. is not a solution to this problem. Their protest will continue even if Cool Aid shelter is opened until affordable housing available.

The downtown Victoria area is not a safe locale for them.
Psychiatric care and supervision is needed to be readily available to them.

I hope a suitable location can be found for them away from the downtown area, perhaps near the Jubilee Hospital since this is a health issue.

[REDACTED]

Registered Nurse (retired)

Sent: Tuesday, January 26, 2016 10:41 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

[REDACTED]
Reference :
[REDACTED]

Dear Mayor Helps and City Council:

I am writing this letter as a concerned grandparent of Christ Church Cathedral School (CCCS) student about the proposed Cool Aid housing facility at the former Mount Edwards Court building at 1002 Vancouver Street, adjacent to our school. There are 190 children registered at CCCS, from grades K to 8. Additionally, junior kindergarten students, ages 3-5, visit our campus at least once weekly. This school is well established, celebrating its 25th anniversary this year, and the last remaining elementary school in the downtown area.

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As a public official, if you were designing an ideal community, we cannot imagine that you would ever juxtapose a large supported living facility the size of which has never been seen in Victoria (or Vancouver for that matter) with a school. If you knew that such a facility might lead to the closure of that school community, we suspect you would find that similarly unacceptable. So why is the proposed Dr. Joe Haegert Centre acceptable here?

We are advocating for our children, who have quieter political voices than the homeless and their noble advocates. Social housing yes.

This location no. We pointedly ask you to not support this project in this location. Our community and our children depend on your decision.

Yours truly,

[REDACTED]

Sent: Wednesday, January 27, 2016 12:47 PM
To: Victoria Mayor and Council
Subject: Homelessness

The Mount Edward building should not be used for the homeless. It is in a quiet neighbourhood and very young children attend the Christ Church school. Some children are only 3 years old.

It seems like the homeless issue has taken precedence over more important issues in town. City Council should lobby the province to dismantle the tent city on provincial land. It is disappointing that the City has done so little to get rid of this eyesore and the associated health and safety problems. Bonfires! Two stabbings!

Sincerely,


Collinson Street
Victoria

From: [REDACTED]

Sent: Thursday, January 28, 2016 10:18 AM

To: Victoria Mayor and Council

Subject: Mount Edwards

To: Mayor Helps and City Councillors

I am a business owner at Fort and Cook. I have been here for fifteen years and I have seen a lot going on in this area.

I am voicing my concerns with respect to the homeless facility that Cool Aid would like to use in the Mount Edwards Building.

Please keep in mind, as I write this, that this used to be a seniors facility, with a much different clientele.

CURRENTLY, shopkeepers on this block already deal with:

1. thefts,
 - a. openly stealing from one shop and trying to sell it two shops down
 - b. stolen goods being hidden in and around our buildings
2. drug addicts shooting up in front or behind their shops,
3. drug deals,
4. needles,
5. car break-ins,
6. fights
7. feel threatened when confronted
8. condoms laying on the ground,
9. personal belongings being spread on the streets,
10. garbage,
11. dog feces,
12. people changing in front of our shops,
13. re-adjusting themselves,
14. coming in and asking to use our bathrooms,
15. spilling their food and drinks everywhere in our shops,
16. using our chairs in or out that are for clients,
17. wanting to buy cigarettes from clients or shopkeepers
18. asking for money
19. screaming and yelling
20. etc.

We run *businesses* here.

Most of the business owners on the 1000 block are women, running stores on their own, or with only one staff member, usually female, in the store at a time. In other words, the facility puts us at risk.

When the Bottle Depot was located at Vancouver and Cook it was terrible. The visible number of drug dealers and their dealings was outrageous, and the police were constantly called to deal with situations.

NOW you want to house people in a neighbourhood who are many of the perpetrators of the list above.

AND there are numerous elderly and disabled people that live in this area whom I assure you will be made victims.

Let alone, a school several paces away from the proposed facility. Do you want the children at that school watching drug deals, finding needles, or feeling threatened? Let alone the staff and parents. Adults can sometimes fend for themselves, children can't and shouldn't.

There is also a crosswalk there that is directly in front of the entrance of the facility crossing from Rockland to the other side of Vancouver.

Stand at the Market on Yates and see how many of their customers feel threatened when they are approached for money as they walk out with groceries. Or just stand there for a few hours and watch what goes on in and around London Drugs.

No addict lives far from the source.

There will be an increase of drug dealers openly sitting on Mount Edwards steps and dealing, no matter how many staff you have working there. Just like the Bottle Depot. And they *will* be preying on those who are addicts housed in your facility and those who are mentally challenged will be preyed upon as well. Just like the Bottle Depot.

And if you think everyone will live inside, you *will* be mistaken. There will be tents all around that property as well.

Look at the Tent City at the Court House! How many drug overdoses have there been, a stabbing, altercations, it's ridiculous. There are obviously drug suppliers around, and that tent area now which has made it easy for them to supply people.

To add insult to all of us who would attend, a time has been *inappropriately* chosen for a meeting on Friday, January 29 between 1 pm and 2:30 pm, at the Cook Street Community Centre at where our voices could be heard.

YET we are all at work! And so are many of the inhabitants of this high density, living area.

Yes, there needs to be a solution.

Something definitely needs to be done but there are other facility options available, where people can be housed, receive help and get on their feet.

You have TAXPAYERS that pay all of your salaries and for social programs, I think it's time that you listen to them and the very community that you are supposed to be helping.

We are all shopkeepers and employees of businesses trying to earn a living and not waste police time.

I recall, Ms. Helps, that when you were running for election, you stood in my shop and said you would do whatever you could to offer assistance.

You have *NEVER* been back in my store, since that day. The time is now. Sincerely, [REDACTED]

From: [REDACTED]

Sent: Thursday, January 28, 2016 9:58 PM

To: Victoria Mayor and Council

Cc: 'Hall, Stuart'

Subject: RE: Mt Edwards building on Vancouver and Christ Church Cathedral school

Dear Mayor Helps,

Thank you for this response and for your suggestions. As a parent of two sons at the school, (my eldest has been there 9 years and my younger son 6 years), I am vehemently opposed to the Cool Aid proposal for that building on Vancouver Street, adjacent to the school.

I listened closely to the interview you gave yesterday on CBC radio with Gregor Craigie and I was disappointed to hear that you do not yet seem to have the full picture. I was also confused about the rezoning you mentioned since it was claimed by both Cool Aid and the Times Colonist yesterday, that no rezoning would be required. However, all of us at the school hope this rezoning **will** be required because it will allow for some public opinion to be voiced.

I attended a meeting two weeks ago at Christ Church Cathedral School (it lasted about 3 hours) with representatives from Cool Aid. Although they told us at that meeting that they "are committed to working with the neighbourhood to understand and address questions and concerns with their proposal", we heard no evidence of this from them. In fact, their proposal to create a shelter in the Mt Edwards building that would house 101 people (more than twice the size of any other Cool Aid shelter in Victoria) with just **two** staff members, added further shock and horror to us as parents and to the staff of the school. Contrary to their so-called commitment in the above quote, the Executive Director of Cool Aid gave us no assurance whatsoever as to whether these residents might be screened and merely told us that the division between drug-addicts, mental health patients and homeless folk in this shelter would comprise one third for each group. There was no assurance regarding any kind of increased staffing for this much larger shelter and there was no assurance that any criminal or dangerous individuals would be identified. So in fact, one group of vulnerable people would be living right beside another group of vulnerable people, our children at the school. It was abundantly clear by the end of that meeting with Cool Aid, that the effect of setting up this facility as proposed would have a significant negative impact on this jewel of Victoria, Christ Church Cathedral School as well as on its neighbours. As both the police department and Cool Aid admitted, there would be a significant increase in incidents requiring police intervention. It is certain that such a shelter, with the ludicrous ratio of 1 staff member to 50, would be disastrous for the school. If it goes through, no matter what promises are made by Cool Aid, many parents will feel they have no choice but to withdraw their children from Christ Church and new parents will not choose to send their children to a school right beside such a shelter. This could mean the closure of what is a fabulous school. I do not believe we are dealing with the same level of organization as you mentioned having witnessed at the shelter near Central school. Cool Aid has still not given any indication of making changes to their proposal; rather, they are forging ahead to gain sufficient funding to purchase the property. Since we know they will be asking the City of Victoria to help in this regard, I implore you and your council to decline any such assistance until or unless an entirely new plan for that building is made.

As our Chair of the Board has said, Christ Church Cathedral school and its students have given so much to the less privileged members of our city and we care deeply about them. But when young children are clearly being placed in the path of danger, and parents and staff can do little to protect them from those who will gather outside to sell drugs, those of unsound mind or those who will regularly be under the influence of various substances, then I ask you, where has common sense disappeared to?

Yours sincerely, [REDACTED]

From: [REDACTED] On Behalf Of [REDACTED]

Sent: Thursday, January 28, 2016 11:08 PM

To: Victoria Mayor and Council

Subject: NO to the proposed Cool Aid project at Mt Edwards

Dear Mayor and Councillors,

I am a parent of 2 students at Christ Church Cathedral School (CCCS) - one in elementary and one in middle school. I am very concerned about Cool Aid's proposal to build low-barrier supportive housing at the former Mount Edwards Court building at 1002 Vancouver Street. I also live less than 1.5 kilometers from the school (in the Fairfield area).

When Cool Aid first informed the school community that they intended to convert Mt Edwards, I was interested in hearing their vision. Indeed, one of the things I appreciate most about CCCS is the effort made to instill in the students a sense of moral and civic responsibility. And the problems of homelessness in Victoria needs to be addressed quickly and compassionately. But, the desire to do good in this instance is overwhelming common sense.

After hearing the proposal at Cool Aid's informational meeting on January 13, I must reluctantly conclude that it is inappropriate and must not be allowed to go forward. This proposal is far too large, does not provide enough support and places 2 vulnerable populations (young children and people with mental health and/or addiction issues) too close together. If Cool Aid's proposal is allowed to go forward without major modifications, community perception of the danger posed to children attending CCCS will most certainly cause prospective parents not to enroll their children at CCCS. A direct result of this proposal will be the closure of the school.

- According to Cool Aid, they intend to convert Mt Edwards to a low-barrier facility housing 101 tenants. According to Kathy Stinson, Executive Director of Cool Aid, about 2/3 of the tenants would have high to moderately-high levels of mental health and drug addiction issues. As low-barrier housing, tenants would not need to be on their medication or even attempting to work on their addictions.
- When questioned specifically, Ms. Stinson was unable to point out any instance of such a facility located near an elementary/middle school - not just in Victoria but *anywhere in Canada*.
- Cool Aid has allocated only 2 support persons to look after all 101 tenants. This is a ludicrous support ratio! This is the same number of staff that supports only 37 residents at the Queens Manor facility. According to the police liaison officer at the January 13 meeting, that facility generates an average of 30 police calls a month (ie. 1 police call per day).
- Comparisons to My Place Transitional Home across from Central Middle School further demonstrate the problems with the Mt Edwards proposal.

The My Place shelter is a *temporary* facility - operating for only 4 months until the end of April 2016.

The My Place shelter houses only 40 people, but has 3 staff people on site 24/7. (Compared to only 2 staff people on site 24/7 for 101 residents at Mt Edwards). In addition, My Place shelter has a security person patrolling from 6am to 12 midnight, a cook and a custodian.

Central Middle School is located across Yates Street, a major traffic artery in a mixed commercial neighbourhood with a fire station next door to the shelter. In contrast, CCCS is in a

residential neighbourhood and only Rockland Ave - a narrow, dead-end side street - separates it from Mt Edwards.

CCCS has been a vital member of the Victoria community, operating in this location for 25 years. There are about 190 students, a significant percentage of whom have special needs that respond best to a small, supportive, inclusive environment like the one CCCS provides. One of my children has a significant level of special needs requiring a full-time aide, and has found a warmly accepting community at CCCS from his peers, staff and other parents.

If the proposed Cool Aid facility at Mt Edwards goes forward, CCCS will not survive. No school can continue without incoming students to replace those who graduate or otherwise move on. Why on earth would a parent enroll their child at CCCS with a 101-resident low barrier housing facility next door? **Honestly, would you enroll your 5 year old under those circumstances?**

CCCS is a wonderful resource for Victoria and needs to be valued, not destroyed. A vote to fund the proposed Cool Aid Mt Edwards facility is a vote to close CCCS.

Yours truly,

██████████ May St, Victoria ██████████

From: [REDACTED]

Date: January 29, 2016 at 10:04:47 PM PST

To: mayor@victoria.ca

Subject: No to Mt. Edward as low barrier housing

Attention: Mayor Helps

I feel compelled to write to you and ask that there be consultation with area residents, schools, and businesses in around the area of Mt. Edwards. As a tax payer I have a right to have correct information given to me and the right to voice my opinion & vision for the city I live in.

Since I have received an information flyer regarding how the "low barrier" housing will be run by Cool-Aid I have great concern. The flyer I received states 100 occupants, 2 full time personnel to care for the residents. It is possible the information is incorrect and honestly I hope it is, as I would hope we would not set up members of society with addiction issues and mental illness without proper medical care, support and treatment. You can not house that many people where the large majority will suffer with a mental illnesses, and or addictions such as drug, alcohol, gambling, & sex addictions, right next to a school of young children, large number of elderly that enjoy walking to their church or neighbouring shops, citizens who enjoy walks to the parks in the area, all the tax payers who live in the area (myself included) for the beauty of the tree lined boulevards and heritage homes only to have intoxicated people, possibly unmedicated people passed out, shooting up or wondering the area. Needles & trash will be scattered about. Children & Tax payers lives may be put in harms way.

The camp at the corner of Burdett has proven the issues that arise when such large numbers of society's unwell are allowed to do as they wish and not accessing the help they need to address their challenging issues. We have our police dept. having to put in so much time at the camp rather than deal with other serious crimes, things will not change by housing them without help. I bet if we asked how many and the kinds of calls that VicPD gets to View Street Tower that might just give us an idea what Mt. Edwards could be like.

I would like to share with you my 19 years of working in the addictions field. The one thing I know it takes a staff of over 100 to treat those whom wish to address their addiction & mental illness for an 80 patient treatment centre. Mental illnesses can't be addresses till the addictions are first, then diagnosis of mental illness can be properly assessed and the proper treatment can be given. Over the years I have seen wonderful successes when addiction and mental illness is treated and extended care such as 12 step meetings, mental health support groups, counselling, medical care etc. is available with in a facility.

I have also followed the work of Our Place...they have done an outstanding job and they continue to find ways of getting the help for those they serve. If the Mt. Edward was going to be run by Our Place or someone with the kind of knowledge, vision and quality of care they provide I would possibly be in support, knowing everything is going to be done to help the illest of society possibly make that first step of asking for help and that help will be right there. I applaud Our Place and the city for trans forming the Boys and Girls club as temporary housing, providing support to find permanent housing and jobs as well as medical help if required.

In closing I will say that unless there is the best quality of treatment and care, and plenty of staff added to the planned housing it does not have my support. 1/2 measures will not serve the ill.

Thank you for your time.

[REDACTED]

Sent: Friday, January 29, 2016 1:31 PM

To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); carole.james.MLA@leg.bc.ca; Geoff Young (Councillor)
Subject: In support of Mt Edwards project-CCCS Parent

Dear Mayor Helps, councillors and MLA Carole James,

I am a parent of two children at Christ Church Cathedral School. Although I have some concerns of how this development can be managed next to a school, I do not include myself in the group of parents who have made their opposition clear and public. I certainly respect everyone's opinion but sincerely hope we can meet in the middle, so to speak. My first reaction to the initial announcement was very positive and I was surprised and, quite frankly, embarrassed at the strong negative, seemingly NIMBY response. Of course, safety is at top of mind but also educating my children to be kind, charitable and aware citizens is as well.

I'm hopeful we can all work together to find a resolution. An initiative like this is sorely needed in our city.

My biggest fear is that enough parents will remove their children from our wonderful school such that it cannot afford to operate. That would be a terrible loss to the neighbourhood and for our children.

Sincerely,

[Redacted Signature]

From: [REDACTED]

Sent: Friday, January 29, 2016 1:27 PM

To: Lisa Helps (Mayor); maurine-karagianis.MLA@leg.bc.ca; carole.james.MLA@leg.bc.ca; rob.fleming.MLA@leg.bc.ca; gary.holman.MLA@leg.bc.ca; ana.popham.MLA@leg.bc.ca

Cc: Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)

Subject: Cool-Aid Proposal for Mt. Edwards

Dear Sirs and Mesdames,

I am a parent of a grade 2 student at Christ Church Cathedral School. I am writing to express my support for Cool-Aid's proposal for the Mt. Edwards site. I understand that there has been a great deal of expressed opposition. I do not share the concerns of those parents who have spoken out against the facility, nor do I share the current expressed position of the Board. While I expect that there will need to be some modifications of Cool-Aid's plans for operation of the facility to address and mitigate some of the public concerns, I am confident this can be achieved and that Cool-Aid is willing to take whatever steps are necessary to mitigate real or perceived risks.

In my opinion, everything that has occurred to date has been largely the result of poorly managed communication and alarmist, fear-based rhetoric that is in no way based in fact. It is not reflective of the community I want to live in, nor is it reflective of the community I thought my child was going to school with. I believe that a means to better communication exists so that the Cathedral School community can overcome their fears and enter into a productive and mutually beneficial relationship with Cool-Aid, just as we are now seeing with the temporary shelter by Central Middle School. I am hopeful that the City will support Cool-Aid in creating this sorely needed facility to provide housing for Victoria's homeless population.

If I can be of any assistance in this process, I would be pleased to be called upon.

Best regards,

[REDACTED]

[REDACTED] Richardson Street

Victoria, BC [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Friday, January 29, 2016 12:22 PM
To: Victoria Mayor and Council
Subject: Proposed use of Mount Edwards

Dear Mayor and Council

This is my second letter on this subject because I detect a tendency on the part of both the Mayor and the Cool Aid Society to treat objections to "low barrier" housing as equivalent to objections to any housing of the homeless.

In my own objection, nothing could be further from the case.

I recognize the need for better solutions for homelessness and for a wide spectrum of possible remedies.

I recognize that some of these remedies may be in settled residential communities.

My objection is about using this facility, in a settled residential neighbourhood and beside an elementary school, for "low barrier" accommodation. All the reasons for "low barrier" housing work against maintaining the appropriateness of current neighbourhood use.

I ask both Council and The Cool Aid Society to parse this issue with greater sensitivity.

[REDACTED]
[REDACTED] Burdett Ave
Victoria, [REDACTED]

From: [REDACTED]
Sent: Friday, January 29, 2016 12:02 PM
To: Victoria Mayor and Council
Subject: Re: Cool Aid Housing Proposal at 1002 Vancouver Street

Dear Mayor and Council:

With a significant amount of regret, I am writing to express my opposition to the Cool Aid low-barrier housing development at 1002 Vancouver Street. I do not live in the immediate neighbourhood, but my two children go to Christ Church Cathedral School, across the street from the property.

I say that I am regretful because I, like the School Board and the majority of the parents (and students) at CCCS, very much wanted to be in favour of a supportive housing project next to the school. In fact, initially I was in favour. However, Cool Aid's lack of responsiveness to legitimate safety concerns from parents has led me to change my mind.

Unfortunately, it seems clear that Cool Aid has no interest in considering a proposal that would be more appropriate for its location in a residential neighbourhood adjacent to an elementary and middle school. As I'm sure you are aware, their proposal is for 101 residents, a third of whom will have mental health issues, a third will have addictions issues, and a third will be market housing. There will be just two staff on site, and the residents will not be required to be in any kind of treatment programs. Unfortunately, Cool Aid has been unable to provide any evidence whatsoever that this type of facility, which is more than twice the size of any of their other projects, can coexist with an elementary and middle school. What is more alarming is that the executive director of Cool Aid seems indifferent to the concerns of parents and the school.

Like the vast majority of parents at CCCS, I want to help our city's homeless, and teach our children to do the same. I would have welcomed the opportunity to work with Cool Aid to bring an appropriate housing facility to the school's neighbourhood. I would still welcome that opportunity, if it were proposed. But instead I find myself writing a letter to my City Council in opposition to housing for the homeless, which is something I never thought I would do. I very much regret that Cool Aid has botched what could have been an inspiring partnership between them, the Anglican Church, and CCCS.

I understand that you, as our elected officials, need to help house our city's homeless population. I applaud your efforts. And I think you would find a very willing partner in the CCCS community, if Cool Aid were to alter their proposal to better suit the location. I only hope that the damage done by Cool Aid's initially indifferent attitude can be repaired.

Thank you for your time.

Sincerely,
[REDACTED]
[REDACTED] Fairfield Road

From: [REDACTED]

Sent: Saturday, January 30, 2016 9:27 PM

To: Victoria Mayor and Council

Subject: Cool Aid & Mount Edwards

Dear Sir or Madam:

I am writing to express concerns over the proposed Cool Aid facility at the site of the former Mount Edwards Care home on Vancouver Street.

Cool Aid has proposed a resident mix of approximately 1/3 with high-level mental health and addictions issues and another 1/3 with moderately high issues. The stated minimum staffing level will be 2 staff for the 101 residents in this facility, the same number of staff as in another Cool Aid facility that serves only 37 individuals and impacts the community with frequent police and ambulance attention. A Victoria police liaison officer reported disruptions outside that facility occur typically daily.

This level of staffing would not result in a "well-managed" facility. A well-run facility should not experience such frequent police call outs.

A Vancouver social housing association has recommended such a facility exist only in the Downtown Eastside neighbourhood. Cool Aid could provide no example of a similar facility located in the vicinity of schools anywhere else.

Whether or not the facility is being run in a "gold-plated" manner will not eliminate the risks to children.

We are well aware of the issue of homelessness in Victoria, and share compassion and concern for this cause. We share and respect the obvious political will to solve this problem, but cannot accept the impact that this issue will have on our school and the lives of our children and community.

We anticipate both safety concerns (needles or other potentially infectious materials littering the school grounds and community; transient individuals; potentially labile or unpredictable behaviours from residents or visitors), in addition to concerns about the appropriateness and disruption to the peace of a nurturing learning environment. Innocent children are likely to witness drug culture, profanity and violent behaviour.

It is a conflict of interest for Mayor Helps to assert that this is merely a proposal and that Cool Aid must raise the money, yet the city will be providing funding and all indications are that the city is pushing ahead. This is being railroaded through without due process. There has been no consideration of alternative sites - this is merely a quick fix to look up the street from Tent City and house people in the nearest empty building that they see.

Mayor Helps has said that there would be public input into rezoning, however, she has indicated that the city is working on the rezoning. This is a contradiction. There are many empty buildings in Victoria and certainly there is something suitable to allow the formerly homeless residents to transition into the community and at the same time have some distance to buffer from nearby schools such as a couple of blocks away. Immediately next door to any school should never be considered.

We are advocating for our children, who have quieter political voices than the homeless and their noble advocates. Social housing yes. This location no. We pointedly ask you to not support this project in this location. Our community and our children depend on your decision. As a public official, you have a duty to consider all of the participants of a community.

Yours truly, [REDACTED]

From: [REDACTED]
Sent: Sunday, January 31, 2016 11:08 AM
To: Victoria Mayor and Council
Subject: Proposed Homeless Residence at Vancouver and Rockland

January 31, 2016

Dear Mayor Helps and Council Members:

Re: Proposed Homeless Residence
Mount Edwards

I am writing to voice my strong opposition to the proposed plan to convert Mount Edwards Court at Vancouver and Rockland to a homeless "low barrier" residence for over 100 people with addiction and/or psychiatric problems. It is difficult to imagine a more inappropriate site for this facility.

First, it is wholly unacceptable to situate a facility of this nature and size literally steps away from an elementary and middle school. Given that there will be minimal supervision, and residents will be free to drink and use drugs, children unavoidably will be exposed to all the dangers and negative behaviours associated with drinking and drug use on a large scale. The likely result is that parents will refuse to enroll their children and the school will face the very real prospect of closing.

Second, a homeless residence of this size is completely at odds and out of place in this established low-density residential area and will negatively impact it in myriad ways to the detriment of all residents. Despite whatever palliatives Cool Aid might offer to assuage residents' concerns, the reality is that the facility will inevitably attract addicts from all over the city littering the streets with the detritus of a large number of drug users. Property and violent crimes will increase and the peace of the neighbourhood will be replaced by ongoing police calls to the residence and immediate area. Property values will be seriously negatively affected and the quality of life currently enjoyed by residents will be destroyed.

Third, I am deeply concerned and disappointed with the lack of transparency and attempt to push this proposal through without community input or consultation. It is a serious breach of accountability for the organizations and politicians involved to fail to inform residents of this proposal at the earliest opportunity. Instead, residents only know about the plans for the site because parents at the school have organized in opposition to it and distributed flyers in the neighbourhood.

While it may well be the case that funding and zoning have not yet been secured and the residence is not yet a fait accompli, this does not relieve those pushing this plan forward from the obligation to have informed residents and all affected parties with a stake in the neighbourhood, and to have provided the opportunity for ongoing community consultation, at the earliest stages.

I strongly urge you to reconsider this ill-advised proposal and to seek a more suitable site for a "low-barrier" homeless residence.

Sincerely,

[REDACTED]
Associate Professor, retired
[REDACTED] Burdett Avenue
Victoria, BC

From: [REDACTED]

Sent: Sunday, January 31, 2016 8:51 PM

To: Victoria Mayor and Council

Subject: Cool Aid Proposal

Dear Mayor and Council,

I am writing as both a father and as a member of the broader community to express my concerns about the proposal being brought forward by Cool Aid to accommodate 101 homeless individuals largely in low barrier single occupancy rooms (SRO's) at the former Mt. Edwards site on Vancouver Street. The sheer size of the proposal is unprecedented and would be considered very uncommon even in much larger and denser urban centres such as Vancouver.

I have great empathy for the plight of the homeless and believe that we as a society should be doing our best to provide them with appropriate permanent homes that will allow them a greater degree of dignity and comfort. However, this proposal is suggesting that providing tiny single rooms in a very large low no barrier environment is equated to permanent housing. I do not believe this to be the case. SRO's have historically been used as a stop-gap measure or transitional housing for the very hardest to house individuals. On the broader housing spectrum SRO's are deemed only slightly more desirable than shelters and have been openly identified by Cool Aid staff as not a good housing model.

When our family was informed of the proposal next door to our children's school we did as most families from the Cathedral School community did and sought out as much information as we could. Cool Aid provided very limited information to the community so we were left to seek information from other sources. We contacted staff from the City of Victoria, Cool Aid, the CRD, UVic, and BC Housing. We also spoke with our children, members of the police force and other first responders, child psychologists, homeless outreach workers, recovering addicts and alcoholics and members of the homeless community.

We reviewed all of the information analytically and determined that we were unable to support the proposal. In your media commentary you refer to members of the community as basing their objections on fears. This has not been our case. We are basing our objection on an exhaustive review and analysis. We find it upsetting that we as parents and members of the community are classified as NIMBYists, uncaring and unsympathetic for advancing a secondary position on the suitability of collocating homeless accommodation in close proximity to schools, yet the homeless supporters themselves openly dismiss the possibility of entertaining any dialogue that does not align with their personal positions. Who of us is really being closed minded and judgemental?

I have heard numerous members of council stating that this is a Cool Aid proposal and that it has nothing to do with the City. I believe this is categorically untrue as any decision by Council to partially fund the purchase of the former Mt. Edwards site in partnership with Cool Aid is providing implicit support from Council for low barrier SRO's to be colocated with schools. I as the parent of a five and seven year old would have to ask myself when did the needs and concerns of children and families within the City of Victoria become irrelevant.

Cool Aid's Vancouver Street proposal is permanent, unlike the temporary Yates Street transitional housing that some media outlets compare it to. It does not have the same abstinence requirements or the same security levels. As such,

significant consideration needs to be given to the short and long term implications on the residents and stakeholders of the local neighbourhood, including the almost 200 children at the Cathedral Elementary and Middle School. It is ironic that to protect BC's children, strict regulations have been put in place regarding the proximity of liquor stores and marijuana stores to schools in many jurisdictions, yet the City of Victoria, the Capital of BC, has no guidelines around the placement of SRO low barrier housing in close proximity to schools.

SROs are not permanent housing solutions. Schools and SROs are inappropriate neighbours for many valid reasons; this opinion is based not on fear but rather research and consultation with many organisations that understand homeless issues the best. I urge council to say no to Cool Aid's funding request, and in turn, immediately commence the work needed to create the necessary policies, processes and criteria that will allow the homeless initiatives the potential to better meet the needs of the homeless within the context of existing communities.

Sincerely, [REDACTED]

From: [REDACTED]
Sent: Sunday, January 31, 2016 1:37 PM
To: Victoria Mayor and Council
Subject: Cool aide project

We moved from Manitoba in 2014 to the Chelsea at [REDACTED] Burdett Ave . [REDACTED] in beautiful downtown Victoria. Since we moved we are now faced with the Ste. Angela project next door & the Cool Aide project a block away which brings "low barrier" people to our neighbourhood. We strongly object to the project in that it will negatively affect our property values & the safety of the school next door.

There seems to be more concern for the homeless than the resident homeowners & tax payers in the area.

Respectfully yours,
[REDACTED]

From: [REDACTED]
Sent: Sunday, January 31, 2016 10:21 PM
To: Victoria Mayor and Council
Subject: Cool-Aid Mount Edwards and CCCS

Dear Mayor and Council

I am the parent of a student at CCCS. I am inspired to write you this evening by the vociferous opposition of some CCCS parents to the Cool-Aid proposal to open a shelter near the school. I am NOT one of those parents, and I do not wish to be silenced by their clamour. I will be writing to the school as well, and hope that you and they recognize that the opposition being described in public as arising from CCCS parents is not nearly universal.

I live in fairfield and both my wife and I work within blocks of the school. I regularly attend the courthouse and walk and cycle the Rockland corridor to go about my daily business. While there are many complaints that can be made about the Cool-Aid communication plan, at least it is a solid, credible and intentional effort to help provide structure and a step up to those in need. While it would not be fair to say I am "unconcerned", I am not against having a well-structured and managed facility being placed in this neighbourhood in which I live, play and work every day. From what I have seen and learned about Cool-Aid's other operations, I believe they are well-suited to take on this ambitious endeavour and I support them in their effort.

The school's administration and board are lovely and well-meaning people, but they have (in my opinion) reacted poorly and precipitously to the combination of a chorus of boos from some of my fellow parents and some very poor communication efforts by Cool-Aid.

I know most of you by reputation to be good-willed people with strong hearts, willing backs and balanced minds. Your efforts in office for the most part reflect that, to date. Many of the parents screaming the loudest against this operation are well-heeled, articulate, grand-sounding, well-connected ... but scared, underinformed and in some cases just plain prejudiced. At the risk of sounding a bit calculated about it all, most are also not residents of the city of Victoria, do not pay their taxes here and cannot vote in our elections. I am, I do and I can. Please hear my voice, know that those speaking the loudest do not speak for all of us. These homeless are my homeless, and yours. Let's not stand in the way of the incredible people at Cool-Aid willing to do some important work. Let's lend a hand, and a little space in our backyard.

[REDACTED]

[REDACTED] Richardson Street Victoria BC.

From: [REDACTED]

Sent: Sunday, January 31, 2016 10:49 AM

To: Victoria Mayor and Council

Subject: Proposed Cool Aid development next to Christ Church Cathedral School

[REDACTED] Admirals Road

Victoria

[REDACTED]
30 January 20116

Dear Sir/Madam,

As Dr. King taught us, "our lives begin to end the day we become silent about things that matter." Poverty, homelessness, drug and alcohol addiction, and chronic mental health have sadly become systemic issues for our city. They require compassionate, creative, and evidence-based approaches by politicians, taxpayers, private and public entities, and concerned citizens to obviate what can be seen as intractable and insurmountable challenges. It seems to us that all involved in the discussion about the proposed Cool Aid housing facility at the former Mount Edward Court building at 1002 Vancouver Street recognize the critical need for social housing as a bedrock upon which individuals in need can begin to rebuild their lives. When we first heard that the Mount Edward Court building, so near to our children's school (Christ Church Cathedral School), might be turned into a social housing complex, we were very open to the possibility. However, the more we have learned, the more alarmed we have become, in particular by the dismissive, cavalier, and unprofessional approach of representatives from the Cool Aid Society who seem to revel in disregarding, or even attempting to understand, the legitimate concerns of the parents, the community, and the neighbourhood. Therefore we write to you today to express our strong and active opposition to the proposed scheme. We do so with the interests of our well-established, community-focused school and its children firmly in the front of our minds.

Creating a facility to house over 100 chronically homeless individuals, the majority troubled by untreated addictions and mental health concerns, is a noble goal, but to place it cheek-by-jowl next to a school full of children ages 5-14 is at best misguided, at worst an egregious prioritization of political-expediency over common sense. Consider that:

- At least two thirds of the residents (at least 67 individuals) will suffer from significant mental illness and/or illicit and active drug and alcohol addiction, according to the Cool Aid Society representatives themselves.
- No evidence exists, or was offered by Cool Aid Society representatives, to suggest a proposal of this size and scope would have minimal impact on an adjacent school and its vulnerable student population.
- This is all the more concerning as this project would be the largest supported low barrier single room occupancy (SRO) housing facility in Victoria, or indeed on the entire Island.

- The Vancouver social housing association has recommended that a facility of this size and type should only be established in the Downtown Eastside, one assumes because they (unlike the Cool Aid Society in Victoria) recognize the challenges associated with such a large resident population.
- A police liaison officer has informed school parents that disruptions outside similar, but much smaller, Cool Aid facilities occur daily. Cool Aid has informed parents that 2 staff will serve this facility, the same staffing number in another Cool Aid facility that serves 37 individuals and is known to have impacted the community with frequent police and ambulance attention.
- As no similar facility is located in the vicinity of a school in Victoria or in Vancouver, this project is, in effect, an unprecedented social experiment with considerable liability exposures and many known and unknown risks that will put children at risk and will cause undue stress for the children, teachers and families of our school.
- In Vancouver this week the School Board trustees were requesting greater buffer zones for medical marijuana dispensaries. At present the requirement is a 300-meter buffer zone and the request is for 500 meters. The buffer zone with this Cool Aid project is a mere 70 meters. Our children will be witness to far worse acts than viewing dispensaries.

The BC Housing initiative to "home" the homeless is a worthy goal, but one that becomes highly suspect if it is pursued at a great disregard for neighbouring schools and properties. As parents we have concerns for the emotional, mental and physical safety, and well-being of our children should the Mount Edwards project proceed. As taxpayers, we want to ensure provincial funds are allocated responsibly to projects that are appropriately designed and thoughtfully located – next door to an elementary and middle school in a quiet residential area is certainly not a suitable location. We are concerned that BC Housing is considering providing funding towards the Cool Aid proposal for homeless units at the Mount Edwards property despite the knowledge that the zoning for such a development is in question. Purchasing any site without assurance of the necessary zoning for the proposed development and without adequate public consultation is putting public funds at risk. Similarly, there is no commitment from any party to fund the substantial capital costs to refurbish the heritage building in question nor the ongoing operating costs. Would supplying the funds for the purchase of this site commit the province to pay the necessary costs to refurbish this heritage building?

We would like better transparency, consultation, and consideration in site selection that is sensitive to the needs and concerns of the existing community. This government was elected largely on a Family First platform. We as parents do not feel that our voices are being heard. Perhaps we do not have the same lobbying power that social causes such as homelessness are able to rally, but our concerns are nonetheless relevant and should be taken into consideration. We, and our fellow parents and community members, will not be "silent about things that matter."

We request that BC Housing not fund this particular proposal and that it put processes in place that will prevent this situation from arising in the future by requiring a buffer or safe zone with a minimum acceptable distance between the housing facility and a school. Such requirements are already in place for liquor stores and marijuana shops. Given that residents of low barrier housing will be openly feeding their addictions of both pharmaceutical and illicit drugs and alcohol at the proposed site one would expect that such regulations would also apply.

We are relying on the province to provide a voice for our children and apply the necessary safeguards to ensure a safe and healthy learning environment.

Sincerely yours, [REDACTED]

Sent: Sunday, January 31, 2016 7:28 PM

To: Victoria Mayor and Council

Subject: Letter of concern re: Victoria housing project

Dear Mayor and Council,

I am a physician with fifteen years experience in BC, Alberta, and Australia. I am also a concerned parent of a five and seven year old who attend Christ Church Cathedral Elementary School next door to the former Mt. Edwards Court building at 1002 Vancouver Street in Victoria, where Cool Aid and/or BC Housing is proposing housing 101 homeless. I am writing to ask that you not approve any form of housing for the homeless in this location, next door to our school, which educates 190 children between the ages of 4 and 14. It is ill advised; children and the marginalized/street-entrenched homeless do not good neighbours make. Yes, we as a society have an obligation to address the homeless issue, but we also have an obligation to allow our children to grow up in safety, with a protected sense of security and innocence.

We have been told this housing will be low barrier, which means active drug and/or alcohol use may continue while residents are on site. Children may thus not only be witness to drug culture, but may also be witness to *or victims of* the violence and chaotic behaviour that often follows psychoactive drug use. I have stitched up seniors who have been beaten by an otherwise pleasant young man who was high on crystal meth. Those seniors were competent adults, with the insight to judge an unsafe situation. If they became victims of a beating, what could happen to children, who cannot accurately gauge and respond to social cues/warnings? The two buildings are in such close proximity that an addict high on drugs could cause major damage in the schoolyard prior to the police being able to respond.

I am a physician who has homeless patients and patients who have lived in Cool Aid facilities. They have described these housing options to me as 'toxic', and that they often do not feel safe there because of other residents high on drugs or exhibiting violent behaviour. If they are trying to get sober themselves, it is not where they want to live, because they want to remove themselves from the unhealthy influences and maladaptive behaviour of their neighbours who continue to use. One man described the existing SRO(single room occupancy) Cool Aid units at Douglas and Pandora as 'little boxes' or 'jail cells'. This is not a workable or desired solution from the point of view of the homeless either. So why are we rushing to create more such housing, particularly next door to innocent, defenseless children?

I am not naïve. As a medical student, I did mental health rotations and ambulance ride-alongs on the downtown east side of Vancouver. I volunteered in the kitchen of the Union Gospel Mission. I have worked with the homeless and always treated them with respect, although I cannot say I always received the same respect in return. Our local mayor has dismissed the concerns of CCCS parents and local neighbours as being "fear-based". This completely discounts the fact that many of these same

concerned parents and residents are professionals (doctors, nurses, social workers) dedicated to working with the homeless and thus very well versed in the attendant issues. Prior to opposing the Mt. Edwards redevelopment, we also conducted research to better understand what was being suggested. I myself, and others, toured existing Cool Aid facilities, none of which has changed my opinion that housing the homeless next door to a school for young children is completely inappropriate.

To be perfectly frank, between Pioneer Square, the tent city at Quadra and Burdett, and now the proposed 101 unit homeless facility at Mt. Edwards, a precinct of homelessness is being created, not unlike a microcosm of the downtown east side in Vancouver. Surely I do not need to point out the issues that loom large both for Victoria as a city and for the homeless population itself if that occurs? Proponents say the Mt. Edwards property will resolve the tent city, but some of the tent city dwellers, by their own admission, want to live out of doors and have no intention of moving anywhere. This will not resolve the issue of the tent city; it will compound it. No rational person would choose to operate a small elementary and middle school on East Hastings in Vancouver. CCCS has been offering excellent quality education for the past 25 years. The homeless say they want to keep their sense of community. We want to keep our school community, which now faces the very real threat of closure as enrollment falls.

There are many other vacant buildings in Victoria, not situated next door to a school for young children. I ask that you abandon the current plans for the Mt. Edwards site in favour of one of these other locations. It is not reasonable to pretend this is not a city council issue. It is very evident that funding from the City of Victoria will be required for the Cool Aid project to proceed, so the council does have a voice on this matter. If our society truly wants to resolve the issue with homelessness, we should be offering permanent homes where we ourselves would actually be comfortable living. Choose a building that will allow apartments to be offered to our homeless, a much more adaptive, desirable choice than single room housing. To stuff 101 homeless into SROs just to say we have 'done something' is sweeping the issue with homelessness under the carpet, not resolving it. Allow these apartments to be in busy neighbourhoods with lots of pedestrian traffic, which will help the homeless in their goals of getting sober, rather than a low barrier building in a quiet residential neighbourhood, where they can continue being plagued by their addictions and threatened by those who prey on the homeless.

I was born and raised in Victoria, BC, and never have I felt less secure. Our families aren't first on the current political agenda. We feel very much like we are being pushed to the backburner by local and provincial governments in favour of the more vocal, more visible homeless and their advocates. Put our families first, keep our school secure, and stop the housing of the homeless at the former Mt. Edwards Court, 1002 Vancouver St. in Victoria.

Sincerely,



BSc, MD, CCFP, FRACGP

Sent: Wednesday, March 02, 2016 8:57 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Mount Edwards

The following email was sent to Rich Rich Coleman Minister of Housing and Social Development copy to Mayor Lisa Helps:

Dear Mr. Coleman:

The CTV Vancouver Island New this evening, March 2, reported that the Mount Edwards facility is now permanent and that the two floors currently unoccupied will be renovated as has the first floor to house the homeless. As previously reported the number of occupants once renovations are completed will be 100. The purchase price as I understand for Mount Edwards was 3.5 million dollars and this amount does not include renovations.

There has been no public input regarding this matter. I trust you will agree that there is a significant difference of use at Mount Edwards as a Long Term Care Facility than housing for the homeless many of whom have addiction issues. Further, in a Long Term Care Home residents do not usually leave the home unless with a family member or friend of the family and having been associated with two Long Term Care Homes in Victoria over the past six years outings are rare and usually are for medical appointments. The residents the homeless as I understand will have free egress during certain hours. This could be a significant problem as drugs are readily available according to the Victoria Police Department in the downtown of the City of Victoria a mere three blocks from Mount Edwards. In addition within close proximity of Mount Edwards there at least three liquor stores from which liquor can be purchased from persons addicted to alcohol.

As a precursors to the above, I am not and in fact in favour of appropriate housing for the homeless once again many who have addiction issues.

That said location is important and the close proximity to Christ Church Cathedral School being across the street by any reasonable standard given the potential of the safety of the young children attending the school due to issues associated with the homeless and addiction Mount Edwards is not a suitable location.

Watching your interview on the CTV News with respect your demeanour displayed I can only describe as arrogant and addressed no concerns raised by Christ Church Cathedral School and residents of the area of Mount Edwards which have been stated publically and you are no doubt aware.

Our young children should not be exposed to a potential environment given the safety concerns I, and others, have stated and should be considered a serious concern warranting a review of your decision.

A response to this email is requested.



Sent: Thursday, March 10, 2016 9:22 PM

To: planandzone@fairfieldcommunity.ca

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Outraged!

As a voter, taxpayer and resident of Fairfield Gonzales, I am outraged by the fact that the community organization employees that are supposed to represent the best interests of my neighbourhood have sold us out to Coolaid and Bc housing.

It is obvious to anyone that is not on the dole that the Mt Edwards SRO project next to a school that teaches children as young as 4 is absurd. We have bylaws that prohibit much less dangerous things than this and yet, all I ever hear from MY representatives are words that could be (and probably were) scripted by Coolaid.

I, along with my neighbours have previously written to you about this and got nothing but a link back to Cool-Aid's Web page filled with lies and deliberate misinformation.

Obviously, seeing how useless you are, we stopped seeking your support. How dare you turn around and claim that Mt Edwards is running smoothly because we are no longer writing!!!!

For the record, things are NOT going smoothly. Just a few weeks in, with extra security (which will go away soon) and only 38 people in (not yet the 100+), we have had to suffer drug dealing, loitering, graffiti appearing everywhere, screaming matches with foul language, mental health episodes, and neighbours have had to suffer yet more theft. Most of these were directly attributable to Mt Edwards residents. Calls to the Coolaid front desk go unanswered for more than 5 minutes. Etc.

If this is how you represent us then I would rather you didn't bother showing up. You do not represent the views or interests of this community.

But if you want more emails from us so you can do NOTHING ABOUT them we will gladly oblige.

[REDACTED]

From: [REDACTED]

Sent: Tuesday, March 15, 2016 7:55 AM

To: rbutcher@bchousing.org

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Don McTavish <dmctavish@coolaid.org>; Don Monsour <monsour@shaw.ca>; dougtolson@shaw.ca; Wayne Hollohan <Victoriabc@shaw.ca>; Kristina Wilcox <osc@fairfieldcommunity.ca>

Subject: The FGCA has Avoided Reporting Neighbourhood Concerns about Mount Edwards Court at Cool Aid's Liaison Meetings

Hello Mr. Butcher,

Please see the attached document. It is a detailed description of the manner in which the Fairfield Gonzales Community Association (FGCA) has avoided communicating the neighbourhood's concerns about the Victoria Cool Aid Society's Mount Edwards Court project at the neighbourhood liaison meetings. As well, it describes in detail the conflict of interest that underlies the FGCA's avoidance of this communication.

In a nutshell, the conflict lies in the fact that FGCA is two things: it is the official neighbourhood association that the City recognizes to represent Fairfield and it offers community services that require funding from municipal and provincial sources. Due to this reality, the FGCA avoids positions and actions that might jeopardize relationships with these funders. I know this to be true.

Please read the attached document very carefully as it evidences how the structure of this liaison process is set up to manufacture consent in one very critical manner. Except for the few sentences that are my own testimony, the document is substantiated by minutes documents, revenue documents, strategic planning documents, executive directors reports, and audio transcripts.

Thank you for taking this violation of my neighbourhood's right to be heard seriously. The courtesy of a written reply from you within one week is requested.

Sincerely Yours,

[REDACTED]

LANA POPHAM, M.L.A.
Saanich South

Constituency Office
B-4085 Quadra Street
Victoria, B.C. V8X 1K5
Telephone: 250 479 4154
Facsimile: 250 479 4176
Email: lana.popham.MLA@leg.bc.ca



*Shared w/ Mayor + Council
May 6 2016*



Lana Popham, MLA
(Saanich South)

April 28, 2016

Mayor Helps & Council
City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor Helps & Council,

I am writing to you today on behalf of twenty three families living in Saanich South who have children attending Christ Church Cathedral School, located at 912 Vancouver St. in Victoria. These families have many questions and concerns regarding the temporary transitional housing facility at the former Mount Edwards Court building, adjacent to the school and feel their concerns have not been adequately addressed.

As you may be aware, the decision to convert this property into low-barrier housing for the homeless has caught many parents, the school and residents off guard. My constituents would like to be assured that they are included in the community consultation process. I have included with this letter a list of their concerns and questions regarding the housing facility at Mount Edwards and on their behalf, ask that city staff provide a response to their questions.

Sincerely,

A handwritten signature in cursive script that reads "Lana Popham".

Lana Popham
MLA Saanich South

cc. Joanne Macdonald

**QUESTIONS FROM CONCERNED PARENTS
REGARDING THE MOUNT EDWARDS FACILITY & NEIGHBOURHOOD**

- 1. What is the process for determining what happens on the Mt Edwards site when the operating agreement as temporary transitional housing expires in March 2017?**
- 2. What is the time line for (1) submitting proposals, (2) community review, (3) community input and proposals, and (4) zoning reviews?**
- 3. Will extra foot patrols be conducted by Vic PD? If so, when and how often?**
- 4. Will the Vic PD provide extra security when Cathedral School has a school function outside of regular school hours?**

Examples of upcoming events are:

- Spring Concert
- Dances
- Talent Show
- Spring Fair
- Field trips, for example, students attending WE Day in Vancouver will have departure and return after regular school hours
- Daycare provided during school holidays and summer vacation

- 5. Will additional lighting be installed in Pioneer Square Park?**
- 6. Will an additional crosswalk be installed on Vancouver St. near Cathedral School?**

The only crosswalk on Vancouver St. near Cathedral School is positioned directly in front of Mt Edwards. There is no other crosswalk on Vancouver St. to get to Cathedral School until Fairfield Rd, which is 0.5 kilometres (5 blocks) south of Cathedral School.

- 7. Is the City considering implementing a “no go” zone for proximity of marijuana dispensaries near schools to align with the guidelines being suggested by the Federal government.**

If so will the city consider implementing a 500 meter “no go” zone around school that includes low barrier wet shelters, liquor stores, bars and marijuana dispensaries?

<http://www.hc-sc.gc.ca/dhp-mps/marihuana/info/licencedproducer-producteurautorise/local-eng.php>

8. **We request Rockland Ave be re-opened to thru traffic in one direction to allow more movement on the street, thereby discouraging loitering and crossing over to Cathedral School grounds.**

When can we hear back about this request and or what additional requirements would you seek from the community to move forward on this request?

The closure of the east end of Rockland Ave occurred before anyone was aware that the Mt Edwards facility was even contemplated. If the City is concerned about the loss of the one-half block of bike path, will Rockland Ave be re-opened as a One-Way street for that half-block to preserve the new bike path?

On April 6 several grade 7 students witnessed a police arrest take place on Rockland Avenue, outside the window of their classroom which looks over this closed off street. More thru-traffic is known to reduce loitering and crime.

Dear Mayor and Council:

I am writing to inform you of my vigorous opposition to the Cool Aid Society proposal for Mt Edwards Court.

Two principal concerns:

First, Concerns over Location

School – Site across street from a grade school, putting young children at risk. I don't want a six year old walking by a facility that will not provide information about the screening process for residents; meaning that residents may have criminal records including violent offences, rape, or drug trafficking. It appears Cool Aid acknowledges they selected the Mt. Edwards site without consideration to its location in a low-density residential area next to an elementary & middle school.

Neighbourhood – Totally change the character of the neighborhood. Facility likely to become a magnet for other drug users and negatively impact quality of life as well as property values of residents in the area.

Second, Concerns over Process

This project came from out of blue and it is fair to ask what happened to transparency, consultations, and neighbourhood inputs. This is outrageous. I thought it was only Stephen Harper who short-circuited procedures.


Professor Emeritus

University of Alberta

Victoria, B.C.

From: [REDACTED]

Sent: Monday, February 01, 2016 10:47 AM

To: Victoria Mayor and Council; Murray Miller; Jennifer Bisley; Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)

Subject: Request that the City Refuse Funds for Purchase of Mount Edwards

To the Mayor and Councillors,

I am writing to ask that the City deny the funding application for the Victoria Cool Aid Society's purchase of the Mount Edwards Court building at 1002 Vancouver Street on the basis that the proposed low-barrier housing facility threatens the character of Vancouver Street and its surrounding neighbourhood.

My wife and I use that stretch of Vancouver Street daily to walk to work, to walk to shopping, and to walk our dog. Despite its close proximity to downtown and all of downtown's issues, it has remained a lovely, quiet street lined on both sides with clean green grass and big shady trees.

Our concern is that housing a large number of drug-addicted and mentally-ill homeless in that location will clutter this quiet and picturesque block with the same vagrant population that loiters along Pandora Street. The purchaser has been open about it housing people with the same drug and mental issues and, in all likelihood, this will be the outcome.

Cool Aid might fool people distant from Pandora Street into thinking that their facility can manage the homeless impact on the streetscape but I know otherwise. Contrary to the claim of the Cool Aid Society, the presence of drug-addicted and mentally ill people outside their doors along the 700-block of Pandora Street is very noticeable. I lived on that block at Blanshard and Pandora for 5 months in the winter of 2009 and remember intimidating incidents against individuals who were standing outside on the sidewalk. The threats came from mentally-ill homeless.

Many consider this section of Vancouver Street to be one of the most pleasant in all of Victoria and one wonders about the narrow-minded thinking of anyone who would support an influx of that same population into this area. Add to that the inviting nature of the grassy boulevards of Vancouver Street and its lesser ability to camouflage an indigent population, you have a neighbourhood disaster.

We have noticed increased activity on the street with the growth of Tent City and we think it foreshadowing of what is to come if this purchase happens. Certainly, the spread of "Skid Row" cannot be in Council's vision of a future Victoria and we hope that it votes to stop it.

There is a large population of elderly who live in this area making it decidedly different from Pandora Street. There are also children who walk to school along Vancouver and the streets feeding into it. Homeowners who pay tax to the City live on these streets and this might be easily forgotten given the close proximity to downtown. The well-being and safety of all these people are threatened by this proposal.

Council might be tempted to take whatever option it gets, but we ask that, in this instance, Council considers Victoria's character and its other populations.

Sincerely Yours,

[REDACTED]

Sent: Tuesday, February 02, 2016 11:22 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

[REDACTED]

Reference :

[REDACTED]

Regarding the proposed development at 1002 Vancouver Street (Mount St Edwards):

Please do not accept this project! We have already seen one elementary school have to move away because of the problems with such a project. My wife and I along with our three sons live right down the road from this proposal and we have already dealt with four break-ins to our vehicles and homeless people coming into our backyards to look for recycling and whatever else they may hope to find.

You are putting our safety at risk. I have a heart and have put many hundreds of volunteer hours into our community, including putting my name forward to volunteer with street youth. This said, this is not the neighbourhood to do this type of work. This project should be in Rock Bay, or some location that is away from high density residential neighbourhoods and for all things good you are proposing to put this right next to an elementary school!

You already closed Rockland Ave alongside, forcing us to deal with the traffic calming hassles that come with such a move. We did not complain, knowing that you were going for a "green corridor". Now this street is going to be filled daily with homeless people and addicts and it is supposed to be a corridor for my family to walk or cycle through? It is supposed to be a corridor for young children attending school?

It is almost mind boggling that you are considering this proposal and then asking us as taxpayers to help fund the construction and the upkeep while putting our safety in jeopardy. Please reconsider this proposal for the well intended but seriously misplaced idea that it is.

Respectfully,

[REDACTED]
Vancouver St

Sent: Tuesday, February 02, 2016 9:08 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

[REDACTED]

Reference :
[REDACTED]

Attention Ms. Helps

I am writing on behalf of the Christchurch Cathedral School. I am sure you have received a number of letters concerned with the new proposal regarding Mount St Edwards. I understand it is a very difficult area to work with, however in this situation I feel the wrong decision has been put forward for the use of the Mount Saint Edwards Building. My daughter has been going to the school since kinder garden and it is an amazing school in so many ways. I was part owner of Cook and Pandora between 1997 to 2013 and with the Our Place facility being put in the dynamics of the neighborhood changed dramatically. I have also lived in Victoria for the majority of my life and have seen considerable change in this beautiful city. I feel the charm of the neighborhood and the school atmosphere will change considerably putting in the facility next door.

Ultimately I feel we will see the end of the school similar to the fate of St Andrews. I hope that the Victoria Council see the importance of finding a solution to this issue as it would be a tragedy to loose such an amazing school as Christchurch. Sincerely [REDACTED]
[REDACTED]

From: [REDACTED]

Sent: February 2, 2016 12:42 PM

To: mayor@victoria.ca; c.coleman@victoria.ca; bisitt@victoria.ca; jloveday@victoria.ca; gyoung@victoria.ca; cthorton-joe@victoria.ca; pmadoff@victoria.ca; mlucas@victoria.ca; mngh.minister@gov.bc.ca; MCF.minister@gov.bc.ca

Subject: Christ Church Cathedral School and Mt Edwards

Dear Mayor Helps and Councillors of the City of Victoria,

This letter is written to express my deep concern about the process in which the purchase and proposed usage of Mount Edwards at 1002 Vancouver Street has been undertaken.

I listened to Mayor Helps on CBC radio about a week ago say that she was under the impression that this purchase was just a "proposal" but at a meeting of Christ Church Cathedral parents and the Cool Aid representatives at a meeting on January 14, Kathy Stinson of Cool Aid stated that as soon as funding was available, and it would be, that the purchase of Mount Edwards would go ahead and that they did not anticipate any need to "rezone" this facility. Mayor Helps, in her interview, said that the facility would surely need to be "rezoned" if the purchase took place.

I wonder how the Mayor of this city and the head of Cool Aid could be so out of sync in their statements and it certainly appears that the transparency by both parties could be called into question.

As the Mayor of Victoria and the councillors who represent the citizens and taxpayers and voters of this city, you need to be aware that, to many, it seems as if the needs of the homeless in Victoria usurp the safety and well being of Christ Church Cathedral School students (and the good neighbours in the area)

Christ Church Cathedral School (CCCS) is the "little school that could".

In the 7 years that our family has been in Victoria, CCCS has gone from a grade 8 class with a handful of kids to a fully enrolled JK-grade 8 school through the hard work of parents, teachers and staff.

I personally find it a shame that in one fell swoop, with the proposed development of "no barrier" housing (separated by, essentially, a laneway) that legacy is jeopardized with potential declining enrollment and an uncertain future. I hope that it does not suffer the same fate as St. Andrew's school. As a parent, a taxpayer and a citizen of this community, I am most concerned, in fact my ONLY concern, is about the future of this school and the well being of the children it educates. The extra security, the school yard sweep for needles and the "feel good" we can all live harmoniously side by side just doesn't cut it. Not when it comes to our children and the future of CCCS.

As parents, we are lucky because we have a choice in sending our children to CCCS and the placement of the facility owned either by Cool Aid or as a shelter for the occupiers of the tent city, will affect future parents' choices.

I would be disheartened and saddened to see a Cool Aid project of the size and clientele (or as a makeshift shelter for the occupiers of tent city) developed next to our school-disheartened because it will be an uphill struggle for a school that has maximized its enrollment, contributed charitably and been a good neighbour. Saddened because it seems as if the "powers that be" have deemed that to place a population at risk next door to an elementary school is a risk that is worth taking. I respectfully disagree. -- [REDACTED]

From: [REDACTED]

Sent: Tuesday, February 02, 2016 10:28 AM

To: Victoria Mayor and Council

Subject: Mount Edwards home care redevelopment

Hello,

I am writing to you today regarding the proposed Mount Edwards low barrier housing project being planned by the Victoria Cool Aid Society at 1002 Vancouver Street in Fairfield.

Homelessness is a major issue and concern in the City of Victoria and those impacted need to be treated with compassion and provided the proper level of care and support. As a proud Victoria resident, I share and respect the goals of the Cool Aid Society in stepping up to provide needed services for so many vulnerable members of our community and applaud their efforts.

But when it comes to this particular proposal, I am very concerned about what is being put forward and its implications for both the community and the very people we are trying to help.

I cannot image any reasonable person believing that placing 101 high-risk individuals in a low barrier housing facility with minimal staffing directly next to an elementary school without appropriate public consultation is the responsible thing to do.

This is a complex issue, but at the end of the day it is not being treated with the respect and forethought that the community deserves.

I ask for the City's support in encouraging Cool Aid Society to find an alternate location as well as a proposal that is more appropriate in size and scope.

Respectfully,

[REDACTED] Collinson Street [REDACTED]

From: [REDACTED]

Sent: Tuesday, February 02, 2016 8:28 AM

To: Victoria Mayor and Council

Subject: Mt. Edwards low barrier housing

Dear Mayors and Councillors,

I am writing to you today regarding the proposed Mount Edwards low barrier housing project being planned by the Victoria Cool Aid Society at 1002 Vancouver Street in Fairfield.

Homelessness is a major issue and concern in the City of Victoria and those impacted need to be treated with compassion and provided the proper level of care and support. As a proud Victoria resident, I share and respect the goals of the Cool Aid Society in stepping up to provide needed services for so many vulnerable members of our community and applaud their efforts.

But when it comes to this particular proposal, I am very concerned about what is being put forward and its implications for both the community and the very people we are trying to help.

I cannot image any reasonable person believing that placing 101 high-risk individuals in a low barrier housing facility with minimal staffing directly next to an elementary school without appropriate public consultation is the responsible thing to do.

This is a complex issue, but at the end of the day it is not being treated with the respect and forethought that the community deserves.

I ask for the City's support in encouraging Cool Aid Society to find an alternate location as well as a proposal that is more appropriate in size and scope.

Respectfully,

[REDACTED]
[REDACTED] Rupert Terrace, Victoria, BC, Canada
[REDACTED]

From: [REDACTED]

Sent: Wednesday, February 03, 2016 9:17 PM

To: Victoria Mayor and Council; Lisa Helps (Mayor)

Subject: Cant get a straight answer about Mount Edwards from you people!

To Mayor and Council

I have now written several letters to individual city councilors, the mayor's office plus the director of Cool Aid society. I have explored both (opposing) sides of this proposal once I became aware of the issue. After the first series of letters I wrote, I was repeatedly told by the Mayor, members of city council, and K Stinson what I now believe to be **dishonest** political "doublespeak". After being told repeatedly that they didn't know the details, or that this was a Cool Aid issue, or that they were uncertain because of zoning issues, or some other obfuscation, I find out that the city is going to give Cool Aid money to secure the mount Edwards location for this project.

On Lisa Helps' web page amidst a litany of self congratulatory spew is how she has helped to make the mayor's office more transparent. You all have proven yourselves to be typical lying politicians. Now we hear about yet one more meeting that is **CLOSED TO THE PUBLIC. Why are the residents of this neighbourhood repeatedly been shut out of these discussions?** It feels exactly like you are attempting to force this scourge on us. I have worked my ass off, at an honest career and as a contributing member of society to be able to live in this part of Victoria. I feel totally betrayed by the City of Victoria. You want to ram this through without any regard for the community you will destroy just so that you can pat yourselves on the back for "solving a housing problem" or some other (demonstrably wrong-headed) approach to dealing with this issue.

The idea that petty crime and gang activity are not tied to a residence such as the one proposed for Mount Edwards is to live in a dream world. FACT: Anywhere that drug addicted people live necessarily mean drug dealers, violence, and petty crime. Usually, break and enter and petty theft in order to feed drug dependency. Great, let's see what happens when you put 100 drug addicts/alcoholics together with no rules. Oh wait I forgot, It would be Cool Aid's *proprietary "zero community impact" fantasy*. Give me a break! A 10 year old would know that this is dangerously ludicrous.

Part of the problem with your doublespeak and obfuscation is that once some of your lies have been debunked, that when you go and say that this facility would have a "zero community impact" I'm just amazed at this self-serving lie. You are the little boy who cried wolf now. You lied, you've been caught lying, and your credibility is shot.

Once I heard that the Anglican church next door has come out in opposition to this plan I realized several things. The Anglican school is an organization that is aligned with many of the same charitable goals of helping the street involved people that Cool Aid is, yet they have come out against this plan. I must assume that it is because they have realized that the proposed shelter would leave the children of the Anglican school next door at risk. I can only assume that this means other vulnerable populations in the neighbourhood would also be at risk. (IE the elderly, women?) Will this neighbourhood only be safe for large burly men now?

This is the wrong project for this neighbourhood. **Why don't you go ahead and find a place for this proposal in your own children's neighbourhood?** Be honest, I bet you had an immediate reaction of alarm when you read that. Well, that fleeting feeling of alarm you just had is what we fall asleep with and wake up to everyday now.

I think the mayor's office has definitely "drunk the Cool Aid" Wake up! The link below shows ample evidence that this is a terrible idea. (There are countless other examples of this exact type of debacle anywhere in the world you wish to look.)

<http://news.nationalpost.com/full-comment/brian-hutchinson-after-throwing-84m-at-slum-housing-city-spending-128k-per-room-on-renovations>

[REDACTED], home owner, business owner, taxpayer

From: [REDACTED]
Sent: Wednesday, February 03, 2016 12:08 PM
To: Victoria Mayor and Council
Subject: Fw: Cool Aid prject Mt Edwards property Vancouver St Victoria

Mayor Helps and Council,

You may not have had time to read and respond to the mail volume you have received on this issue.

I reiterate my previous opinions concerning the Mt Edwards property and the recent news that BC Housing is preparing the site for "temporary" occupancy by "Tent City" dwellers.

This site is a very poor choice for temporary or permanent residence by many of these individuals.

How could a responsible Mayor and Council consider housing these transients, with very little supervision, next to a school and in the middle of a densely populated residential area?

How are these people being screened to see if they are truly homeless and destitute or if they are even BC residents?

You should be looking at sites in the industrial or suburban areas before forcing this "homelessness solution" on hard working, tax-paying residents.

Edmund Patterson

999 Burdett Ave

Victoria

--- Original Message ---

From: [REDACTED]
To: mayorandcouncil@victoria.ca
Sent: Monday, February 01, 2016 5:18 PM
Subject: Cool Aid prject Mt Edwards property Vancouver St Victoria

Mayor Helps and Council,

I strongly protest the planned "low barrier", high occupancy Cool Aid project for the Mt Edwards property on Vancouver St. for these reasons:

Christ Church School is 50 metres away.

Drug and alcohol addicted residents have no obligation to refrain from their substance abuse while on Cool Aid property or adjacent public and private property.

Proposed Cool Aid supervisory staffing is very minimal.

The Mt Edwards property is surrounded by single and multi unit homes of law abiding tax payers and contributors to our community.

Many people including a large number of women and children walk and cycle along Vancouver and surrounding streets on dark mornings and evenings to and from work and school. Street lighting is poor along this part of Vancouver St.

Property values and tax base will certainly decrease with the proximity of this type of facility so close to a valuable residential area. ---[REDACTED] Burdett Ave Victoria BC

From: [REDACTED]
Sent: Wednesday, February 03, 2016 10:05 AM
To: Victoria Mayor and Council
Subject: [REDACTED]: Strong concern about a housing proposal

Dear Mayor and Councillors:

I am writing this letter as a concerned resident of the Fairfield Neighbourhood regarding the proposed Cool Aid housing facility at the former Mount Edwards Court building at 1002 Vancouver Street.

Cool Aid intends to convert the Mt. Edwards building into the Dr. Joe Haegert Centre. This facility would house 101 chronically homeless individuals in 200 sq. ft. single rooms. Units of this size would likely attract a transitional population rather than stable residents seeking permanent housing. Cool Aid has proposed a resident mix of approximately 1/3 with high-level mental health and addictions issues and another 1/3 with moderately high issues. The stated minimum staffing level will be 2 staff for the 101 residents in this facility, the same number of staff as in another Cool Aid facility that serves only 37 individuals and impacts the community with frequent police and ambulance attention. A Victoria police liaison officer reported disruptions outside that facility occur typically daily. I understand that, if the Dr. Joe Haegert Centre goes ahead, it will be the largest low barrier supported living facility in Victoria. A Vancouver social housing association has recommended such a facility exist only in the Downtown Eastside neighbourhood. Cool Aid could not provide any example anywhere else of a similar facility located in the vicinity of schools with children 4 to 14 years of age.

I am well aware of the issue of homelessness in Victoria, and share compassion and concern for this cause. I share and respect the obvious political will to solve this problem, but cannot accept the impact that this issue will have on the neighbourhood and Christ Church Cathedral School.

I am greatly concerned about the needles and litter of infectious materials; transient individuals; unpredictable violent behaviors from facility residents or visitors in the neighbourhood.

As a public official, if you were designing an ideal community, I cannot imagine that you would ever propose a large supported living facility the size of which has never been seen in Victoria (or Vancouver for that matter) next to a school with student population ranging from 4 to 14 years of age. If you knew that such a facility might lead to the closure of that school community, I suspect you would find that similarly unacceptable.

I am advocating for the neighbourhood and school children, voices that need to be heard. Social housing yes, but not this location.

Yours truly,

[REDACTED]

From: [REDACTED]

Sent: Wednesday, February 03, 2016 10:18 AM

To: Victoria Mayor and Council

Subject: My. Edward building

Dear Mayor,

I am writing this letter as a concerned resident of the Fairfield Neighbourhood regarding the proposed Cool Aid housing facility at the former Mount Edwards Court building at 1002 Vancouver Street.

Cool Aid intends to convert the Mt. Edwards building into the Dr. Joe Haegert Centre. This facility would house 101 chronically homeless individuals in 200 sq. ft. single rooms. Units of this size would likely attract a transitional population rather than stable residents seeking permanent housing. Cool Aid has proposed a resident mix of approximately 1/3 with high-level mental health and addictions issues and another 1/3 with moderately high issues. The stated minimum staffing level will be 2 staff for the 101 residents in this facility, the same number of staff as in another Cool Aid facility that serves only 37 individuals and impacts the community with frequent police and ambulance attention. A Victoria police liaison officer reported disruptions outside that facility occur typically daily. I understand that, if the Dr. Joe Haegert Centre goes ahead, it will be the largest low barrier supported living facility in Victoria. A Vancouver social housing association has recommended such a facility exist only in the Downtown Eastside neighbourhood. Cool Aid could not provide any example anywhere else of a similar facility located in the vicinity of schools with children 4 to 14 years of age.

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I am advocating for the neighbourhood and school children, voices that need to be heard. Social housing yes, but not this location.

[REDACTED]

[REDACTED] Meares St

Victoria BC [REDACTED]

From: [REDACTED]

Sent: Thursday, February 04, 2016 7:04 PM

To: Victoria Mayor and Council

Subject: Mt Edwards Care Home

February 5 2016

Dear Mayor Helps:

I am writing to you today regarding the proposed Mount Edwards low barrier housing project being planned by the Victoria Cool Aid Society at 1002 Vancouver Street in Fairfield.

Homelessness is a major issue and concern in the City of Victoria and those impacted need to be treated with compassion and provided the proper level of care and support. As a proud Victoria resident, I share and respect the goals of the Cool Aid Society in stepping up to provide needed services for so many vulnerable members of our community and applaud their efforts.

But when it comes to this particular proposal, I am very concerned about what is being put forward and its implications for both the community and the very people we are trying to help.

I cannot image any reasonable person believing that placing 101 high-risk individuals in a low barrier housing facility with minimal staffing directly next to an elementary school without appropriate public consultation is the responsible thing to do.

This is a complex issue, but at the end of the day it is not being treated with the respect and forethought that the community deserves.

I ask for the City's support in encouraging Cool Aid Society to find an alternate location as well as a proposal that is more appropriate in size and scope.

Respectfully,

[REDACTED]
[REDACTED] Rockland Avenue
[REDACTED] Victoria BC [REDACTED]
[REDACTED]

[REDACTED]
Sent: Thursday, February 04, 2016 2:15 PM
To: Victoria Mayor and Council
Subject: Mt Edwards Low Barrier Housing

Dear Mayor Helps and Council Members,

I am writing to you today regarding the proposed Mt Edwards low barrier housing project being planned by the Victoria Cool Aid Society at 1002 Vancouver Street in Fairfield.

I cannot image any reasonable person believing that placing 101 high-risk individuals in a low barrier housing facility with minimal staffing directly next to an elementary school without appropriate public consultation is the responsible thing to do.

To avoid being thought of as a NIMBY objector, I should say that I have lived for several years next door to the Mt St Angela facility. There have not been significant problems from that facility, because it has adequate regulations and staffing levels. This is a complete contrast to the Cool Aid proposal for Mt Edwards, which would have very little regulation and a very low staffing level.

The issue of homelessness is a difficult one, but it cannot be right to disrupt and degrade a functional neighbourhood in the interests of dysfunctional individuals.

The lack of information and of public consultation on this issue is a great concern. The issue is not being treated with the respect and forethought that the community deserves.

I emailed the President of the Cool Aid Society with a polite request for more information, but received no reply.

I ask for the City's support in encouraging Cool Aid Society to find an alternate location as well as a proposal that is more appropriate in size and scope.

Respectfully,

[REDACTED]
[REDACTED] Burdett Avenue, Victoria B.C. [REDACTED]

Sent: Thursday, February 04, 2016 8:45 PM
To: Victoria Mayor and Council
Subject: Mount St Edwards Care Home

I am writing to you today regarding the proposed Mount Edwards low barrier housing project being planned by the Victoria Cool Aid Society at 1002 Vancouver Street in Fairfield. I wrote to the Mayor and councillors several months ago to report that over a dozen people were tenting day and night in Christ church cathedral cemetery and how my husband and I were insulted as we walked by. We are seniors and felt very threatened as we made our way to town. Without going several blocks out of our way as we go regularly on our way to the YMCA and then off to town, our regular and best direct route is to walk from Cook down Rockland to Quadra .We do not feel that we will be safe in our own neighbourhood. After usage time was posted in cemetery park, things improved considerably and since then, with the growth of tent city, things have become progressively difficult on Quadra. I am particularly worried about Mount Edwards being used to house homeless people who are in need of specialized medical assistance and supervision for substance abuse and mental problems. I fear for the safety and security of the children who attend the cathedral school, for the many seniors who live in this community as well as the security of the buildings in which we live. Although we cannot prove the connection, our building on Rockland just off Cook has had four attempted break-ins (two successful) since the establishment of tent city.

Homelessness is a major issue and concern in the City of Victoria and those impacted need to be treated with compassion and provided the proper level of care and support. As a proud Victoria resident, I share and respect the goals of the Cool Aid Society in stepping up to provide needed services for so many vulnerable members of our community and applaud their efforts.

But when it comes to this particular proposal, I am very concerned about what is being put forward and its implications for both the community and the very people we are trying to help.

I cannot image any reasonable person believing that placing 101 high-risk individuals in a low barrier housing facility with minimal staffing directly next to an elementary school without appropriate public consultation is the responsible thing to do.

This is a complex issue, but at the end of the day it is not being treated with the respect and forethought that the community deserves.

I ask for the City's support in encouraging Cool Aid Society to find an alternate location as well as a proposal that is more appropriate in size and scope.

respectfully,

Rockland Ave Victoria BC

Sent: Friday, February 05, 2016 2:00 PM

To: Lisa Helps (Mayor); Victoria Mayor and Council; Chris Coleman (Councillor);
mngd.minister@gov.bc.ca

Subject: Fwd: Homeless Letter to Lisa Helps

Dear Mayor Lisa Helps

I understand that the City of Victoria and Cool Aid Society are working together to open a **"low barrier" residence** on the corner of Vancouver and Rockland Streets to meet the needs of a large number of homeless persons in our city.

This is within a block of my home at the corner of Rockland and Cook Street. I am very much in support of efforts to end homelessness and provide supportive housing for the homeless. However, I have a number of concerns with the current plan as I understand it. I am also particularly concerned about the lack of consultation with area residents and the fact there has been no opportunity for us to voice our concerns.

I have lived in the Cook Street area for 15 years and love the quiet streets and sense of community. I have felt safe and proud to be a local resident of this area; close to the city core, but not in it.

My sense of living in a safe environment is quickly diminishing. Since the Tent City has been set up encouraging the congregation of homeless people near the courthouse and YMCA, I have been the victim of, and have experienced a number of destructive and undesirable incidents. I also believe that individuals involved in planning this development must also be anticipating that similar incidents and problematic activities will continue should a high occupancy "low barrier residence" be opened on Vancouver Street.

Recent incidents of concern include:

- A week ago my work van was broken into and \$2K worth of personal items and dental equipment/supplies owned by my employer was stolen.
- Two days ago I found a person passed out in our parking lot.
- Many times, in the past three months, the recycling bins for our complex have been tipped over and the contents strewn around the parking lot.

- I regularly find needles when I walk to and from the YMCA.
- On two occasions I interrupted (caught) someone testing the doors and trying to open/break into our building.

I have read the Cool Aid Website's Q&A, CCCS PAC school parents' information paper, the official letter from Christ Church Cathedral Educational Society outlining why they do not support the project, and information/notices put together by Fairfield Community Speak-up. I have also reviewed the city's homelessness initiatives sites. *I am very dismayed and disturbed by what I have read.* Specifically I do not believe *putting 101 persons with mental health and addictions challenges together in one building* in a residential/school area as a **"low barrier" residence**, *is a responsible or ethical action* on the part of the City of Victoria and Cool Aid.

I also believe we, in BC have done a huge disservice to persons with mental health challenges that has resulted in them being displaced and homeless and do not believe a high occupancy, low barrier residence is the appropriate, supportive response.

Given the high level of petty crimes, thefts, break-ins and hazards associated with illicit drug use and people dealing with addictions issues (I think we can reasonably expect that people that require "low barrier" residence to be dealing with substance abuse issues which are a major impediment to their participation in other housing initiatives) I would say that if there must be "low barrier" residence(s), they should be distant from schools and family residential neighbourhoods, and should also be of low occupancy.

When I read on the Cool Aid website that "In the past week, there has been a very positive development for the Mount Edwards proposal, which for reasons of confidentiality, Cool Aid is unable to share at this time. ***We are expecting that a full announcement will be made in the very near future*** so please stay tuned." I am very upset and concerned.

The lack of transparency and consultation with local residents causes me to question the integrity of decision makers in their consideration of the needs and concerns of local residents. I urgently request a full consultation with area residents occur before any further decisions are made.

Thank you for your time,

Regards,

[REDACTED]

[REDACTED] Cook Street,

Victoria BC

Sent: Tuesday, February 09, 2016 3:41 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email



Wow no note back from you regarding my first email and then the big news release. If it were not for the news we would learn nothing about your plan to ram 1002 Vancouver St down our collective throats. A 1 year "temporary plan" is a total joke at best and a full lie at worst. It is obvious that your goal has always been to push through and to do so without all the public process you would afford anyone else.

When crime increases in our neighbourhood you will probably do nothing because you know that the police cannot do much about it and therefore most of the smash and grabs and privacy invasions go unreported and therefore there will be no "data" to support this being a stupid idea.

I only wish that your own hoods would get something like this pushed through but of course we all know that would never happen.

Sad, this process you have foisted on us should be criminal. I wish we had our municipal election votes back for a do-over.

From: [REDACTED]

Sent: Wednesday, February 10, 2016 12:33 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Re: Cool-Aid Proposal for Mt. Edwards

Dear Monica,

Thank you for your response. As you can imagine, I have been following this fairly closely so I was aware of the move by BC Housing. I am very appreciative of everything that Mayor Helps has sought to do with respect to homelessness in this City thus far. It is certainly a daunting task, on many levels.

I hope that the City will continue to involve itself as much as possible in helping to develop long term solutions. I'm afraid this move by BC Housing, while optically more palatable to many City residents (and, dare I say it, NIMBYs), is really only a band-aid for the larger underlying issues we face as a community. To my understanding, temporary shelter is exactly what the Tent City residents have been protesting against, and that permanent housing solutions are what they advocate for - with good reason. It is my hope that a long-term permanent housing solution (or several) can be developed and implemented in the coming months and years. I will participate in any public processes I can in hopes of fostering a more positive dialogue on these issues than has been evident in the public thus far.

Best regards, [REDACTED]

From: [REDACTED]
Sent: Friday, February 19, 2016 1:37 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Proposal re. Mount Edward

To The Worshipful Mayor of Victoria: Lisa Helps:

I am an owner of a condo unit in the Chelsea building located at Vancouver Street and Burdett Avenue. I am not resident in Victoria and rent the unit to tenants. We have plans to retire to Victoria and use the condo as our home. It has been brought to my attention that there is a proposal to open a "low barrier" permanent residence at Mount Edward. It has also been brought to my attention that the proposal has not had a fair and full public hearing. There are serious considerations to be taken into account both with regards to the residents of Mount Edward but also for the residents and businesses in the surrounding area.

I question the wisdom of placing such a facility in the midst of a school and the effect it could have on public safety for local residents. I would urge you to slow down the process and consider a public consultation so that all sides can air their concerns.

Kind regards,

[REDACTED]

Noraye Fjeldstad

From: William Johnston [REDACTED]
Sent: Tuesday, February 14, 2017 12:03 PM
To: Lisa Helps (Mayor)
Subject: Mt Edwards Court

Categories: Awaiting Staff Response

Dear Ms. Mayor:

I urge you to to refuse to support the re-zoning of Mt Edwards Court. It should remain as a Nursing home for the elderly, rather than as supportive housing for people with low to medium needs. Placing 52 more people (92 in Total) with serious addiction issues next to an elementary school is surely unnecessary and dangerous. I know that it was convenient when there was an ongoing crisis with tent city, but now the use of the facility for these purposes seems unnecessary and dangerous. Surely there are better locations than one next to an elementary school.

waj

William Johnston
999 Burdett Avenue,
Victoria, B.C. V8V 3G7

Noraye Fjeldstad

From: June Tatchell [REDACTED]
Sent: Monday, February 20, 2017 3:40 PM
To: Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Chris Coleman (Councillor); Pam Madoff (Councillor); Geoff Young (Councillor); Ben Isitt (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor)
Subject: Mount Edwards Court
Categories: Respond through Mayor and Council inbox, Awaiting Staff Response

To Whom It May Concern:

I am writing today to express my concern, since it is my understanding that the Cool Aide Society have asked Council to rezone Mount Edwards Court in order that it is able to house more people than presently there.

I am quite disturbed with this happening, with an Elementary School across the street. These young children are already bothered by seeing bad behaviour, swearing, discarded needles etc. These are the future citizens of this City.

Also, the presence of these folk in Mount Edwards Court has had a serious effect on the school, with many parents withdrawing their children. Also, enrolment is down and the school is having a difficult time surviving. I am not a parent nor do I have anyone attending CCC School and I do not live in the area, however, I have been watching the development of what is going on at Mount Edwards Court very closely and have spoken with parents and others involved with the School.

If, in fact this does go before Council for a vote on rezoning, I will be watching the vote very closely.

With great concern, June Sharman

Noraye Fjeldstad

From: Donna Longley <[REDACTED]>
Sent: Wednesday, April 05, 2017 5:04 PM
To: Lisa Helps (Mayor); Rich.Coleman.MLA@leg.bc.ca
Subject: Mount Edwards Court - too high density numbers

Categories: lucas in progress

April 5, 2017

Re: Mount Edwards Court temporary Use contract with Cool-Aid expired on March 31, 2017

Why have the current residents at Mount Edwards Court not moved out of the facility as of March 31, 2017? The community was promised when residents first moved in over a year ago, following tent city that the arrangement was temporary and residents would vacate the building as of March 31, 2017 when the contract expired. The neighbours and the school have continued reasons to lack trust in the promises made to us by BC Housing and by the Cool Aid Society.

Our son attends Christ Church Cathedral School (CCCS), and I do not support changing the zoning from one social need to give way to another social need. A nursing home is a better fit for the neighbourhood and for Christ Church Cathedral elementary and middle school.

Changing the zoning to fit a low to medium needs supportive housing facility will have a negative impact on the school, not to mention the property values and the safety of the neighbourhood. I have reason to be concerned that an increase from 38 residents to over 100 residents will create an unsafe environment similar to the neighbourhood surrounding the former Central Baptist Care home on Johnson Street. In February, 2017, 32 of the **109 police calls** to the Johnson Street area were for public disorder complaints - up from nine in February the year before. Single resident occupancy rooms are temporary homes at best and people who accept living in a residence with only a toilet and bed are likely to lack stability and the skills to live independently as respectful, quite neighbours.

Safety for children attending the school is a concern for many CCCS families. Supportive housing for people with low to medium needs is still too high of a risk to have next to a school. There is no example of a facility like this anywhere else in BC, located only 18 steps from an elementary school. The parents and neighbours have lost trust that Cool Aid can run a safe facility due to continued problems the school and neighbours have experienced throughout the Cool Aid contract. There has been an ongoing lack of transparency from Cool Aid when there were issues with the residents of Mount Edwards Court with the police and emergency services. I learned during a recent community meeting that a reason Police calls reduced from Mount Edwards Court is because Cool Aid has been instructed by their management to use the non-emergency police number, which reduces police call statistics for the building. As a community we are no longer able obtain police call statistics for our precinct area, which we used to receive and now are being denied access to requests for statistical information.

Christ Church Cathedral School is the only elementary school located in downtown Victoria which is a needed service for young families living downtown. With the new children's park being developed on the former tent city site children need to be safe to play in the park plus in the school playground. Families will not bring their children to the park if there is unwanted or worrying behavior from nearby residents of the proposed 100 plus residents, many suffering from mental health/addiction problems, despite what many

believe are false assurances made by Cool Aid that residents will remain in their rooms. The proposed plan to house over 100 people at Mt. Edwards Court is still too high a number because disruption from ambulances and fire trucks attending calls at the Mount Edwards facility is distressing to the neighbours and the children attending the school. There is a concern that another dangerous, criminal element will loiter around the building, preying on vulnerable residents, attempting to sell drugs, posing a safety issue for the neighbourhood as experienced at the Johnson Street shelter facility. When children witness people outwardly displaying distressing and criminal behaviours due to mental health issues or addictions, it negatively affects their young developing brains and emotional stability and happiness.

Mt. Edwards is zoned as a nursing home which is a much safer demographic for the school next door and for the neighbourhood.

Sincerely,

Donna Longley
1343 Slater Street
Victoria BC V8X 2P8
Phone [REDACTED]

Noraye Fjeldstad

From: Christopher Schmidt [REDACTED]
Sent: Sunday, April 09, 2017 11:52 PM
To: Lisa Helps (Mayor)
Subject: Neighbours Oppose Homeless Housing at Mount Edwards Court
Attachments: 2016 05 17 Transcript Neighbourhood Liaison Meeting May 17, 2016.pdf; 2016.05.31 Amendments for May 17, 2016 MECNM Draft Minutes.pdf; 160516 Mt Edwards Statement of Support FINAL 6.pdf; 160525 Revised Mt. Edwards Statement of Support - FINAL 9.pdf; Dispute with Cool Aid over March 22, 2016 Meeting Minutes Part 1.tiff; Dispute with Cool Aid over March 22, 2016 Meeting Minutes Part 2.tiff; Dispute with Cool Aid over March 22, 2016 Meeting Minutes Part 3.tiff

To Mayor Lisa Helps,

It is my understanding that BC Housing is presently operating the hard-to-house facility at Mount Edwards Court past its promised one-year end-date of March 31, 2017. It continues despite promising to end operations on this date and subject the usage to a rezoning process that would involve public consultation.

As it stands, the outcome of consultation is already known since several public consultations were already held in the form of weekly neighbourhood meetings hosted by your operator the Victoria Cool Aid Society from February to May of 2016. Most neighbours who attended those meetings opposed that usage of Mount Edwards. Some of that opposition was captured in amendments to the minutes of those meetings, the final of which is attached to this email since Cool Aid failed to incorporate it into its minutes. I am in a unique position to testify to what was said at these meetings since it was I who audio-recorded the dialogue at those meetings, and it was I who typed out transcripts of that dialogue, and based on those transcripts, and it was I who carefully wrote and submitted the amendments. These amendments include more accurate versions of what was said including neighbourhood protest and criticism omitted by Cool Aid.

Attached are two versions of the neighbour's survey that Cool Aid refers to in its minutes as simply the neighbours' "Statement of Support"; as you can see, the title is ironic since it is the opposite: it is a survey proposing an alternate usage. Nearly everyone who signed wants the reintroduction of a nursing home for non-homeless and not previously homeless, despite the language later being diluted by outside interference (FINAL 6 received neighbourhood support before FINAL 9).

As well, attached is a three-part scan of my file for one of the meetings (March 22, 2016); in practice Cool Aid discouraged the voicing of opposition at its meetings and avoided recording neighbourhood opposition in its minutes and, when it was raised that these meetings where many people are coming to protest the usage of Mount Edwards could be recast by Cool Aid as a framework to justify future rezoning (by its repeated attempts to obtain a document of neighbourhood support/dialogue), both Don McTavish and Kathy Stinson of Cool Aid

denied it (see the end of the transcript of May 17, 2016 meeting) yet shortly before the next scheduling meeting they cancelled all future meetings.

You are now informed: the neighbourhood opposes housing the homeless at Mount Edwards Court. The validity of those amendments can be evidenced in court, and it is my understanding that any pushing ahead with this project in the context of opposition by stakeholders constitutes causing damages to me and other stakeholders who stand to lose the enjoyment of an intrinsic quality of their stakes.

Life in downtown Victoria is being rapidly destroyed with every homeless person that the government houses downtown subjecting productive citizens to trash, feces, needles and crime by derelicts that scream, rant, and threaten passersby. Downtown should be for employment, retail, and tourism but bureaucratic blindness continues to cost every person with business downtown. It will not end until the government stops to consider the cost of its ill-considered policies towards those addicted to drugs and decides to treat addiction as mental illness and crimes as punishable and stops attempting the unsustainable task of housing in this high-cost market those who cannot afford it but who are migrating here in ever-increasing numbers.

In the meantime, do not bring the madness here. This is a quiet, green neighbourhood that will be destroyed by the spread of the revolting Pandora/Quadra/Johnson mess. Recognize the opposition and abide by the input of neighbouring stakeholders who build, contribute, and support this city and province.

Sincerely,

Christopher Schmidt

Noraye Fjeldstad

From: caroline stigrant [REDACTED]
Sent: Wednesday, April 26, 2017 2:17 AM
To: Victoria Mayor and Council
Subject: Mt Edward Court Rezoning and Cathedral School

Dear Mayor and Council:

It is with a burdened mind that I write this, at 2:00 am, having attended the recent CALUC meeting at the Cathedral School on Monday night. Let us at least at least move forward, whatever the direction of this request, it has been a drawn out process with plenty of emotional energy spent on all sides.

This will be my last appeal to you, our elected officials, to do the right thing in the Cathedral Hill neighbourhood. Although Victoria Cool Aid Society presented a 'watered down' proposal of who they will house (versus the original low barrier housing proposition), after considerable reflection I feel that the request for housing 80+ individuals with significant mental health / substance abuse history / and 'low to moderate needs' across the street from my children's elementary school and indeed our community, remains inappropriate. I will outline 4 reasons why I feel this way:

1. seniors are a more stable option for housing next to a school and cathedral community - why would we take even a small risk (though some feel the risk is significant) with the emotional health and safety of schoolchildren? I do not understand why we have not had serious dialogue about seniors housing at that site, which seems such a natural fit.
2. proposed 80+ units will increase the concentration of potentially vulnerable people, hence those who might 'prey' upon them, leading to a general decline of the community - which, once rezoning has occurred, would be to the permanent detriment of the neighbourhood
3. a Cool Aid representative informed me at the meeting that if individuals relapsed into significant drug use while living in that facility, they would be managed accordingly - with options including detox (which would require that individual's consent to be sent there) or finding alternative Cool Aid housing (which could take MONTHS - in the process leading to further destabilization of perhaps other marginally functioning individuals). The supposed reassurance of 3 people on staff (one of whom is a janitor and another kitchen staff) was hardly reassuring.
4. even if there are no 'events' witnessed by children or families, the perception of what might be going on inside the building remains unacceptable to many parents, hence the future of our school remains threatened from multiple student withdrawals, hence the school facing financial crisis that might lead to closure - why would you permit that to happen to our community?

Christ Church Cathedral School is in its 26th year - the school is established, has been compassionate and mindful of people in need, teaching and demonstrating social responsibility - it is still shocking to me that a public housing proposal of this nature has been made directly across the street. It simply does NOT pass the 'look/see' test.

Please do not permit rezoning that would allow the proposed Cool Aid facility at Mt. Edwards Court.

Yours truly,
Caroline Stigrant

Noraye Fjeldstad

From: Elaine Culver <[REDACTED]>
Sent: Tuesday, April 25, 2017 7:39 AM
To: Victoria Mayor and Council
Subject: Proposed expansion of Mt Edwards by Cool Aid Society

Categories: Lacey in Progress, Awaiting Staff Response

> I am completely opposed to the proposed expansion of mt. Edwards. This facility should never have been allowed in the first place. The very idea of placing drug addicts and alcoholics within even 4 blocks of an elementary school should never have been permitted, let alone 18 steps. Why we would put the needs of alcoholics and drug addicts ahead of and before young vulnerable children is an insult to our society.

>

> These "hard to house" people are for the most part addicted. The very fact that the current facility is low barrier condones their illegal activities and I believe encourages it by that designation. I am of the belief that In order to support their lifestyle the majority of them have to resort to criminal activities; Our welfare rates to do supply them with enough funds, nor should they. Through my taxes I'm already supporting them.

>

> Even the clients that are presently in the facility on Johnson st which houses approximately the number of residents Cool Aid and the Province want to house in Mount Edwards state it doesn't even help them. They're subjected to the abuse of the criminals and drug abusers in-house, and they feel threatened and want to get out. Drug dealers and prostitution swarm to the area which is something that no residential neighbourhood should be subjected to. Housing about 109 people in a small facility is an explosive powder keg which has been proven at the Johnson street facility.

>

> Please do not put our neighbourhood and our school at risk. Sell this property.

Elaine Culver
411- 1149 Rockland Avenue
Victoria BC. v8V 4T5

Noraye Fjeldstad

From: webforms@victoria.ca
Sent: Wednesday, April 26, 2017 4:48 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Daryl Elving-Klassen
Email: [REDACTED]
Reference :
Daytime Phone : Not provided
Re: Mount Edwards Court rezoning...

I have a young child at Christ Church Cathedral School, and am concerned about the Mount Edwards Court project. I believe with the right proposal, the right service provider, the right staffing, the right funding, and the right government, this project could be a success. Right now we have these things in place, but there is no guarantee this will be the case in the future.

I ask that Victoria's mayor and council refuse to allow rezoning unless the proposal includes a legally binding covenant that is registered on the title of the property that names the Anglican Diocese of BC (the owner of Christ Church Cathedral School property) as the beneficiary of that covenant.

The school has been in that spot in Fairfield for more than 20 years, and the Cathedral itself for much longer. The Cathedral and the school have been fantastic neighbours and great supporters of the local community. They are the only means of guaranteeing (with a legally binding covenant) that the Mount Edwards Court project is always managed in a way that benefits the whole community.

Sincerely,

Daryl Elving-Klassen

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 184.71.14.170

Noraye Fjeldstad

From: Yolanda & Denis - new [REDACTED]
Sent: Thursday, April 27, 2017 4:58 PM
To: Victoria Mayor and Council
Subject: Mount Edwards re-zoning

Hi Mayor and council,

We are a senior couple who have lived in our Rockland Ave condo for almost 25 years. Along with many of our neighbours we feel that the city just is not listening to or caring about taxpayers living around the Mount Edwards site. What the Provincial Government and Cool Aid did by moving in the squatters from the Court House site was very maddening. The city seems to have just stood back and let this happen without taking into consideration the input from the surrounding area. The time has come where the city can actually listen to us and do something positive for the people who live in the affected area. Do not allow the rezoning of the site, keep it as it is.

We live on Rockland between Vancouver and Cook - 1/2 block from Mount Edwards. When we moved into the area in 1992 it was a quiet residential enclave just a few short blocks from all the amenities of Downtown and Fort Street. We would hear the odd siren at light as an ambulance made it's way to RJH. This was totally understandable as Fort Street is the main route to the hospital. Ever since the Squatter's Camp sprung up, then eventually Mount Edwards in it's current form, we very often hear sirens stopping close by day and night. This only underscores the change, for the worse, that has occurred in our neighbourhood. We have drastically cut back on our evening strolls around our once enjoyable neighbourhood. My wife and I used to go to Royals Hockey games and Harbourcats baseball games never worrying about the dangers that might be lurking in the dark, it always felt relatively safe. We haven't gone to a single game in the past 2 years because we have to pass through the ghettos on Pandora and Johnson Streets in the dark on our way home. The inhabitants of those places are just too unpredictable as we try to weave our way through the groups to get by. We've had to dodge tweakers riding their bicycles and skateboards on the sidewalks too often to trust their judgement or ability to avoid us. We often see open drug use and dealing. If you allow the rezoning of Mount Edward you would just be adding another ghetto. We simply do not trust the Cool Aid or BC Housing people to stick to their promises as they outlined them in their literature and meeting the other night at the Catholic School.

At that meeting an informal vote was called, reluctantly, by the chair. Approximately 80% of those present opposed the changes sought by Cool Aid.

Please listen to your constituents and do not allow the expansion of the operation at Mount Edwards Court.

Respectfully,

Denis & Yolanda Corbett
104-1040 Rockland Ave

Noraye Fjeldstad

From: James Yahoo! Email [REDACTED]
Sent: Tuesday, May 09, 2017 3:59 PM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Jeremy Loveday (Councillor); Pam Madoff (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor); danmaxwell@[REDACTED]; ccrawford@[REDACTED]; hhartman@[REDACTED]; mngh.minister@gov.bc.ca; sramsay@[REDACTED]; Jon.Burbee@[REDACTED]; premier@gov.bc.ca; mflanigan@[REDACTED]
Subject: Rezoning Proposal for Mount Edwards Court - Resounding NO!
Attachments: CALUC meeting regarding Mount Edwards.docx.pdf

On Monday April 24, 2017, neighbours of Mount Edwards Court (MEC) and parents of children enrolled at Christ Church Cathedral elementary school, attended the Fairfield Gonzales Community Association Land Use Committee (CALUC) consultation meeting. The purpose of the meeting was to provide CALUC with information/community views concerning the proposed rezoning of MEC at 1002 Vancouver Street to accommodate a shelter facility for approximately 90 individuals, age 50+, who have mental and addiction issues. The meeting was held in the Christ Church Cathedral gymnasium and was hosted by CALUC. The gymnasium was packed.

The Victoria Cool Aid Society had 15 minutes to present plans followed by comments by the attendees. Each attendee was allowed two minutes to speak. At one point in the meeting a neighbour counted 168 attendees at the meeting. Due to the length of the meeting, many had to leave before the meeting ended, but clearly area residents and parents were opposed to the proposed usage for MEC. In fact, only 28, including some Cool Aid employees, supported the Cool Aid plan, and the rest opposed. That is overwhelming opposition to the Cool Aid proposal.

The community response to the proposal is not NIMBYism. Tent City residents were relocated and housed at MEC without any prior consultation with the community. The negative impact of the "social issues" caused by the 38 "low barrier" MEC residents was greatly underestimated by Cool Aid and BC Housing. It is now more than a year later and the issues of crime, drugs and violence continue because Cool Aid is not responsible for the behaviours of the residents the moment they leave MEC. We've been told that the demographics of the proposed residents will not be a problem, but based on experience, we know that this is not true. Warehousing that many people in one building will exacerbate the existing issues and the MEC residents will continue to traumatize the neighbourhood.

It is unfortunate that some of you did not attend the meeting. People fear for the safety of their children. MEC should never have been used as a facility of this type because of its proximity to the school and child related activities. You have an opportunity to correct a mistake by relocating the current residents, selling the building and using the funds

to build a facility that will be more suitable for the needs of the residents and away from schools, parks and other child-related structures. The MEC site could be used to satisfy projected housing needs for Fairfield families.

I presented at the meeting. Attached are my notes, which were also sent to David Biltek, FGCA Community Land Use Committee Chair.

Sincerely,

Shelley Campbell
Fairfield Resident

Sent from my iPad

April 24, 2017

- My name is Shelley Campbell, Nearby Homeowner
- The question tonight should not be whether zoning should stand as is for Mount Edwards or rezoned as per the BC Housing request. The question should be whether the building should be used as a facility for people with addiction and mental health issues and unpredictable behaviours when it is adjacent to an elementary school, the YMCA, a new children's playground and the Pioneer Cemetery or repurposed or sold so that the land use would complement the neighbourhood rather than threaten the safety of neighbourhood residents.
- In addition, there is a very high probability that Mount Edwards has asbestos issues and is not seismically sound. In my opinion, it is a crummy old building and Cool Aid/BC Housing are prepared to spend too many dollars to renovate it when the proposed facility should not be there.
- While the transfer of the former Tent City residents to Mount Edwards provided expedient shelter to Tent City residents, the residents should never have been transferred to a facility located in a quiet residential area. The cost to the neighbourhood has been high – the elementary school children have been exposed to socially unacceptable behaviours, people are afraid to walk about, especially at night, items stolen, vandalized and even the attractive landscaping modified so that no one can engage in illegal activities behind the bushes.

- I support the transfer of the current residents to another facility and the building being sold. We are told that this is a buoyant real estate market so BC Housing could use the proceeds from the sale of Mount Edwards to build better treatment facilities, affordable housing and prevention programming.
 - Baptist Housing sold the property to BC Housing for use by Cool Aid, as they believed that it would do more good for the community than the other, higher bid from a developer. There was no community consultation and Baptist Housing/BC Housing and Cool Aid greatly underestimated or ignored the social issues that would be caused by the Mount Edwards residents.
 - Cool Aid is not responsible for behaviours when outside the building – and this is where the trouble begins.
 - Crime rates are up – and there are only 38 residents at this time. What will happen when the number of residents more than doubles?

CALUC meeting regarding Mount Edwards

Lacey Maxwell

From: Christopher Schmidt <[REDACTED]>
Sent: May 17, 2017 10:22 PM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Jeremy Loveday (Councillor); Pam Madoff (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor)
Subject: The April 24, 2017 Consultation for Mount Edwards Court is Misrepresented by the FGCA's CALUC Letter

Dear Mayor and Council,

I have received the CALUC summary for the April 24, 2017 community consultation regarding the proposed rezoning for 1002 Vancouver Street. The report contained so many misrepresentations and inaccuracies, I felt it proper to address them.

Firstly, the "Mount Edwrad[sic] Final Report" is written in such a poor manner, it brings to question the competency of the person who wrote it.

Secondly, at the April 24th, 2017 consultation, a video camera was angled in the direction of the microphones. It likely filmed Don McTavish of Cool Aid in the foreground, Steven Hammond, the three proposal supporters in front of Steven Hammond, and the all the rest of the proposal supporters who were clustered in the far-side-front-middle of the gymnasium. Around an hour and a half into the meeting, Steven Hammond asked for a pool to be taken and, as usual, claimed support. A show of hands was done.

The thing is that, due to the camera's angle, anyone viewing footage of the vote would likely get a very misleading impression when only 28/168 supported it.

As far as the vote of opposition, here is a link to a video showing the opposition that the camera likely missed (it shows the total opposition on the near (left) side but it does not pan over to the rear half of the far side of the gymnasium to show the same opposition there):

Thirdly, "That Vote" wasn't a vote. Using "vote" gives the impression of a count. Rather, it was an informal show of hands followed by a count of support and a (very low) estimate of opposition. Simply, the CALUC member could not have counted such a gymnasium full of crowded, overlapping hands.

In order to confront the "caveats that would modify the vote", here is some information.

Regarding a caveat: the "fellow standing close by" who lives "in the neighbourhood" and does "work for cool [sic] Aid" was likely Don McTavish of Cool Aid since he was sitting in the front row near the Chair and camera. The Cool Aid employee who was identified raising his hand was John Sherrat of Oak Bay.

Regarding another caveat: In short, the "non-voting 50" is a flat-out lie. The FGCA's own number for attendance is 150, to make up for the huge discrepancy between that and its underestimate for opposition the FGCA imagined 50 neutral attendees and stated that "they would have supported another option." Claiming 50 abstentions (non-voters) is a wildly hypocritical maneuver since the CALUC Chair explicitly stated that it would "not... get into options" but rather only have a simple show of hands of whether attendees

supported/opposed the proposal “as it stands”. No show of hands for abstentions was done, and likely for good reason, since had there been one, there would have been few or no hands.

Regarding another caveat: the FGCA suggests that the result be disregarded due to the presence of people from outside the neighbourhood, which is true hypocrisy since, after a local resident voiced concern about the raised hand of a man who is a proponent employee and Oak Bay resident, the FGCA refused the request “that only neighbours and nearby residents raise their hands.”

Regarding another caveat: the letter also reflects that “38 people spoke, 28 were opposed while 8 were in favour”, but adds the caveat that “if one was just to count the parents or just the neighbours who spoke that ratio would be different.” This is so sloppy. So I made notes from my audiorecording, and entered a summary into a spreadsheet.

If the speaker failed to provide rent/own and location information, I added it based on what I know of neighbours. 5 non-local Fairfield property owners either identified themselves or were known by me. All 8 local property owners were known. 2 parents who lived in Fairfield were assumed to be owners. If an unknown speaker simply identified as from “down the road” or Fairfield, it was concluded that they rented and that they were not from nearby. Most renters identified or were known. So to assist the CALUC’s inability to keep better records, this is my best conclusion of speakers who supported/opposed:

7 local renters, mostly oppose (4), especially the long-time residents.

4 renters from further in Fairfield: all support.

12 parents: all oppose, 6 want covenants, 5 identified as residing outside Fairfield.

2 local businesses: ALL OPPOSE.

8 local Fairfield property owners: ALL OPPOSE.

7 distant Fairfield property owners: ALL OPPOSE.

Fourthly, at the meeting, the CALUC spoke a summary that was very different from the letter. Yet the letter ends with a paragraph whose placement and structure gives the reader the impression that the content of the letter was approved by a multitude. As if to validate its absurdities, the paragraph dedicates itself to one person’s co-operative opening remark “You probably got it right”, a remark which was followed by a request for information. It was a single remark inflated into a narrative where “the people still at the meeting” were asked to advise if the CALUC “got it right” and the FGCA was told that “essentially [it] did” (get it right) with a few innocent flaws “but essentially right”. The paragraph says nothing about the next speaker who extensively criticized the FGCA for reporting more points in favour of the proposal than against the proposal at a meeting where there was a decisive show of hands, a criticism that was followed by the CALUC Chair promising “We will put in the report ‘overwhelming opposition’. OK?” And it says nothing about five more speakers who followed to voice opposition to the proposal and another speaker who testified that the FGCA and its CALUC are unfit to hold a public consultation on this issue.

In sum, the FGCA CALUC Chair broke his promise that he would report “overwhelming opposition” and instead wrote “So yes the vote appears on first blush to support denying the application but there are many caveats as mentioned above which may modify the vote”. That statement, the self-created caveats, and the creation of an imaginary 50 who “would have supported another option” seems designed to give the City leeway to ignore the overwhelming opposition.

If that is the FGCA’s way of not taking a side or position on an application, that is one hell of a way of not taking a side or position.

My observation is that the City of Victoria’s objective according to the Mayor’s Task Force for Housing Affordability is to increase housing for the poor. The City of Victoria knows that Fairfield neighbours have demanded that the FGCA not participate in CALUC. Yet the City has requested that the FGCA continue its

role operating CALUC. By putting the operation of CALUC with an organization that claims neutrality yet misrepresents public input, the City of Victoria gets the optics of public consultation.

Sincerely,
Christopher Schmidt

REVISED Residents and Business Owner's Statement of Support Regarding the Future Use of Mt. Edwards

We, the undersigned, are frustrated by ongoing effort of Victoria Cool Aid Society to obtain the appearance of consent, agreement, and dialogue with neighbours and business owners near Mt. Edwards, at 1002 Vancouver Street.

Background:

In February 2016, the public learned that renovations were being done to change Mt. Edwards into low-barrier housing. Low-barrier housing (or no restrictions housing) is defined as "housing where tenants are **not** expected to abstain from using alcohol or other drugs or from carrying on with street activities while living on-site."

The Mt. Edwards facility is currently zoned R-K zone, which allows hospitals and nursing homes. Mt. Edwards is located across from an elementary school; therefore, any changes should and need to consider the safety and security of the students. Safety, security and community well-being is paramount to community members and business owners.

Given that:

- Mt. Edwards is located in a residential neighbourhood and across the street from an elementary school,
- the Provincial Government allowed its land to be occupied on the court house lawn in the Autumn 2015,
- the Provincial Government unilaterally responded without consultation to establish a no-restrictions facility at Mt. Edwards for 38 individuals from the occupied property, with room for up to 100 or more after renovations,
- Victoria Police reveal that neighbourhood calls for service in and around the occupied land has increased by 46% since "tent city" has been established (including violence, open drug use, break-ins, thefts, public disorder, etc.)
- Victoria's Police Chief received unanimous support from City Council to fund extra policing due to the "criminal element", "gang members" "threats", "intimidation" & "drug trafficking" in and around the occupied land,
- moving "tent city" indoors, to Mt. Edwards on a permanent basis will entrench the same problems,
- our peaceful neighbourhood has been altered by these increased number of people attracted to it by the occupied property and by the Mt. Edwards facility, subjecting community residents to an increased burden of liability and an increased cost for security,
- the Provincial Government contracted the Cool Aid Society until March 31, 2017 to manage the facility with no process for the selection of operator,
- the Cool Aid Society is in a conflict of interest leading community meetings, and
- the Cool Aid Society refuses to demonstrate to the community how it is a positive addition to the neighbourhood.

We, the undersigned, support:

- True consultation with the neighbourhood and adherence to neighbourhood input to use Mt. Edwards for housing that would reflect the residential neighbourhood and its proximity to an elementary school,
- Housing with supports reflective of our neighbourhood such as a nursing home for elders or mixed residential use (rental & nursing but NOT low-barrier housing), and
- A new operator who has the trust and support of the neighbourhood, to manage the facility and to build positive and respectful relationships with community residents.

| | | | | | | |
|--|---------------|--------------|---------------|-----------------------|--------------------|--------------|
| Name | | | | | | |
| Address | | | | | | |
| Signature | | | | | | |
| Date | | | | | | |
| Circle what best describes your interest | <i>Renter</i> | <i>Owner</i> | <i>Parent</i> | <i>Business owner</i> | <i>Parishioner</i> | <i>Other</i> |
| Optional Phone # & email | | | | | | |

Please scan the signed document and forward to MadAsHell@telus.net OR email and we will find a way to pick it up. Remember, you can make a difference in your community.

May 25, 2016

REVISED Residents and Business Owner's Statement of Support
Regarding the Future Use of Mt. Edwards

Please scan the signed document and forward to MadAsHell@telus.net OR email and we will find a way to pick it up. Remember, you can make a difference in your community.

May 25, 2016

Lacey Maxwell

From: Christopher Schmidt [REDACTED]
Sent: May 23, 2017 7:52 AM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Jeremy Loveday (Councillor); Pam Madoff (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor); danmaxwell@bchousing.org; mflanigan@bchousing.org; ccrawford@[REDACTED] hhartman@[REDACTED] mngh.minister@gov.bc.ca; sramsay@[REDACTED] on.Burbee@gov.bc.ca; premier@gov.bc.ca
Subject: Original Statement of Support "160516" Got Far More Support Locally and It States That Locals Do Not Support Housing for the Homeless Nor The Previously Homeless at Mount Edwards Court
Attachments: 160516 Mt Edwards Statement of Support FINAL.pdf; 160525 Revised Mt. Edwards Statement of Support - FINAL.pdf

To Mayor and Council and BC Housing representatives and officials,

BC Housing's current proposal seems to come directly from a Revised Statement that received signatures in May of last year. It is attached.

However, the Revised Statement did far worse locally than the Original Statement, which makes it very clear that locals do not support "housing [for] the homeless nor the previously homeless" at Mount Edwards Court. It is also attached.

To be clear, this email is about the "Residents and Business Owner's Statement of Support Regarding the Future Use of Mt. Edwards" [document titled "160516 Mt Edwards Statement of Support FINAL"] (the Original Statement) and the "REVISED Residents and Business Owner's Statement of Support Regarding the Future Use of Mt. Edwards" [document titled "160525 Revised Mt. Edwards Statement of Support – FINAL"] (the Revised Statement).

On August 5, 2016 these signed Statements came into my possession from Stephen Hammond.

When I received the statements from Stephen, they were clipped in two large stacks. Each stack was identified with a sticky note. The notes had the writings "95 Old Statement Alpha" and "Revised 104 Alpha". The notes were on the Original Statement stack and the Revised Statement stack respectively. There was also a loose note with the writing "Statement ... 95 Old ... 104 103 New ... blank also".

Six months later, on March 3, 2016, a neighbour emailed me that Stephen said that I have the “petition with over a 100 names on it regarding the occupancy of Mt. Edwards.” BC Housing’s applying for rezoning was mentioned as well as that the petition might be needed.

On Fri, Mar 3, 2017 at 6:04 PM, Dr. Steven Benson [REDACTED] wrote:

Hello Chris

I have been corresponding with Stephen Hammond (he is away on vacation right now) and he said you have a petition with over a 100 names on it regarding the occupancy of Mt. Edwards. BC Housing is moving very quickly on this, and they will be planning applying for rezoning this month or early next. Cool Aid has been engaged to operate the site, with 38 people on each of the first two floors and a mixed population of low-income people on the top floor. The first two floors will be 50+, but the top floor will be all ages. They will not be IV drug users, but we have not received a profile of their needs. We don't know if they will all be drug addicts, or mentally drug addicts or a mix. We may have need of the petition, and we want to see if the wording is still applicable. Do you still have it? Are you interested in getting involved in this, or handing it over to someone else?

I would appreciate hearing your thoughts.

Thank you.

Marjory Benson

[REDACTED]

Trusting what I had been given, I replied to that email with the numbers written on the sticky notes and attached the Original Statement and the Revised Statement.

A significant difference between the Original Statement and the Revised Statement is that in last line of the Original Statement, it explicitly states that the undersigned support “[a new operator] who does not provide housing to the homeless nor the previously homeless”. The Revised Statement does not have these words.

What I heard at the April 18, 2017 info session and the April 24, 2017 consultation concerned me, so I decided that it was time for a very close look at the signed Statements. In so doing, signatory information was moved from the Statements into two spreadsheets.

On May 13 and 14, 2017, someone else read while I entered names into a spreadsheet of people who signed the Original and Revised Statements that went around 12 months ago. Afterward, analysis was done. The following was discovered.

- The first discovery was that the counts written on the sticky notes that were in the package of Statements were different than my count. The notes that came with the Statements claimed 95 Original and 104 Revised. One Original Statement had a duplicate. After taking the duplicate out and recounting, my count was 94 and 103.

Then I went through the Statements to examine whether they were correctly grouped. I found that:

- 5 Original Statements were incorrectly grouped with the Revised Statements (4 of these were the last Original Statements to be signed). My new count became 99 Original and 98 Revised.
- Then I saw that one of these late Original Statements was altered without validation and that two Revised Statements were signed by Stephen and Jack after their property sale on May 31, 2016. My next count became 98 Original Statements and 96 Revised Statements.
- Then I saw that 2 Revised Statements had two signatures each.
- My final count became 98 Original Signatories and 98 Revised Signatories (on 98 Original Statements and 96 Revised Statements)

Then I analyzed who signed the statement and where they lived and whether they signed both statements. What I discovered was that:

- the Revised Statement was signed by only 19 of the Original Statement's 98 signatories.
- In a catchment area that caught all of the original signatories near Mount Edwards Court, roughly defined by Humboldt Road to Blanshard Street to View Street to the block on the other side of Cook Street, 81 signed the Original Statement and 56 signed the Revised Statement.
- If you consider the 800 block and 900 block of Burdett Avenue alone, 50 signed the Original Statement and 31 signed the Revised Statement.
- Interestingly of the above, 819 Burdett Avenue residents signed 2 Original Statements and 11 Revised Statements but strangely all 11 Revised Statements had a PDF Icon in the upper left corner titled "Cool Aid Le... pdf"
- If you consider the time to gather 94 signatures, only 6 days were spent gathering the first 94 Original Statements but a whopping 20 days were spent gathering the first 92 Revised Statements!
- In each Statement's first 4 days, 92 Original Statements were gathered but only a paltry 16 Revised Statements were gathered!

- And if you consider whether the signatories resided afar, the Revised Statement received more signatures from distant areas like Tillicum and Langford.

It would seem the current BC Housing proposal should be revisited since it seems to come directly from the Revised Statement, which did far worse locally than the Original Statement, which makes it very clear that locals do not support "housing [for] the homeless nor the previously homeless" at Mount Edwards Court.

Sincerely,

Christopher Schmidt

Residents and Business Owner's Statement of Support Regarding the Future Use of Mt. Edwards

We, the undersigned, are frustrated by ongoing effort by the current service provider (Victoria Cool Aid Society) to obtain the appearance of consent, agreement, and dialogue with neighbours and business owners adjacent to and nearby Mt. Edwards, located at 1002 Vancouver Street.

Background:

In February 2016, the public learned that renovations were being done to change Mt. Edwards into low-barrier housing. Low-barrier housing (or no restrictions housing) is defined as "housing where tenants are **not** expected to abstain from using alcohol or other drugs or from carrying on with street activities while living on-site."

The Mt. Edwards facility is currently zoned a senior care facility providing support to seniors. Mt. Edwards is located across from an elementary school; therefore, any changes should and need to consider the safety and security of the students. Safety, security and community well-being is paramount to community members and business owners.

Given that:

- an elementary school is located across from the Mt. Edwards property,
- the Provincial Government allowed its land to be occupied on the court house lawn in the Autumn 2015,
- the Provincial Government unilaterally responded without consultation to establish a no-restrictions facility at Mt. Edwards for 38 individuals from the occupied property, with room for up to 100 more after renovations
- the Provincial Government contracted the Cool Aid Society until March 31, 2017 to manage the facility with no process for the selection of operator,
- the Cool Aid Society is in a conflict of interest leading and promoting meetings with the appearance that they are 'consulting' the community,
- the Cool Aid Society refuses to demonstrate to the community how it is a positive addition to the neighbourhood,
- our peaceful neighbourhood has been altered by the increased number of street people attracted to it by the occupied property and by the Mt. Edwards facility, subjecting community residents to an increased burden of liability and an increased cost for security, and
- crime and bylaw infractions increased significantly near Mount Edwards since Victoria Cool Aid started operating the temporary no-restrictions facility based on police reports.

We, the undersigned, support:

- Using Mt. Edwards as housing that would reflect the neighbourhood and its proximity to an elementary school,
- Private sector housing or highly restricted housing with supports reflective of our neighbourhood such as a nursing home for elders or mixed residential use (rental & supportive housing), and
- A new operator who does not operate low-barrier/no restrictions housing and who does not provide housing to the homeless nor the previously homeless, to manage the facility and to build positive and respectful relationships with community residents.

| | | | | | | |
|--|---------------|--------------|---------------|-----------------------|--------------------|--------------|
| Name | | | | | | |
| Address | | | | | | |
| Signature | | | | | | |
| Date | | | | | | |
| Circle what best describes your interest | <i>Renter</i> | <i>Owner</i> | <i>Parent</i> | <i>Business owner</i> | <i>Parishioner</i> | <i>Other</i> |

Please scan the signed document and forward to MadAsHell@telus.net OR email and we will find a way to pick it up. Remember, you can make a difference in your community.

Lacey Maxwell

From: Christopher Schmidt <[REDACTED]>
Sent: May 22, 2017 8:57 AM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Jeremy Loveday (Councillor); Pam Madoff (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor)
Subject: Re: The April 24, 2017 Consultation for Mount Edwards Court is Misrepresented by the FGCA's CALUC Letter
Categories: Lucas in progress

Dear Mayor and Council,

To follow up on my last email, this email has the link that was missing. Please also add this email to your Mount Edwards File.

It is being sent to you since, at the April 24, 2017 consultation, a video-camera was set up in the front left corner of the gym pointed at the microphones and all "28" of the proposal supporters were sitting in its frame and, due to the video-camera's angle, anyone viewing footage of the show of hands would likely get the impression that a much larger proportion of attendees supported the proposal than only 28/168.

As far as the show of hands for opposition, **140 voted against the proposed rezoning. Here is a video that shows part of the opposition that the videocamera likely didn't record. Except for the few supporters, the entire gymnasium—including people standing along the entire back wall—raised its hands in opposition to the proposal:** <https://youtu.be/dMuiejTeXts>

Also, I went back to the audiorecording of the speakers and summarized them in a more detailed manner. Regarding the speakers who supported/opposed:

Of the 8 who supported:

- 1 was a nearby renter
- 4 were renters from further away
- 2 did not identify stake
- 1 from outside Fairfield.

Of the 28 who opposed:

- 3 nearby renters
- 9 nearby Fairfield owners
- 1 farther Fairfield owner
- 1 farther Fairfield owner who was also a parent
- 1 from farther Fairfield did not identify stake and was also a parent
- 5 from outside Fairfield who were parents/headmaster
- 5 who did not identify location were parents
- 3 did not identify location nor stake

It is worth repeating that the FGCA's own number for attendance is 150, so there was a huge discrepancy caused by the FGCA's under-estimate for opposition (80). The FGCA's claiming 50 abstentions (non-voters)

who “would have supported another option” is a wildly hypocritical maneuver since the CALUC Chair explicitly stated that it would “not... get into options” but rather only have a simple show of hands of whether attendees supported/opposed the proposal “as it stands”. There was no show of hands for abstentions (non-voters), and likely for the good reason that the vote of opposition was overwhelming.

Anyway, BC Housing has left the decision to rezone to the City of Victoria, which is a fine thing since it has the authority to override the City rezoning process. So, **between this email and my last email, you have now received a more accurate summary of the public response at the consultation; as well, you are now informed of problems with the front-angle video and misleading elements of the CALUC's report.**

Sincerely Yours,
Christopher Schmidt

On Wed, May 17, 2017 at 10:22 PM, Christopher Schmidt [REDACTED] wrote:
Dear Mayor and Council,

I have received the CALUC summary for the April 24, 2017 community consultation regarding the proposed rezoning for 1002 Vancouver Street. The report contained so many misrepresentations and inaccuracies, I felt it proper to address them.

Firstly, the “Mount Edwads [sic] Final Report” is written in such a poor manner, it brings to question the competency of the person who wrote it.

Secondly, at the April 24th, 2017 consultation, a video camera was angled in the direction of the microphones. It likely filmed Don McTavish of Cool Aid in the foreground, Steven Hammond, the three proposal supporters in front of Steven Hammond, and the all the rest of the proposal supporters who were clustered in the far-side-front-middle of the gymnasium. Around an hour and a half into the meeting, Steven Hammond asked for a pool to be taken and, as usual, claimed support. A show of hands was done.

The thing is that, due to the camera’s angle, anyone viewing footage of the vote would likely get a very misleading impression when only 28/168 supported it.

As far as the vote of opposition, here is a link to a video showing the opposition that the camera likely missed (it shows the total opposition on the near (left) side but it does not pan over to the rear half of the far side of the gymnasium to show the same opposition there):

Thirdly, “That Vote” wasn’t a vote. Using “vote” gives the impression of a count. Rather, it was an informal show of hands followed by a count of support and a (very low) estimate of opposition. Simply, the CALUC member could not have counted such a gymnasium full of crowded, overlapping hands.

In order to confront the “caveats that would modify the vote”, here is some information.

Regarding a caveat: the “fellow standing close by” who lives “in the neighbourhood” and does “work for cool [sic] Aid” was likely Don McTavish of Cool Aid since he was sitting in the front row near the Chair and camera. The Cool Aid employee who was identified raising his hand was John Sherrat of Oak Bay.

Regarding another caveat: In short, the “non-voting 50” is a flat-out lie. The FGCA’s own number for attendance is 150, to make up for the huge discrepancy between that and its underestimate for opposition the FGCA imagined 50 neutral attendees and stated that “they would have supported another option.” Claiming

50 abstentions (non-voters) is a wildly hypocritical maneuver since the CALUC Chair explicitly stated that it would “not... get into options” but rather only have a simple show of hands of whether attendees supported/opposed the proposal “as it stands”. No show of hands for abstentions was done, and likely for good reason, since had there been one, there would have been few or no hands.

Regarding another caveat: the FGCA suggests that the result be disregarded due to the presence of people from outside the neighbourhood, which is true hypocrisy since, after a local resident voiced concern about the raised hand of a man who is a proponent employee and Oak Bay resident, the FGCA refused the request “that only neighbours and nearby residents raise their hands.”

Regarding another caveat: the letter also reflects that “38 people spoke, 28 were opposed while 8 were in favour”, but adds the caveat that “if one was just to count the parents or just the neighbours who spoke that ratio would be different.” This is so sloppy. So I made notes from my audiorecording, and entered a summary into a spreadsheet.

If the speaker failed to provide rent/own and location information, I added it based on what I know of neighbours. 5 non-local Fairfield property owners either identified themselves or were known by me. All 8 local property owners were known. 2 parents who lived in Fairfield were assumed to be owners. If an unknown speaker simply identified as from “down the road” or Fairfield, it was concluded that they rented and that they were not from nearby. Most renters identified or were known. So to assist the CALUC’s inability to keep better records, this is my best conclusion of speakers who supported/opposed:

7 local renters, mostly oppose (4), especially the long-time residents.
4 renters from further in Fairfield: all support.
12 parents: all oppose, 6 want covenants, 5 identified as residing outside Fairfield.
2 local businesses: ALL OPPOSE.
8 local Fairfield property owners: ALL OPPOSE.
7 distant Fairfield property owners: ALL OPPOSE.

Fourthly, at the meeting, the CALUC spoke a summary that was very different from the letter. Yet the letter ends with a paragraph whose placement and structure gives the reader the impression that the content of the letter was approved by a multitude. As if to validate its absurdities, the paragraph dedicates itself to one person’s co-operative opening remark “You probably got it right”, a remark which was followed by a request for information. It was a single remark inflated into a narrative where “the people still at the meeting” were asked to advise if the CALUC “got it right” and the FGCA was told that “essentially [it] did” (get it right) with a few innocent flaws “but essentially right”. The paragraph says nothing about the next speaker who extensively criticized the FGCA for reporting more points in favour of the proposal than against the proposal at a meeting where there was a decisive show of hands, a criticism that was followed by the CALUC Chair promising “We will put in the report ‘overwhelming opposition’. OK?” And it says nothing about five more speakers who followed to voice opposition to the proposal and another speaker who testified that the FGCA and its CALUC are unfit to hold a public consultation on this issue.

In sum, the FGCA CALUC Chair broke his promise that he would report “overwhelming opposition” and instead wrote “So yes the vote appears on first blush to support denying the application but there are many caveats as mentioned above which may modify the vote”. That statement, the self-created caveats, and the creation of an imaginary 50 who “would have supported another option” seems designed to give the City leeway to ignore the overwhelming opposition.

If that is the FGCA’s way of not taking a side or position on an application, that is one hell of a way of not taking a side or position.

My observation is that the City of Victoria's objective according to the Mayor's Task Force for Housing Affordability is to increase housing for the poor. The City of Victoria knows that Fairfield neighbours have demanded that the FGCA not participate in CALUC. Yet the City has requested that the FGCA continue its role operating CALUC. By putting the operation of CALUC with an organization that claims neutrality yet misrepresents public input, the City of Victoria gets the optics of public consultation.

Sincerely,
Christopher Schmidt

Lucas De Amaral

From: Mary James [REDACTED]
Sent: Wednesday, June 07, 2017 4:57 PM
To: Victoria Mayor and Council
Cc: Carol.James.mla@leg.bc.ca
Subject: Fort street and Mt. Edwards

Hello,

I'm a retired person and I own a condo at 1015 Rockland Ave. I have deep concerns about the decisions Victoria is making regarding housing at Mt. Edwards and also the proposed bike lane on Fort.

First, the housing at Mt. Edwards should be for senior care and should be illegal-drug-free. The taxpayers who live here should have a right to a safe community. I was born in Victoria and when I was very young there were lots of homeless people. In fact that's when Cool-Aid was created. Victoria has done a lot to support the homeless, however now it is time to provide more housing for seniors. I personally know how difficult it is to find a home for an ailing senior family member. Mount Edwards used to be a care home for seniors and I would like to see it return to that role and not as a rehab halfway house.

It is the provincial government's job to provide more support for our homeless and for our working poor community members. Much of that support should be focussed on health care, particularly mental health care and rehab.

The proposed bike lane on Fort is unnecessary. There is already a bike lane there. The bike lane that has been put in on Pandora has created traffic confusion. A much less expensive way to provide more safety for the bikers is to put flexible plastic rods between the traffic and the bike lane as they do in the city of Montreal. The flexible plastic rods are implanted into the asphalt and provide a visual waist high barrier between the bikes and the cars. The bike lane that is protected by the flexible plastic rods can be crossed by vehicles to park on the curb (the rods bend as the car drives over them and then spring back up), but the rods are a visual reminder to drivers that they must take care when crossing the bike lane. Thank you all for your hard work. Please take into account my thoughts on both Mt. Edwards for seniors without drug addiction, and a less expensive, less intrusive solution to the bike lane on Fort. Thank you.

Sincerely,
Mary James
[REDACTED]

Sent from my iPhone

Sent from my iPhone

Debra Hellbach
2517 Garden Street
Victoria, BC, V8T 3G4
July 4, 2017

Mayor Helps and City Councillors
Via email: mayor@victoria.ca

Rezoning Application: Mount Edwards Court

Dear Mayor Helps and City Councillors:

As a longtime resident, conscientious voter and parent of a student at Christ Church Cathedral School I am concerned about plans for Mount Edward Court.

That the building is currently being used for “the homeless and hard to house” is a concern on its own. The plan to double the population from 38 to 79 residences is a major concern. This doubling goes against CMHC’s best practices and such densities have already proven disastrous at Cool Aid’s 844 Johnson St. facility. (CMHC Research papers:

http://publications.gc.ca/collections/collection_2011/schl-cmhc/nh18-1-2/NH18-1-2-184-2007-eng.pdf and
<https://www03.cmhcschl.gc.ca/catalog/productDetail.cfm?cat=32&itm=35&lang=en&sid=oRRgmdekEXkxgNzTsi8V6mmxbryQjRjSkHNg40Vbv50KJlmfaWBftXJtbQriotsu&fr=1496099941207>)

I hope that you and the city councillors take into account that Mount Edward Court is situated next to a school, that it will be difficult (and costly) to enforce all the requirements to keep children safe and that a mutually beneficial solution is to use the property for affordable housing for seniors, families or single parents.

Sincerely,



Debra Hellbach

Lauren Martin

From: France Cormier [REDACTED]
Sent: Friday, July 07, 2017 5:53 PM
To: planandzone@fairfieldcommunity.ca; Community Planning email inquiries;
Development Services email inquiries; Victoria Mayor and Council
Subject: Mt Edwards court rezoning

To whom it may concern:

I am writing once again to raise concerns about the Mt Edwards Cool Aid project on Vancouver street in Fairfield.

The project is ill advised and will put the safety of the neighbours, and school children at risk, to no one's benefit. Helping the chronically hard to house is one thing, but to do it at the expense of the rest of the population is a big mistake and a liability for the city. Here are 7 reasons (amongst others) why the project is a very bad idea. I would really appreciate you giving them some consideration in your upcoming decision regarding the future use of Mt Edwards.

1) **Low barrier housing** is a terrible way to deal with the chronic homeless/hard to house. It results in entrenching them in their existing problematic behavioural patterns and very seldom translates into someone moving on to re-join society. A project as big as Mt Edwards is even worse. It ghettoizes the population within the building, ensuring even fewer will ever re-enter society. Cool-Aid's own selected study about low barrier housing, and posted on their website last year stated that any more than 30 people in one building caused more crime and impact to those inside and outside the building.

2) The **neighbourhood**: School, playgrounds, park and day care centers are in close proximity of Mt Edwards. These do not mix with low barrier housing. We won't let pot shops, liquor stores or bars open there, not even ice cream merchants on bicycles! Used needles are still showing up everywhere. As vigilant as parents, neighbours and the school are, there is bound to be accidents. And that's to say nothing of the witnessed violence, drug dealing, prostitution, drug consumption and other risks such as harbouring pedophiles, which Cool-Aid has admitted several times they could not check for. While Cool-Aid may claim to "know" their local clients, Victoria's chronic hard to house population often migrates from out of town, even out of province. Cool-Aid would have no idea who they are housing and what danger they pose to the neighbours and children. In many cases of homeless living in supportive housing that went on to murder innocent people (Abbotsford comes to mind), the agencies had seen no signs of danger. Is this a risk worth taking? Removing them AFTER they misbehave, as Cool-Aid suggested, will not undo any harm they bring to school children or residents of the neighbourhood, nor will it bring any sense of security to the neighbours and parents.

In addition, one must also consider that there is a tipping point for any community: we already have a large amount of supportive housing in the vicinity, albeit not SROs. Adding more will bring the community to a tipping point when the neighborhood can no longer sustain the amount of risk and may suffer irreversible damage.

3) The **CALUC** input was overwhelmingly against the project – The summary by FGCA failed to capture the extent of the opposition. Most people came, spoke (against the project) and left. In its summary, the FGCA mistakenly assumed that the total number of people who signed in at the CALUC meeting, minus the pros and cons votes, abstained from voting. Having been present the whole time, I can attest that many neighbours

spoke their minds – objected to the continuation of this use for Mt Edwards - and left (the vote was taken more than 2 hours after the start of the meeting).

In addition, the CALUC report gives as much weight to anonymous single voices as to almost 40 people who spoke up, and another large number who voted against the proposal. This is wrong. The FGCA's role is not to try to present a balanced view of each side but rather to report on the overall sentiments expressed at the meeting. They failed to do so. Those sentiments were overwhelmingly in opposition of the project. Furthermore, the FGCA, in its report, often cast doubt on statements against the project yet never question anything from the very few that were supportive, indicating a clear lack of impartiality.

At CALUC, Cool-Aid still could not answer properly some very basic questions (after being called out for lying) such as: will the CASH process be used for Mt Edwards. At CALUC Ms. Simpson said yes, when told that the CASH is incompatible with the population they claim will live at Mt Edwards she then said that she didn't know and that they were going to have to decide how to select people. Obviously, they have full intentions of continuing to house hard to house individuals, with minimal or no supports.

Finally, Cool-Aid is pulling a "bait-and-switch" by asking to be judged on the past 15 months (which is far from being great, but much better than what they plan on doing at Mt Edwards). Let's keep in mind that the number of residents will more than double, that the staff will be reduced, the outside security removed, etc. if Cool-Aid gets its way.

4) **Mt Edwards**, the building:

The building itself is not fitted for low needs people. An SRO always deals with the neediest and most problematic people. Anyone who would "magically transform" would not stay in a SRO that does not even have private showers, thus creating a revolving door of people and increased risk to the neighborhood. The building is filled with asbestos. Cool-Aid wants to do the removal work while the building is being lived-in. This is not safe.

The building is not seismically sound. Cool-Aid will not correct this.

The presence of "Mt Edwards light" is already bringing crime to the neighborhood.

It already has an effect on Pioneer park, where I constantly see people from Mt Edwards sit on the benches on Rockland, drinking alcohol, and relieving themselves, in broad day light, against the church walls. I've seen drug deals and people passed out in the park too.

5) **Powerful drugs**: current street drugs (fentanyl, carfentanyl, and others) are so lethal that even invisible trace elements can kill a grown adult. Emergency personal wear rubber gloves so as not to be exposed to any such substances. What are the neighbours, including children and pets to do? We have already seen 2 cases of dogs who almost died of overdose from unknowingly ingesting fentanyl while outside for a walk. These powerful drugs are now used in everything, not just injectable heroin, and pose a real danger to all exposed to them.

6) Last year, **Cool-Aid** was telling my neighbours and I about how great Mt Edwards would be once the tent city folk were housed there. There would be no problems as the chronically hard to house folks would "magically transform" (their words). When we pointed to the impacts this experiment would have on our neighbourhood, they mocked us. Well, almost one year after the Central Care Home facility was opened for exactly this purpose, we have been proven right on every prediction. What we had foreseen would happen is exactly what happened – not surprising since it was based on evidence: we had done our research! This demonstrates that Cool-Aid are, at best incompetent, at worst dishonest about their ability to deal with a large number of people who are chronically homeless/hard to house due to their anti-social and erratic violent behaviour in a single building.

There is no trust. Cool-Aid has proven over and over again how they cannot be trusted, and how little they care about the neighbourhood and the school. They have demonstrated that they will stop at nothing to get their way, and as such, I and many others, have zero trust in them.

7) One more **Central Care Home**:

This was going to be Mt Edwards. This is likely what Mt Edwards would become under Cool-Aid's project. Here are some known facts about Central Care Home in the past year:

- * A central care home resident killed a random innocent by-stander
- * A central care home resident used a pellet gun to shoot at moving cars on Johnson street.
- * Drug dealers live and operate inside the facility
- * There is a protection racket inside the facility
- * There have been several assaults with weapons
- * There have been several assaults of police officers
- * People inside do not want to live there – complain about lack of private showers and kitchens.
- * Increased crime and criminal activity in the surrounding area.
- * VicPD had to establish a police beat. Many businesses had to put up protective fencing.
- * Many neighbours are living in fear, those who could sold and moved away.

Those are the stories that I know of, as an outsider. I'm sure there are many more that were never published.

But Cool-Aid is different from PHS, right? No! One need only read the Burnside-Gorge residents' statement in an open letter to the mayor published in the Times-Colonist recently: Cool-Aid is no better than PHS at dealing with the issues their clients bring onto the neighborhoods they operate in. Businesses around Cool-Aid facilities are suffering quietly for fear of public shaming.

For the first time in my life, I have felt unsafe walking alone in my neighbourhood since Mt Edwards started operating as supportive housing. There have been several occasions where I feared for my safety and crossed the sidewalk or just held my breath, looked down and walked by, hoping nothing would happen to me. This had NEVER happened to me in my neighborhood in my 9+ years of living there, or anywhere else for that matter, including large cities. I hope you will see like me that such an arrangement is not a viable solution for anyone.

Thank you ,

France Cormier.

[REDACTED]

Lucas De Amaral

From: France Cormier [REDACTED]
Sent: Friday, July 07, 2017 5:53 PM
To: planandzone@fairfieldcommunity.ca; Community Planning email inquiries; Development Services email inquiries; Victoria Mayor and Council
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Categories: Lucas in progress

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6) Last year, **Cool-Aid** was telling my neighbours and I about how great Mt Edwards would be once the tent city folk were housed there. There would be no problems as the chronically hard to house folks would "magically transform" (their words). When we pointed to the impacts this experiment would have on our neighbourhood, they mocked us. Well, almost one year after the Central Care Home facility was opened for exactly this purpose, we have been proven right on every prediction. What we had foreseen would happen is

exactly what happened – not surprising since it was based on evidence: we had done our research! This demonstrates that Cool-Aid are, at best incompetent, at worst dishonest about their ability to deal with a large number of people who are chronically homeless/hard to house due to their anti-social and erratic violent behaviour in a single building.

There is no trust. Cool-Aid has proven over and over again how they cannot be trusted, and how little they care about the neighbourhood and the school. They have demonstrated that they will stop at nothing to get their way, and as such, I and many others, have zero trust in them.

7) One more **Central Care Home**:

This was going to be Mt Edwards. This is likely what Mt Edwards would become under Cool-Aid's project. Here are some known facts about Central Care Home in the past year:

- * A central care home resident killed a random innocent by-stander
- * A central care home resident used a pellet gun to shoot at moving cars on Johnson street.
- * Drug dealers live and operate inside the facility
- * There is a protection racket inside the facility
- * There have been several assaults with weapons
- * There have been several assaults of police officers
- * People inside do not want to live there – complain about lack of private showers and kitchens.
- * Increased crime and criminal activity in the surrounding area.
- * VicPD had to establish a police beat. Many businesses had to put up protective fencing.
- * Many neighbours are living in fear, those who could sold and moved away.

Those are the stories that I know of, as an outsider. I'm sure there are many more that were never published.

But Cool-Aid is different from PHS, right? No! One need only read the Burnside-Gorge residents' statement in an open letter to the mayor published in the Times-Colonist recently: Cool-Aid is no better than PHS at dealing with the issues their clients bring onto the neighborhoods they operate in. Businesses around Cool-Aid facilities are suffering quietly for fear of public shaming.

For the first time in my life, I have felt unsafe walking alone in my neighbourhood since Mt Edwards started operating as supportive housing. There have been several occasions where I feared for my safety and crossed the sidewalk or just held my breath, looked down and walked by, hoping nothing would happen to me. This had NEVER happened to me in my neighborhood in my 9+ years of living there, or anywhere else for that matter, including large cities. I hope you will see like me that such an arrangement is not a viable solution for anyone.

Thank you.,

France Cormier.

Lucas De Amaral

From: William Johnston [REDACTED]
Sent: Monday, July 10, 2017 12:06 PM
To: Lisa Helps (Mayor)
Cc: Chris Coleman (Councillor)
Subject: Mt Edwards Court

I would like to draw your attention to a hitherto unexamined aspect of the Mt Edwards Court debate. According to Cool Aid a Vulnerability Assessment Tool will be used to ensure that potential residents will have a profile that indicates Low to Moderate support needs.

I guess using the term moderate in reference to a total score on the VAT is designed to reassure residents of the neighbourhood that they have little to fear from the addition of 65 more residents to the Mt Edwards Court residence. However, a closer look indicates that a moderate score is possible given the following behaviours:

BASIC NEEDS - "Occasional attention to hygiene" SURVIVAL SKILLS -
"Is frequently in dangerous situations" MORTALITY RISKS - 3 Risk Factors ie.
heart, diabetes, etc. ORGANIZATION - "Sometimes
disorganized" MENTAL HEALTH - "May be taking proscribed
medications" SUBSTANCE USE - "Ninety to 180 days into addiction recovery
Or Substance use affecting ability to follow through on basic needs Could be a
binge user" SOCIAL BEHAVIOURS - ... Difficulty
coping with stress; sometimes has angry outbursts"

So many residents of Mt Edwards will have the characteristic of frequently being in dangerous situations, being binge users of narcotics, subject to bouts of angry outbursts and often not taking their proscribed medications. Can anyone say that It is socially responsible to place this facility next to an elementary school. Please take action to ensure that this threat to a community never eventuates.

Sincerely,

waj

William Johnston
309-999 Burdett Avenue,
Victoria, B.C. V8V 3G7

Residents and Business Owner's Statement of Support Regarding the Future Use of Mt. Edwards

We, the undersigned, are frustrated by ongoing effort by the current service provider (Victoria Cool Aid Society) to obtain the appearance of consent, agreement, and dialogue with neighbours and business owners adjacent to and nearby Mt. Edwards, located at 1002 Vancouver Street.

Background:

In February 2016, the public learned that renovations were being done to change Mt. Edwards into low-barrier housing. Low-barrier housing (or no restrictions housing) is defined as "housing where tenants are **not** expected to abstain from using alcohol or other drugs or from carrying on with street activities while living on-site."

The Mt. Edwards facility is currently zoned a senior care facility providing support to seniors. Mt. Edwards is located across from an elementary school; therefore, any changes should and need to consider the safety and security of the students. Safety, security and community well-being is paramount to community members and business owners.

Given that:

- an elementary school is located across from the Mt. Edwards property,
- the Provincial Government allowed its land to be occupied on the court house lawn in the Autumn 2015,
- the Provincial Government unilaterally responded without consultation to establish a no-restrictions facility at Mt. Edwards for 38 individuals from the occupied property, with room for up to 100 more after renovations
- the Provincial Government contracted the Cool Aid Society until March 31, 2017 to manage the facility with no process for the selection of operator,
- the Cool Aid Society is in a conflict of interest leading and promoting meetings with the appearance that they are 'consulting' the community,
- the Cool Aid Society refuses to demonstrate to the community how it is a positive addition to the neighbourhood,
- our peaceful neighbourhood has been altered by the increased number of street people attracted to it by the occupied property and by the Mt. Edwards facility, subjecting community residents to an increased burden of liability and an increased cost for security, and
- crime and bylaw infractions increased significantly near Mount Edwards since Victoria Cool Aid started operating the temporary no-restrictions facility based on police reports.

We, the undersigned, support:

- Using Mt. Edwards as housing that would reflect the neighbourhood and its proximity to an elementary school,
- Private sector housing or highly restricted housing with supports reflective of our neighbourhood such as a nursing home for elders or mixed residential use (rental & supportive housing), and
- A new operator who does not operate low-barrier/no restrictions housing and who does not provide housing to the homeless nor the previously homeless, to manage the facility and to build positive and respectful relationships with community residents.

| | |
|--|--|
| Name | |
| Address | |
| Signature | |
| Date | |
| Circle what best describes your interest | <i>Renter Owner Parent Business owner Parishioner Other</i> |

Please scan the signed document and forward to MadAsHell@telus.net OR email and we will find a way to pick it up. Remember, you can make a difference in your community.

REVISED Residents and Business Owner's Statement of Support Regarding the Future Use of Mt. Edwards

We, the undersigned, are frustrated by ongoing effort of Victoria Cool Aid Society to obtain the appearance of consent, agreement, and dialogue with neighbours and business owners near Mt. Edwards, at 1002 Vancouver Street.

Background:

In February 2016, the public learned that renovations were being done to change Mt. Edwards into low-barrier housing. Low-barrier housing (or no restrictions housing) is defined as "housing where tenants are **not** expected to abstain from using alcohol or other drugs or from carrying on with street activities while living on-site."

The Mt. Edwards facility is currently zoned R-K zone, which allows hospitals and nursing homes. Mt. Edwards is located across from an elementary school; therefore, any changes should and need to consider the safety and security of the students. Safety, security and community well-being is paramount to community members and business owners.

Given that:

- Mt. Edwards is located in a residential neighbourhood and across the street from an elementary school,
- the Provincial Government allowed its land to be occupied on the court house lawn in the Autumn 2015,
- the Provincial Government unilaterally responded without consultation to establish a no-restrictions facility at Mt. Edwards for 38 individuals from the occupied property, with room for up to 100 or more after renovations,
- Victoria Police reveal that neighbourhood calls for service in and around the occupied land has increased by 46% since "tent city" has been established (including violence, open drug use, break-ins, thefts, public disorder, etc.)
- Victoria's Police Chief received unanimous support from City Council to fund extra policing due to the "criminal element", "gang members" "threats", "intimidation" & "drug trafficking" in and around the occupied land,
- moving "tent city" indoors, to Mt. Edwards on a permanent basis will entrench the same problems,
- our peaceful neighbourhood has been altered by these increased number of people attracted to it by the occupied property and by the Mt. Edwards facility, subjecting community residents to an increased burden of liability and an increased cost for security,
- the Provincial Government contracted the Cool Aid Society until March 31, 2017 to manage the facility with no process for the selection of operator,
- the Cool Aid Society is in a conflict of interest leading community meetings, and
- the Cool Aid Society refuses to demonstrate to the community how it is a positive addition to the neighbourhood.

We, the undersigned, support:

- True consultation with the neighbourhood and adherence to neighbourhood input to use Mt. Edwards for housing that would reflect the residential neighbourhood and its proximity to an elementary school,
- Housing with supports reflective of our neighbourhood such as a nursing home for elders or mixed residential use (rental & nursing but NOT low-barrier housing), and
- A new operator who has the trust and support of the neighbourhood, to manage the facility and to build positive and respectful relationships with community residents.

| | | | | | | |
|--|---------------|--------------|---------------|-----------------------|--------------------|--------------|
| Name | | | | | | |
| Address | | | | | | |
| Signature | | | | | | |
| Date | | | | | | |
| Circle what best describes your interest | <i>Renter</i> | <i>Owner</i> | <i>Parent</i> | <i>Business owner</i> | <i>Parishioner</i> | <i>Other</i> |
| Optional Phone # & email | | | | | | |

Please scan the signed document and forward to MadAsHell@telus.net OR email and we will find a way to pick it up. Remember, you can make a difference in your community.

May 25, 2016

**REVISED Residents and Business Owner's Statement of Support
Regarding the Future Use of Mt. Edwards**

Please scan the signed document and forward to MadAsHell@telus.net OR email and we will find a way to pick it up. Remember, you can make a difference in your community.

May 25, 2016

**Amendments for Mount Edwards Court Neighbourhood Meeting Draft Minutes
for March 22, 2016**

Hello Ms. Stinson,

April 4, 2016

This proposed amendment is to bring to the table some items and detail that were missing from your Mount Edwards Court Neighbourhood Meeting Draft Minutes for March 22, 2016. Please append it or incorporate its changes and additions into your draft minutes document for that meeting.

As requested, these changes are substantive; in other words, changes are proposed only where necessary in order to capture better the original meaning of the dialogue.

As well, in an attempt to minimize additions, only a few items have been added.

It would be nice if my amendments were formatted in the same manner as your portion of the minutes or at least in the manner in which I have submitted it: specifically, please do not use the question-mark bullets.

If you disagree with any specific items that I have proposed, please let me know this afternoon or by end-of-day today, so that I can reply early tomorrow before I start work. It is good to see the new effort that Cool Aid is putting into capturing the main items of the meeting and it is my hope that, if things continue in this manner, my part in this become unnecessary.

Sincerely Yours,
Christopher Schmidt

Beginning of Amendment Document

Under Good Neighbour Agreement:

What Cool Aid wrote:

A StandUp Fairfield members polled the room to determine that 15 out 27 present do not want to be Mount Edwards neighbours. They see no differentiation between Mount Edwards and Tent City. They see no use for a Good Neighbour Agreement.

Please change it to:

A Speak Up Fairfield member stated that any agreement to be neighbours with Cool Aid is an implicit consent to Cool Aid's operation at Mount Edwards Court. He polled the room to determine how many neighbours supported this position: 15/27 of attending neighbours supported it.

DENIED

accepted
correction

①

After the above, please insert the item:

Cool Aid stated that it could reference in the Good Neighbour Agreement that there are neighbours in Fairfield who do not endorse it.

ACCEPTED

And after that, please insert the item:

- 1a Cool Aid recognized that Speak Up Fairfield would rather Cool Aid not be in the neighbourhood and that Speak Up Fairfield does not want to sign the Good Neighbour Agreement, but Cool Aid dismissed Speak Up Fairfield's position on the basis that it did not come from everybody; however, it did welcome Speak Up Fairfield to continue attending and making that point.

DENIED

After the item "Mount Edwards residents will be included in the process", please insert the item:

- 2 Speak Up Fairfield elaborated that another objective of its not consenting to the Good Neighbour Agreement is to ensure that these meetings continue so that there is a forum for all neighbours to attend to address their concerns about the operations at Mount Edwards Court. Cool Aid responded that it is good that we are on the same page.

ACCEPTED

DENIED

The next alteration to what you wrote is the comment that I made but that you documented incorrectly. It is the fourth bulleted item after the detailed number items under **Action Items from the previous meeting**. It was my recounting the man in front of my house.

What you wrote:

Chris S recounted an incident from Sunday – a man in the neighbourhood had seemed to be following him and had stopped outside his house; was staring and appeared to be angry; Chris took pictures, called police and called Mount Edwards; the man was not a resident of Mount Edwards; Chris watched him 40 minutes later walk up Cook Street to Meares and enter a parkade.

Please change it to:

- 3 Chris S recounted an incident from Sunday – a man passed him as he walked on the sidewalk in front of his house then the man stopped to stare angrily at Chris as he entered his home. He continued to stand facing Chris' house until Chris returned outside to ask him if he could help him—the man responded with a nonsense accusation. Chris took pictures, called the police, and called Mount Edwards. Cool Aid denied the man's being a resident of Mount Edwards. While out for a walk later, Chris and his wife saw the same man entering a parkade near Meares and Vancouver.

ACCEPTED

DENIED —
KS used "advised that the man was not a"

You wrote:

- 4 Someone asked the question 'has there been a dramatic rise in problems since Mount Edwards opened – response of many neighbours was yes; the term 'instant ghetto' was used.

Please change it to:

A resident of Mount Edwards asked whether there has been a rise in problems since Mount Edwards started. The response of many neighbours was yes. One neighbour commented that "on February 23rd, the neighbourhood turned into the vibe of a ghetto. Instantly."

DENIED

After the above, please add the item:

- 5 A neighbour commented that new faces are scouting backyards and properties and that people have been in his yard but they have not stolen but he noted that there is nothing left in his yard to steal. He noted that many of his neighbours on Meares have had their yards broken into since the opening of Mount Edwards.

DENIED

Under the heading **ACTION**: Cool Aid will continue to follow-up with BC Housing regarding security; Cool Aid will continue to tighten up the Community Liaison presence.

Please change item 4.

What you wrote:

4. StandUp Fairfield neighbours to provide a transcript of the meeting to be included with minutes:

- No transcript will be provided.

Please change it to:

4. There was an offer by a Speak Up Fairfield member to provide a transcript of the meeting to be included with minutes: *accepted correction*

- Despite this offer, a majority of Speak Up Fairfield voted against sharing the transcript so no transcript will be provided.

DENIED

Under Updates:

Under VicPD:

What you wrote:

- Teri is familiar with the neighbourhood and its issues.

Please change it to:

- Teri is familiar with some of the issues of the area.

DENIED

And for the sixth item after the VicPD items:

What you wrote:

Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere.

Please change it to:

Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere. A neighbour reported junk being left in backyard and her garbage can being filled.

DENIED

And two items below that, where you have a summary of the letter that I read:

What you wrote:

Chris S. read from a letter provided by a nearby apartment building manager (1.5 blocks from Mount Edwards) noting extreme concern with increased traffic and a near fatal overdose; 2 tenants are considering moving; their historically quiet residential neighbourhood has been irrevocably changed.

Please change it to:

Chris S. read from a letter provided by a nearby apartment building owner who owns the apartment rented to the person who made the February 29, 2016 claim that crime has not changed. The building is 1.5 blocks from Mount Edwards and the owner noted extreme concern about increased homeless and drug-addicted traffic and a near-fatal overdose in his parking lot. He reported that residents are becoming increasingly concerned and frightened and that 2 tenants are considering moving due to the problems and the planned increase in housing for those in our neighbourhood, and that this historically quiet residential neighbourhood has been irrevocably changed.

ACCEPTED

And under Neighbours:

The first item:

What you wrote:

A neighbour new to these meetings expressed that all want what is best for the neighbourhood; all want solutions for the homeless. That said they are interested in the process for a year from now—regarding

the current situation—who cares. They want leadership and discussion on the bigger issues; they are ticked off and frustrated.

Please change it to:

10 A neighbour new to these meetings expressed that all want what is best for the neighbourhood and that all agree that there has to be some sort of solution for the homeless. He disagrees with the process and the future of Mount Edwards. He is less concerned about the present situation than he is about the process for what happens in a year from now since the future proposal is far different. He wants leadership and discussion on what a year from now will look like. Neighbours are concerned that Mount Edwards is no-holds-barred access to the neighbourhood and we are frustrated because it was put into our community by people who claim to want what is best for us but who go back to their homes in their neighbourhoods that don't have the same newly-created problems that we now experience.

DENIED

For the second item:

What you wrote:

Kathy Stinson (...)

Please change it to:

Don McTavish (...)

For the third item:

What you wrote:

Cool Aid and BC Housing are committed to consulting with the community (school, church, neighbours) on what the long term of vision for Mount Edwards will be; and to take what they learn from the process forward into a public rezoning process. We had advised that this long term process will not likely begin before May as we want to let the current operation settle in; and would prefer that the Tent City be resolved first. If Tent City carries on, we may have to revisit that. These meetings will not be the forum for that long term process.

Please change it to:

11 Cool Aid is committed to a process of consulting with the community in advance of the rezoning, and that this consultation will probably not start until May since it has hoped that Tent City will be resolved firstly. If Tent City carries on, Cool Aid may have to reconsider when to start the process. Cool Aid's intent is to determine what the long-term vision for Mount Edwards will be and to take what it learns from that process forward into a public rezoning process. At previous meetings, Cool Aid has provided the above information and stated that the liaison meetings will not be the forum for that long-term process.

DENIED

For the fourth item:

You wrote:

Chris S. acknowledged that this has been a consistent message from Cool Aid.

Please change it to:

12 Chris S. acknowledged that Cool Aid, BC Housing, and the City have spoken extensively that a rezoning process would take place.

ACCEPTED

End of Amendments

Transcript of the 2016.03.22 12:00 to 1:20 PM Cool Aid Neighbourhood Liaison Meeting held at Christ Church Cathedral

In the following text, text is exactly as spoken but some sections are missing. They are marked with an ellipsis Noteworthy sections are highlighted and commentary is added in red italics.

This is an incomplete first draft that needs some words completed where ... is.

The following transcript adheres to the one-party consent rule under Section 184(2) of the Canadian Criminal Code. Nevertheless, it is NOT FOR DISTRIBUTION. IT IS FOR REFERENCE PURPOSES ONLY. THE RECIPIENTS TO WHOM THIS DOCUMENT IS BEING SENT WERE PRESENT AND PART OF THIS CONVERSATION.

2:45

So, we already shared ...on our website ... so that...the idea ... all working groups can actually accomplish something, and then bring it back to be shared ... of the meeting and there would be an opportunity at the next couple of meetings to discuss it.

JB: ... so from my understanding, the .. is ..

3:30

KS: Yes. So there would be plenty of ... if there is ever a decision to be made, lots of notice will be given, it will on the large mailing list. It will be on the website. The date will be up there for anticipated to go over a couple of meetings. Nothing will be decided ... and that is one of the very few things that this group will actually decide on, that Good Neighbour Agreement.

JB: There are .. in the community that are ... engagement facilities. So I am a bit concerned as a good neighbour, to be approving something the result that ... so if you

KS: It could be that this group might not want a good neighbour agreement and that's fine. This is just something that has worked for other neighbourhoods. It may not work for this neighbourhood.

CS: I can speak to that actually. As far as what we can tell, and certainly the position of the core group of Speak Up Fairfield is that this neighbourhood does not want to be neighbours and does not agree to be neighbours with Cool Aid and therefore, we do not want a Good Neighbour Agreement with Cool Aid.

DM: Thank you for that. There are other groups as well, that are represented here as well. There is the neighbourhood association, schools, city, and others, and the police, and typically the good neighbour agreements ... by what you agree to do, the city might say that there are some things that they agree to do, the church, whatever. You don't have to be a part of it, that might be something that we just want to hear the input from the neighbours about what we can do typically that's what we look at, what we agree ... so if you don't wish to be part of that, that's fine.

CS: Well, thank you Don. But the neighbourhood association stated publicly at the last meeting that it does not represent the neighbourhood. So just to be clear, if you want to have the neighbourhood association as part of this agreement, go right ahead, but they explicitly do not represent the neighbourhood.

KS: Well we can certainly reference ... we can reference in this agreement that there is ... in Fairfield that don't endorse this. That can certainly go into it. And if somebody from Speak Up Fairfield wants to participate and makes sure that this gets into this agreement that some people around this room might want to participate in this, that's fine.

Janet: I just want to say that, uh, Chris, you and I are neighbours, but you don't represent my views. [a clap] So, the facility is here, it is going to be here for a year, we need to figure out how to work together as a community.

CS: OK. I'd actually like to know how many people here actually do represent the Speak Up Fairfield viewpoint that we do not agree to be neighbours with Cool Aid.

JB: Can you stand up Chris?

CS: Should I stand up?

JB: Yeah.

WH: Question.

[voices]

1a CS: Oh, OK, yeah sure. I'd just like to know, right now as I understand it, I might only be the only public member of Speak Up Fairfield. There are more members to the group than I, and our position is that this neighbourhood should not agree to be neighbours with Cool Aid. That any agreement to be neighbours with Cool Aid is an implicit consent to Cool Aid's operation at Mount Edwards Court. So my question to the attendees is, how many people support Speak Up Fairfield's position that this neighbourhood does not consent to be neighbours with Mount Edwards Court. In other words, who does not consent to a permanent Cool Aid operation at Mount Edwards Court. [hands raise, counting] 15 people out of, how many people are actually neighbours at this meeting [a few homeless raise their hands] raise your hand, [counting] 27. 15 out of 27 neighbours do not consent to being neighbours with Cool Aid. *The young homeless man was part of the 27*

KS: Well, regardless Chris, we are here, we are here for a year so whether we consent to be neighbours or not, we are neighbours and we are trying to find the best way to work with you.

8:35

JB: And ... you are a community. We are good neighbours. Many of us were blindsided by the fact that you ... so now all of a sudden we are not considered good neighbours because we don't want to sign your good neighbour agreement. So I think that ... we appreciate that ... as well ... so I think that we want you to hear us very clearly, as Chris has noted, that we are very frustrated as well. I guess that I would also like to ask a question. How many people here are employed by the Cool Aid Society or by a housing employer? OK.

CS: How many people here are employed by the City or another agency?

1a DM: I just want to get back to the point that you wanted to voice your opinion ... you'd rather that we not be here. You don't want to sign the Good Neighbour Agreement. That's not everybody, and these meetings are about the folks that want to work together on making things the best we can over the next 12 months. This isn't about the long-term future and it's not about the rezoning, so we are going to continue with the meeting along that vein. You've made your point. You are welcome to continue to attend and make that point at each meeting,

CS: Well, that's,

DM: But then I want to attend and get on to the actual point of each meeting, working with the folks that have some feedback about ... over the next 12 months.

2 CS: I'm glad you said that, Don, because part of our objective to not consent to a Good Neighbour Agreement is to make sure that, instead of there being one person who supposedly represents the neighbourhood, that these community liaison meetings—neighbourhood liaison meetings—continue so that there is a forum for all neighbours to attend to address their concerns about the operations at Mount Edwards Court.

DM: Very good. Alright. So we are all on the same page, which is good.

Peter: Can I ask a question about Good Neighbour Policies. Are we engaging people who live in the building about how they would like to positive neighbours in this neighbourhood? Because I think that there are people who live at Mount Edwards who very much care about being a part of this community and also about being sure that positive rules are written about how we are going to interact in this community. And so, I would like to say, as much as we are having a small group from this part of the community, I can easily find 4 to 5 people who would love to engage with the community because we are working on that right now, how do we make a positive impact on the community. So I would like to say that if we are writing up Good Neighbour Agreement rules, if we are looking at that, it wouldn't be a fair process and it wouldn't be a legitimate process if we did not actually include the people who live in this residence.

DM: Very good. OK. Action items from last meeting. Chris Coleman?

11:00

3 L: I just want to make one ... for the people in the neighbourhood, we can't differentiate Mount Edwards from Tent City. They are two and the same.

CS: Larry, speak up.

3 I: We cannot differentiate Mount Edwards Court and Tent City. The people who are in Mount Edwards Court, the majority of them came from Tent City. If you are ever out in the neighbourhood at night, you will see the traffic go back and forth between the two places as well during the day. So what you are saying is that they might want to be neighbours with us, they haven't let go of the community that they have, living on the street, and those people have impacted our community in a very negative way, and I would also like to ask about the visitation policy at Mount Edwards Court. You said that there was to be no visitors in the first month, and then they would be allowed in. You opened on the 23rd; today is the 22nd, and that's one month.

DM?: ...

Peter?: Folks staying there

DM: OK. Moving on. Chris, you were going to report on City lighting pilot project perhaps.

5 CC: Yes. I ... last week and I gave a couple of bare bones about it. Public Works folks are working with parks folks and they are looking at four different types of LEDs: one section to go in on Rockland on the close part of Rockland, one to go on the Quadra street side looking at Pioneer park, one to go down Meares, and a different type to go in front of Mount Edwards Court itself. So, they are bringing in three, and what they are trying to do by having four different types is that they are trying to understand which lumens, the light that is cast by each light, actually works best, and then it is part of a pilot project since we are doing it throughout the City. They just took the opportunity to say, we can do this here and now. And it should be coming in in the next couple weeks I believe, or starting.

DM: Thank you for that. And we have been last time to do some feasibilities, some cost studies, on hiring security guards or security companies.

JS: Yeah, I have requested quotes from two local security companies to provide security from 7 in the morning to 11 at night, sixteen hours a day, to provide four shifts, and I'm just waiting for that, and once I have those, I will forward them to BC Housing to have a look at them. OK?

DDm: So, ... I thought that the request was to provide services from 7 AM to midnight, not,

JS: OK

KS: It was.

JS: Yeah, it was. Sorry, I did request from 7 to midnight. Sorry.

DM: And, uh, we had some comments about the presence of our community liaison. Can we speak to that as well?

DDm: I think that there was a question over there.

DM: Oh, sorry.

14:11

C GL: Hi, I'm wondering on the ... that was brought forward. Could the security be from 11 or 12 at night, could it be 24 hours a day, because a lot of activity is happening and there are a lot of neighbours who could speak to it, examples, but that is a time when activity increases, in those late hours.

DM: Yes. Thank you for that.

14:37

LH: Yeah, and on that note it might be a fear point, it might be that we do need 24-hour security until the tenting area is dismantled and then maybe to go back to 6 AM to midnight. So that might be something for BC Housing to consider as well.

DM: We will pass on the quotes for both of those to BC Housing and see what we have. And, community liaison?

JS: Yes. After last week's meeting, and very clear message that there were some concerns over presence of the community liaison folks out in front of the building and around the neighbourhood, I spoke to all staff, followed that up in an email to all staff, and you know just to please make that the number one shift priority, is to have somebody outside, and if that means, if

someone is coming inside to use the washroom or to have lunch, please someone else go back out the door to cover for them.
OK.

DDm: I would say that it's not happening.

JS: OK.

DDm: Since the last meeting, not much has changed in this ... So I'm not sure if that's a lack of commitment, or a failure of your staff, or a failure of your management, or a failure of leadership on your behalf.

JS: You have noted times already?

DDm: I have not noted times, but I could certainly start to note the times. I have not been noting times, but I could certainly start noting times.

JS: Well, that would help.

DDm: OK

[voice]: ...

WH: Is that possible that you can call directly if you notice something of that nature, you can call the gentleman directly?

JS: Yeah, we can do that.

DDm: Sure.

16:28

JB: I would just like to make a comment. It's not our job to manage your staff. It's your job to manage your staff. So if this is a concern, I would suggest that we are not the ones that are supposed to be watching your staff. [applause]

JS: I thought that was an offer to exchange information about what is happening so I can, if there is a specific time during the day, I'm not asking you to manage my staff, I'm asking you to help me understand if there are times during the day or ebbs and flows. That's all. That's ... don't do it.

DDm: I do have to say that we are ...

JS: That's fine.

DDm: That's more often than not comes to ...

[lady]: Can I say that I see it also.

Peter: As community liaison, I break down what my day looks like to you, so there is an understanding of where I might be. I'm not standing right in front of the building. I get on at 6:30 in the morning. I do about a half-hour exchange with the staff that were on overnight so that I know what is going on, and then I take about half-an-hour to 45 minutes working with the building manager or the maintenance manager of the church. We do loops around the school. We do loops around the surrounding church. So you won't see me out front then for at least half an hour because I'm going out with the garbage bucket and the sharps containers and I'm cleaning up in the neighbourhood before the school kids come on. So that's basically until about 7:30. After that, I am to be on our block and on the school block until all the kids have gotten into school. From there, sometimes I will be out going through Pioneer Square, going through the church grounds, going through the school grounds, throughout the day. So though you might not see me directly in front of the building, I am viewing this as actively engaging the community. I'm trying to make sure that we are not just worrying about what's happening in front of our building, what's happening in the greater community in front of Tent City as well. So I will manage what I can manage about what happens at Tent City, but I know people, I can engage with people, and I can work on behalf of the community. Throughout the rest of the day, you might see me off for 5 or 10 minutes. Where that's happening, I just put out an email to all staff saying if I'm not out on the street with a vest on, everybody wear one throughout the day, and step outside, so I can run in and get a coffee, eat my lunch, those sort of things. The next part of it usually is, to be a good liaison with the community, I need to engage with the people inside the building. So there are times when I am working with our clients, either inside the building or outside, figuring out how the day is going, what's going on, so if an issue arises in the community, I am well aware of what's going on. So I'll

admit I have been having a lot of stress lately about what's been the idea that if I am on the side of the building and I see a bunch of people walk past the front and they don't notice me, are they assuming that I am not in my position, where often you walk in a two-block radius, you find that somewhere beyond that, but there has been, as a liaison, I am acknowledging that through emails received through Don and John, that there has been a lot of worry in the community that we are not out and about. So we are trying to be that as staff, I have more people come out when I'm not going to be around, and also just trying to let you know that, I'm out there, I just might not be right in front out there, and I think that if the desire is that you want us right in front of the building, I think that would not be giving better coverage to the rest of the community.

DM: Thanks Peter.

[lady]: Well,

DM: Sorry. Did you have something to say?

19:50

(2) [lady]: I asked if we can come to the middle of the day, about 1:30 or 2:00 in the afternoon, I was walking down Vancouver and I came up to not ... of a ... of Mount Saint Edwards and they had hot coffee and something else in their hand, and the cab driver asked them to not bring it into the cab. There was no liaison person there. They started swearing and screaming, threw the coffee, just missed me about by that much [indicated three feet] I wasn't hit but over the ... of swearing and then they got in the car and the cab driver was very distressed but I didn't see anybody at Mount Saint Edwards.

DM: OK

[lady]: And then on, I also run, I usually walk around the neighbourhood, and around 4:00 or 5:00 I believe I walked by there and I haven't seen anybody in that time frame.

DM: OK

[lady]: But that was very upsetting, the swearing and what have you, throwing the cup of coffee.

DM: We should have log books for the community to say something about that so we can follow up on that What happened there. I think there was item number 2,

(e) [different lady with English Accent, director?]: At the last meeting, it was suggested that the liaison people should just be within the spitting distance,

DM: Just the L-shape along the ...

[different lady with English Accent, director?]: and that this is where the other security people should be doing the greater area. So there should always be somebody in within that small area. So, hopefully, that might happen.

JS: We are specifically looking for folks to do that.

CS: Last,

JB: I just want to acknowledge and I really appreciate the work that you do, I really applaud you for the work that you are doing. I think, it is reflection though about what has happened in the community, to hear that in the morning before the kids go to school, somebody has to go out and pick up the rakes in the community, has to walk around. We live on Meares street. The community liaison officers with their bright orange jackets are walking down our street several times a day. So what happens is

22:13

(P) We are now basically living in, a bit of community under siege because we have to have security, we have to have community liaison officers out walking around who checks things, we now have various numbers to call if there are issues of security. So I just want to acknowledge that, in terms of that, the neighbourhood has changed completely, and so I just want to acknowledge that, and I really do appreciate your excellent work that you do in the community.

~~JS~~ Peter: For the record, I have not had a ... of that, on the parking lot ..., ... I picked it up. Those are on my walks and the maintenance person in the church, we have yet to, in the month, find any supplies laying around. So, I'll be honest, they are

small things and they can be missed, but the fact is that we are out and actively doing it because we know that it is a positive thing for the neighbourhood and the community, but that being said, besides picking up garbage, I have not found anything that is actually doing, been an immediate risk to the students.

DM: Thank you Peter.

CS: Just one...

23:12

TG: ... I've seen the civic workers that walk around with the little cart and the little ...,

DM: Do you mean ...?

TG: No they are usually downtown, they have been going down as far as Cook street in the area. And I have seen that for ever, so obviously somebody from City hall has got them moving their territory up a block.

KS: It's the business development association that hires them.

TG: Oh. OK.

KS: No so just so you know who they are.

TG: ...

GL: Can everyone speak up please.

DM: There is two groups. There is the one by the Downtown Business Improvement Association: they have safe teams. We have two clean safe teams in the neighbourhood: one working out of Sandy Merriman House and then we have one working out of Mount Ed ... those guys going around. Sorry Chris. Go ahead.

CS: Oh yeah. On a related note, I want to just point out that [directed to stand up] oh yeah, on a related note I just want to point out that at the last meeting, there was a lot of dialogue about there being a need for two people in front of Mount Edwards Court and then two people to patrol the neighbourhood

DM: That's right.

CS: so that, I think it was Larry that made the point, that there are people always standing there to deter stuff, and then two people doing a sophisticated pattern in order to prevent there from being drug dealers, so that there is no way that the drug dealers or any other stuff could take place. Um, I think part of this is just the problem of how difficult it is going to be, and I think impossible, for you to manage the impact of some residents. I called Cool Aid on Sunday because there was a man—this is his photo—and he, as I was walking and there was an odd sense, so I went up my front steps and I looked, and he had stopped, he turned, and he was looking at me, so I walked again and I came up to my door and I keyed my door, I opened my door, and I turned and again, he had gone a few steps more, but he was now staring at me some more, so I went inside. I closed the door. And I mentioned it to my wife. She looked out the window and she said "he's standing in front of the house." And he was standing out front of the house. He looked angry and he was standing there, staring at my place. So, I go back outside and I say "Hey can I help you?" and he's like "you said something to me." And I was like "I didn't say anything to you, man." And then he said something that was incomprehensible and he started to walk a bit and he stared back. And I was like "why are you standing (or staring) at my house." And then he said something incomprehensible and he walked some more. So I turned and I went back to my house but he stopped and he was standing there now in front of the parking lot next to my place, and he was looking at me, and so I pulled out my phone and I took these two photographs, and at that point, he started walking away. Right. Because I had essentially captured an image of the guy. [showing the phone to DM.] Do you recognize him?

DM: He's not from Mount Edwards.

CS: OK. Well I called the police. I made the report. I sent them these photos. I also called and spoke with Lauren at Cool Aid,

DM: Yeah

CS: at your place

3

9

DM: Yep.

CS: and spoke with her. And then forty minutes later, my wife and I took a long route, so we took Cook since, you know, this place is impacting us not just in this not just in this but that it becomes less comfortable

DM: OK

CS: on Vancouver Street

DM: OK

CS: So we took Cook and we walked around some unusual route, came up along Meares and this same person was going down into one of the parkades, at the corner of Vancouver and Meares, so just this one right here [points] right in front of Mount Edwards Court

DM: OK.

CS: So just the proximity, the circumstances, suggest that he might be someone associated with, whether he is a resident of Mount Edwards Court or just knows...

DM: He's not a resident of Mount Edwards Court. So like you say, who knows. Did you call Terry, did you call the police, when you saw him going into the parkade perhaps?

CS: I called the police. I made a report. I have a number, a police report number. I emailed these images

DM: I saw your email.

CS: OK. I called—Did you see the email that I sent to Lauren?

DM: I am not sure I did.

CS: Because it's very strange. I tried sending it twice and it was very odd that I don't have it in my sent items box. Very unusual. But regardless, I called the police.

DM: I saw the one that you forwarded to me. I have that one. Yeah. Look, and it's not one of our residents for sure.

CS: That was the one I sent then. OK.

DM: OK. Yeah.

CS: Alright.

DM: Yeah. So that is an interesting thing. I mean, in that case, I would like to be able to say a few things—if you have someone who you think might need some assistance or if you are worried about what they are going to do, I'd like you to be able to call Peter, and have Peter go down and check, you know, if there is something to help, um, but we also want to be a presence right out front of Mount Ed too, so, I'd say please call ... and then we'll come right back, you know, we just want to engage with these folks, we know them and maybe we can help or if they need assistance maybe we can support but don't hesitate to phone the police if you see someone like that that requires their assistance. I mean, that's what we do as well. I don't want to prevent that from happening. But if there is something that we can do about the relationship.

Lady: I guess that's right. A little bit fuzzy because the Community Liaison, I'm assuming, is for Mount Ed, right? The neighbourhood, clean up and We were just ... tent city, and I guess there should be, like that one showed, the security, that's a whole other issue, it happens to be close by. So I think that's what's confusing me right now, and I think, like, Cool Aid's about housing with support, and I think sometimes you're trying to come across like you're wanting to do the best, which you are, but you can't do everything because you are a small organization, and your mandate is a certain thing. But I've only been to a couple of these meetings because I'm working, right? And kinda lose the flow of it, too. But, um, I'm just really confused. I've been by several times, I live in the neighbourhood, I've seen a security guard blow bubbles one day. And I'm like, just leave it, right? You know, that's OK. But, a lot of times in the evenings, I'm not seeing anybody visible there and I'm out there a lot. I live close by. But, um, yeah, I'm glad to see the Mayor's here. There's a huge concerns. We do want what's best for people who are onerous and have some health issues and, but, we need a forum to kind of talk, because there is a lot of concern about

what may happen with more people ... and making a move there, and sort of feels like we've got a building, and we've got a band-aid solution on it, so, anyways.

Young man resident of Mount Edwards who was seated behind the front table (YMRME):

Voices: Can you stand up please? Can you stand up? We can't hear you.

30:40

YMRME: I'm just curious if there has been a dramatic rise in problems since Mount Edwards started or if it's been just possibly from tent city.

Larry: As a neighbour of Mount Edwards, I can attest that it's happening and I would say that the most interesting thing I saw was how on February 23rd, the neighbourhood turned into the vibe of a ghetto. Instantly.

Lady: Instantly.

CS: Yeah.

[Applause.]

Larry: They are residents of Tent City who are still connected to Mount Edwards now feel as though they own the neighbourhood where people who like to, like Chris ran into, that during the daylight hours when they can blend into the population, go around and scout everybody's backyards, everybody's properties, so they can trade/sell that information with other people who can come back later in the day. I'm on Meares street; I've had people in my yard but not steal anything because I was, a while ago, nothing left to steal. Every single one of my neighbours down the block on Meares, other than the townhouse, which I'm not sure about, has been broken into and their backyard since the opening of Mount Edwards.

DM: OK. Two items on. We have a police report, which we talked about, calls and crimes and things like that, but Chris, while I've got you, there was an action item about asking the neighbours who have been recording the sessions to provide a transcript of the minutes, and you have indicated that you are, the core group has decided that they don't want to do that?

CS: Yeah, there was a majority vote against doing that, so I've requested that, nevertheless, Kathy Stinson and John Sherratt include my amendments in the minutes as they are based on a transcript which I know you have not seen but which, by attendance, you should know are accurate.

DM: Well, I'll add an addendum to the minutes and label it as such, if that's necessary.

CS: Oh. So, you will,

DM: Oh. You might have missed the very first part where we just deferred the approval of the minutes from last time because we just handed them out today and you said that you wanted to have a look at them first.

CS: Yes, and I wanted to have a chance to present them here since Counsilar Coleman helped me with an understanding that its very important to say what we want those changes to be here in the minutes since those minutes belong to this whole committee. So, to go through them here, maybe get a sense of what others think, and then to send you an actual email, maybe, for your convenience, so you could just take what I send you and put it into that amendment, um, addendum.

DM: Well, we can do that at the next meeting and it will give a chance for everyone else to send in any amendments, and we can go through that for next,

CS: Yeah, I'd like to just speak to the point that Larry,

DM: I would kind of like to move on to let Terry speak, she is the police officer with the update from the police. So if we could do that.

CS: OK.

TH: Hi, I'm Terry Healy, one of the community resource officers with Victoria Police, so, I'm new to the meeting. This is my first time here. I am in place of Dan O'Conner, who is off this week. So, my apologies, I've tried to get up to speed as much as I can, and I'm very familiar with some of the issues with the area, so hopefully I can answer any questions as best as possible. Just an

(L) update of the last two weeks about calls for services for the area, and, how we do it, it is called an Adam Query, and it is part of our stats process, but I queried an Adam around Mount Edwards, which includes Mount Edwards, so that's Meares, Vancouver, Burdett, Quadra, and so it captures any calls, completed calls for service in that area. And I noticed your last meeting was on the 15th, so I hope that I'm not repeating anything that Dan has stated previously, but I noticed two calls for service: one was directly to 1002 Vancouver, and that was for a male causing a disturbance and that was actually called in by staff and that was dealt with by police and staff, and the second was a residential B and E and that was in the 900 block of Meares that was reported to us as well. One thing I actually thought, and I don't know if Dan has mentioned this before, but we have a really good tool on our website, that's www.vicpd.ca, and through there under the Crime Prevention tab is something called Crime Reports, and you can actually go in there and you can zero in on an area, it will bring up a whole map of the city, and you can zero in on an area and see, it will put little dots of incidents in that particular area, and it will actually detail what they are. So if it's a motor vehicle incident, if it's a B and E, if it's a suspicious circumstance, and assault, it will give that type. It won't show the specific address, but it will show in the block, so if you've got a B and E on the 900 block of Meares, it will show up. And it's very current.

35:33

TH: It's updated, I want to say every 48 hours, and it's a great tool, I think, for the public, I think, to have a look and go and see exactly what is going on in the neighbourhood. OK?

DM: Any questions for Terry?

(M) JB: Thank you for coming to the meeting. I think it's great that the police have a presence. I think it's unfortunate that we have to include the police in this type of setting in our community as good neighbours. I think one of the things that we at some point we might want to expand what is considered your stats, since I'm not sure that a reflection of just a block or a two-block radius is necessarily appropriate. I think, again, I'd like to acknowledge that it is unfortunate that now as citizens we have to learn how to go onto the big police PD reports to find out the stats of break and enters in our community and in our neighbourhood, which is most unfortunate for Victoria. But I do think that what would be useful as the minutes are recorded, there are a lot of standing items that are coming up, what would be useful is perhaps a table on the minutes that would reflect the kinds of things that are going to happen. Perhaps those types of things can be said in advance, so we don't to have these kinds of standing reports that can expedite the meeting a little quicker. Because those are the standing stats that all of us are interested in, and I think that one of the things, as Larry pointed out, we were the ones that report at our ... we reflected the night, most recently, that was because we were away, and the person that was staying at our home, we never would have had someone stay at our home before, because of all the situation, we are insuring now that we have security at our home, someone staying there. So I think what will happen is a fault in the number of statistics will not necessarily reflect that we feel that things are good. It's just that there's nothing left to steal since people have everything under lock and key and that is the kind of neighbourhood that we are creating in Victoria.

(N) TH: And I think that we know too, that a lot of things go under-reported, so I think that's why it's good for me to be here, to also just a reminder that simple things like maybe a couple things were stolen out of your backyard, it may be something that we are going to send a police officer specifically to come and investigate, but we're a stats-driven organization so it's good for us to know where and when that's happening so we at least have a record of it so we can allocate resources.

(P) ~~... we are going to send a police officer specifically to come and investigate, but we're a stats-driven organization so it's good for us to know where and when that's happening so we at least have a record of it so we can allocate resources.~~

JB: For example, if every week somebody from the police is going to come and provide a report on the latest statistics on break and enters or whatever, if that's going to happen, then instead of you having to stand up and read the report, there is notes that go out in advance of the meeting or minutes, then it just becomes a standing item or table.

TH: OK

(O) JB: Because there is a lot of things that people are going to you know some of us will have stories to tell, and I'm not sure that we have time to hear everyone's story, if this is supposed to be an information sharing, then two things, this should truly be information sharing, and if we have bitches and complaints then we will figure out a way to do that. Secondly, if this is going to be a good neighbour ~~... to have a place where people can hear~~ So if you are going to hold a meeting, hold it in a room where it can be clustered as if we are up around a campfire. And if we wanted a campfire, we know where we could go to get one. And so, let's find it like an information sharing meeting, get the stats, get the information

39:08

J8: and run it so that we can be efficient with this time, and also efficient with the ... [clapping]

M Lady: I think the neighbourhood and its ... being reported should go a bit further. I did report last week a break and entry into my back yard, which is not the first time since Mount Edwards, and a back yard ... was stolen and they tried to take out my husband's mobility scooter but couldn't get it out and that was in broad daylight. I did call to report that. That was at the bottom of Quadra and Collinson. That's about the fourth time that somebody has entered into our backyard and taken stuff. There has been an increased number of garbage dumped at my back and some of it is not nice stuff like sharps and other things. Now, I don't know if that's also Tent City ... at the meeting today. There is also ... and a whole bunch of junk left at my back yard and my garbage can has been knocked over and filled. I have had to deal with my garbage can getting filled and getting rid of it. And there has been an increase in graffiti in the neighbourhood. I've got my spray, my can, and then it is graffitied over. I don't report the graffiti. I did report the battery charger. \$250 for a new one. And, when I called to find out about the price of that, I found out "Oh, there has been a rash of batteries for scooters stolen in your area. Do you know that?" That's what they told me at the scooter store. So I'm at the bottom of Quadra and Collinson so maybe the neighbourhood reports should include that since you didn't obviously include that in this report.

4 TH: No and that's something we can discuss is how detailed do we want to get since obviously I cannot report on the entire city but we want to have an accurate account that includes I would hope everybody that is a resident neighbour of this area. That's a discuss that we can have. Just one note on the graffiti: if you don't want to call it in, our online reporting system is great, it's quick. All you need is an email address, generates a file number like that. It saves you time, it saves us time, and there is still a record made. So in that instance I would think online reporting would be great.

??:?

TH: www.vicpd.ca. And even if you take photos of the graffiti, you can upload them onto the online reporting and they will be attached right onto the file.

Lady: There is graffiti everywhere.

Another Lady: Everywhere.

TH: I know. And obviously you have to

Voices: You see them everywhere....

TH: For sure.

Lady: The neighbourhood has changed.

FC: I'd like to ask a question.

TH: Sure.

FC: About statistics that you make available to the public. You are talking about crime, but also, do you make available statistics to how you assign patrol cars to different neighbourhoods? Because in the past, we have heard from Vic PD that the patrol cars are assigned to neighbourhood based on the needs. I can tell you that in the eight years that I have lived here, I have barely seen a police car in my neighbourhood but now every single time I step out of my house, every time, there's a police car. Always. And I'd like to ... that because of course they might be preventing a ... because there is some issue there. I'd like to be able to see the stats for the police assignment of patrol cars and also stats for overtime hours.

TH: It's not stats for assignment of patrol. It's assignment of patrol in response to statistics. So if we see an area where there is an increase of calls for statistics, then we will allocate resources of patrol based on that increase.

FC: But you said ... here. ... police cars all the time.

DM: I believe committed to having some increased patrols when Mount Edward went in so ... have asked for increased patrols and they have responded to do what they could.

TH: But like someone mentioned here, those stats that I gave were for that particular Adam which is maybe too small of an area so maybe we need to increase that.

DM: OK.

TH: It's challenging for us to discern what is the root cause of the issues. So are some of these related to Tent City, are they in relation to Mount Edwards, are they in relation to general issues we had in this area already prior to either of those things happening. So it's sometimes really difficult for us to tell.

DM: ...

CS: Yeah, I would like to address a few things at this point. Uh, firstly I think Mount Edwards Court is just a you know, I think Mount Edwards Court is essentially an extension of Tent City given the circumstances and just as one person pointed out, the day that Mount Edwards Court opened I too noted a change in the neighbourhood as far as who was walking the streets. There has been discussion about the question about has crime actually increased. And yes, at the last meeting, there was much discussion that crime has increased since the opening of Mount Edwards. There was something that you noted in your first minutes on February 29th that one person commented that crime has stayed the same. And interestingly enough, I was contacted by email by the man who owns the building in which that person rents her apartment and he wrote me the following: "we would like to express our extreme concern"—and he told me that, I asked him if I could read this and he said I could—"our extreme concern over the proposal to house more homeless, drug-addicted, and mentally-ill residents at Mount Edwards on Vancouver Street. Our building is located one-and-a-half blocks from that location and is currently experiencing increased traffic on our property from mentally-ill and drug-addicted persons. Two weeks ago there was a near-fatal overdose in our parking lot and our residents are becoming increasingly concerned and frightened. At least two of our tenants have told us that they are considering moving from our building as a result of the ongoing problems in our area and particularly the planned increase in housing for those in our neighbourhood. This area has historically been a quiet residential neighbourhood. There are many apartment buildings within a eight-block radius of Mount Edwards. No matter what arguments are made in favour of housing homeless, ill, and addicted people in this neighbourhood, you cannot ignore the fear and concern of those living in the area. It will irrevocably change the neighbourhood." Now, I bring this up since Janet, this is from Leighton Lovitt, who is the man who owns the building in which you live, and you've said that things haven't changed. But he's made it very clear that other people who live in your building have noted that the crime rate has increased. So to answer your question, yes, many people feel that the crime rate, and have noted that the crime rate has increased.

DM: Thank you. OK. Moving on. One more please. I just want to get through a quick update and then we are ...

Lady: I have a question for the man from Mount Edwards.

DM: Perfect.

Lady: What is the ... from Tent City?

LH Mayor: you are asking me what the update is on tent city?

Took the, what's that, oh sorry. I have no idea. The city's not involved. The province took the tenting area to court to try and get an injunction. The court case was to a Friday a Monday and a Tuesday and no decision has been made so maybe BC Housing or someone else has an update but really it's the Province is working on trying to make sure that the people who are tenting have a place to live and then close down the Tent City but the City is not involved at all. It's really, so, I don't know that I know any more than what I read in the media at this point. But, uh, BC Housing might have an update. Did you have an update.

RB?: ... on a decision. So the judge has ... fair. They have had a court case on Friday, then again on Tuesday and then the judge has gone away to make his decision and we are waiting on what his decision will be.

Lady: ...

RB?: No we haven't. No.

YMRME: ... we're not sure whether it is going to be the last one or not.

LH Mayor: Sorry, Thursday there is going to be another court date?

YMRME: Yeah, there is one on Thursday and then I'm not sure whether he is making his choice or not.

LH Mayor: Thank you.

YMRME: Yeah. Good.

DM: Anything else from the City? I'm sorry the City, the Police? No?

Larry: I just wanted to ask you, since Mount Edwards was pushed into this community as an emergency shelter for tent city, since it looks like tent city is going to continue, does that make Mount Edwards redundant.

DM: I'm trying to follow.

Larry: Because if it was put in as a solution to tent city, the emergency that tent city continues to be, then Mount Edwards might as well not be in place because we still have tent city.

DM: Well we have 38 residents for the next twelve months. That's what we're trying to do. To make sure that we have some way to communicate about what's happening in the neighbourhood.

Lady: Well, there's no way to judge that until we have a court decision.

DM: Alright.

?: ... anything that you can think of ...?

?: No updates all quiet. We are on spring break right now so there is nothing

DM: I want to take some time right now ... so we can get through some questions.

CS: I have to mention the amendments too before this hour is up.

DM: Is there anybody from the church here who could give a little update? No? OK, Don from the neighbourhood association.

?: From the church, ... is there any question?

DM: Just if there is an update, any observations, experiences.

?: No, nothing all pretty much the same. The complication is tent city in terms of... .

Lady: Same.

WH: Uh, from the Community Association, we are still a resource. Sometimes your questions are not getting answered. We can forward those questions to the appropriate people and try a little harder. Other than that, we just want to see how this is going to work out for the neighbourhood. We are still here. We don't speak for the neighbourhood but we want to make sure that the neighbourhood has the opportunity to speak.

?: Thanks Wayne.

DM: That is the ... so thank you for waiting.

?: Thank you.

10 J.B.
+
So one of the big things here about being neighbours is, as the neighbourhood and all of us have different opinions and I think that all of us agreed that all of us want what is best for the neighbourhood. And I think that all of us agreed that there has to be some sort of a solution for the homeless. None of us, if we ask that, all of us agree that that is an issue. I think what we disagree with is, what is the process, and for us, what is Mount Edwards and what does that look like. And I think that one of the bigger issues here is that we are nickel and diming here of some of this stuff, from my perspective, I think that what needs to happen is that there needs to be process established that we start talking about a year from now, because we are already into eleven months away. What is going to happen a year from now? You know, its good neighbour agreement, who cares, because if, a year from now, the idea is that there is going to be a 101 people living in there, that's a completely different discussion in the neighbourhood than if there is 38. And so I would ask that, you know, us getting together and doing this information sharing, frustrated with each other and ticked off and different views and we share stories, I think that if there is going to be some leadership, there was no leadership by the provincial government by ramming this into the community. Uh, we were away so we were not able to participate but it doesn't appear that there is any leadership by the fact that now there is going to be this 38 possibly but a lot of us are going what the hell does a year look like. There's a lot of people very very concerned about the fact that this is a no-barrier, no-holds-barred access to the neighbourhood. And so there is a lot of other big issues, and so far, we are looking down here. So if there is some leadership by Cool Aid, by BC Housing, or by whoever is

supposed to be in charge, this is our community, and the reason why we are so ticked is because this was put into our community, and now you folk who have good jobs, who go back to your homes that don't have people patrolling in front of you every hour, don't have people walking by your neighbourhood, are saying: well, if we want what's best, we want to help you out. And that's what we are frustrated with. I can sure as shooting say that the school, are you from the school [directs his statement to Stuart Hall], are you the principle?

SH: Yes.

JB: And what are the, how is the enrolment for next year? Like those are the issues. If this is our community, let's work, like, we have huge concerns right, and these meetings,

52:36

DM: Once again, these are not about those... there is going to be a process of community consultation called the CALUC process that goes through the neighbourhood association. The future of Mount Ed is going to be a number of meetings about that.

JB: This is,

DM: This is simply about a forum where operations issues, concrete, pragmatic things that we can do over the next twelve months because we are here, we have 38 residents for twelve months, that's all these are about. I hear you, there is going to be a lot of talking about those larger issues but that's not what this is for.

JB: Rest assured, I can tell you that a lot of people regardless are seeing this as perhaps being a bigger forum than that.

DM: Right.

JB: Because, if we couldn't trust you, Cool Aid, and the province and this municipality for what's going to because this was rammed down our throats,

DM: yeah,

JB: Because Cool Aid was no negotiation, no planning, no community, and then suddenly it was rammed down our throats then how do think that we can even trust you now. That's what this is about.

DM: We're asking for your trust. That's why I'm asking for you to let us know whether there is something that we can do over the next twelve months other than go away, which we cannot do right now.

JB: That's why I think someone needs to come and say what the future looks like in the next twelve months, if there is going to be zoning, because we hear from one end the province is going to do what they want, and on the other end we hear other things.

DM: it will be rezoned.

JB: So I would just say,

KS: Can I speak to that because we have been over this at every meeting so far and we have committed to a very open process that will lead into the rezoning, that will happen in advance of the rezoning, and that will not start until probably about May, because we were hoping that the tent city issue could be resolved first. If the tent city issue goes on, obviously we are going to have to rethink that, but the commitment was as of May, we would start talking about the future process prior to going forward with a rezoning because if you go to a rezoning you already have to have your vision, so we don't want to come to a rezoning that already has a vision feedback from the neighbourhood ... So we've made that commitment over and over again and that's where it's going to start.

CS: I can confirm that Ms. Stinson, Ms. Hartman, and Councilor Coleman spoke extensively about the fact that that's going to take place. I see that we're already over. I see that I have about 60 seconds to tie this up, and I'd like to get these amendments read off at this meeting if that's possible.

DM: Amendments for the meeting that,

CS: Amendments for the March 15 meeting.

DM: Can we not wait until people email in other amendments and then we have them all at once at the next meeting, because you might not be the only one who wants to submit amendments.

CS: Yeah, sure, if that's what people want to do. Yeah.

DM: Alright. And then Wayne had a point and can have the last word.

Lady: Yeah, I'd just say that,

DM: Or, Wayne.

FC: ...

Lady: Can you speak up?

Another Lady: Can you stand up?

FC: ... meeting, ... Mr. Butcher actually said that after twelve months this contract of twelve months, after twelve months, it's up to Cool Aid, so therefore how is the relationship with Cool Aid ... BC Housing and Cool Aid ... because one thing we do know is that Cool Aid only does low-barrier housing. That's all they do. So if this is going to continue with BC Housing, with Cool Aid, after the twelve months, that's a given thing that of course ... Mr. Butcher, that inevitably ... the answer to your question is that Cool Aid will bring the low-barrier housing into our neighbourhood. And every time I step out of my house ... it's like I'm living in the Downtown East Side seeing people ... so, seeing people look in my car.

DM: OK, so did you ask ... for ...?

FC: I did. So ... after twelve months.

RB: We have been operating agreement with the Victoria Cool Aid Society to operate Mount Saint Edwards for a one-year period. As Kathy Stinson said, starting in May there will be community consultations around the rezoning of the property working in conjunction with the Fairfield Gonzales Community Centre and the community at large.

FC: But it is going to be run by Cool Aid. ..., after twelve months.

RB: We made an agreement,

FC: ...

RB: ... just ...

FC: ... if you are going to let everybody know that after 12 months it will be a Cool Aid building and a Cool Aid building means low-barrier housing,

DM: We also do senior's housing.

FC: ...

[Many faint voices]

DM: OK. Good. We do have to wrap up.

YMRME: I just want to say, as a member, as a member of the homeless community, to hear your concerns and all that you are expressing, one of the things that I have noticed is that no matter where we go, we are getting shoved out, whether it is parks or in doorways, any neighbourhood around the whole city is saying, get out of here, so that is a big part of the problem since no one is inviting us in and saying hey love to have you here, you're saying get out. So it makes it very difficult to find a good solution that makes everybody happy because if we are not in your neighbourhood, we're in someone else's neighbourhood and it ... and less shuffling you know.

FC: They are saying that ...



Christopher Schmidt [REDACTED]

Mount Edwards Neighbour Meeting, April 5th

2 messages

Kathy Stinson [REDACTED]

Fri, Apr 1, 2016 at 6:21 PM

To: Don McTavish [REDACTED], "Hall, Stuart" [REDACTED]

Cc: John Sherratt [REDACTED]

Dear Mount Edwards Neighbours,

You are receiving this email because you requested to be on the mailing list.

Attached are minutes from the March 22nd meeting. We will be looking for acceptance of these minutes at our April 5th meeting along with previously redistributed and amended minutes from March 8th and March 15th.

Please remember that the minutes of these meetings are meant to capture: general themes; any specific concerns or issues and related solutions; and any agreed upon action items. They are not meant to be a verbatim record; and opinions or commentary will be kept to a minimum.

I would ask that unless something substantive has been missed that we try and minimize amendments.

An agenda for Tuesday night's meeting (**7 pm in the Cathedral Chapter Room**) is also attached.

All of this information will also be available on our web-site: www.CoolAid.org/mtedwards

I do want to emphasize that the purpose of these Neighbour Meetings is to:

- address immediate concerns related to the **current** operation of Mount Edwards;
- provide a forum where concrete issues can be identified and we can work together to find practical solutions to address them.

These meetings are not meant to provide a forum for people to express feelings or opinions about the program or people at Mount Edwards; nor are they an opportunity to discuss or debate the future of the property. It is not a meeting where motions are entertained or votes are taken..

Regards, Kathy

Kathy Stinson CPA, CMA

Chief Executive Officer



Victoria Cool Aid Society



102-749 Pandora Avenue

Victoria, BC V8W 1N9

www.CoolAid.org

Together we will end homelessness.

Victoria Cool Aid Society acknowledges the Lekwungen and WSÁNEĆ peoples of the Songhees and Esquimalt Nations, on whose traditional territories we build homes, lives, and community. HÍSWŨE.

2 attachments

Mount Edwards Court Neighbourhood Meeting Draft Minutes March 22.pdf
131K

MtEd Neighbourhood Mtg Agenda 040516.docx
19K

*identical to
the version sent
three minutes later*

Kathy Stinson <kstinson@coolaid.org>
To: Kathy Stinson <kstinson@coolaid.org>

Fri, Apr 1, 2016 at 6:24 PM

April 13

Mount Edwards Court Neighbourhood Meeting Minutes
Tuesday, March 22, 2016
Gymnasium, Cathedral School Victoria, BC

Don McTavish, Cool Aid introduced himself as co-chair

An agenda was circulated and accepted with the following change:

- Move the Good Neighbour Agreement item first

Everyone in the circle introduced themselves and their connection

- Mayor Helps and Chris Coleman, City Councilor were in attendance
- Reps from the Fairfield Gonzales Community Assoc. in attendance were Wayne Hollohan, Land Use committee
- Heidi Hartman and Roger Butcher from BC Housing were in attendance
- Teri Healey from VicPD was present
- Kathy Stinson, Cool Aid agreed to take Minutes: will capture general themes and any action or follow-up items; opinions will not be recorded.

An attendance sheet was circulated – minutes will be emailed and posted on the Cool Aid web-site; go to: www.CoolAid.org/mtedwards

Minutes from the meeting of March 15th were distributed for acceptance at the next meeting.

NOTE: Frustration was expressed at the outset and throughout the meeting regarding the acoustics in the room; it was challenging to hear and speakers were encouraged to stand and speak loudly.

Good Neighbour Agreement

Standup Fairfield members polled the room to determine that 15 out of 27 present do not want to be

Mount Edwards neighbours. They see no differentiation between Mount Edwards and Tent City. They

agree to be neighbours with Mount Edwards. We don't want to sign the GNA. *do not consent to a be agree reject the*

Cool Aid noted that regardless of this perspective, we will be providing housing and support to 38 people in the Mount Edwards facility for the next year. Cool Aid wants to ensure that we do the best job we can with the least impact on the neighbourhood. We will work with the neighbours who want to work us, if the larger group is not interested in participating in a Good Neighbour Agreement that is fine.

Mount Edwards residents will be included in the process.

Individuals interested in participating in a small working group should contact Kathy Stinson via email: kstinson@CoolAid.org. We will try and organize a meeting for the week of March 28th.

Our next large group meeting will be two weeks out (April 5th) to allow the working group an opportunity to meet.

Action Items from the previous meeting:

1. Chris Coleman to provide an update on lighting:

- Public Works are working with Parks on a 4 part pilot project with respect to LED lighting in the precinct:
 - a) Along Rockland between Quadra & Vancouver;
 - b) Along Quadra, facing Pioneer Park;
 - c) Along Meares, between Quadra & Vancouver; &
 - d) Along Vancouver between Meares & Rockland (ie Facing the frontage of MEC)
- The reason these are seen as distinct aspects of the precinct plan is that each component will have different types of LED lights (giving a variety of "lumens", or shades of light) to the area. In this way the project may be adjusted as the impacts of the options are assessed.
- The installation is hoped to occur in the next couple of weeks.

2. Cool Aid to work with BC Housing on the feasibility of hiring security guards to augment the Community Liaison position:

- Cool Aid is in the process of getting quotes; John mentioned for the hours of 7 am to 11 pm; but clarified that he will be seeking quotes from 7 am to midnight.
- Neighbours are asking for 24 hour security; Lisa Helps suggested 24 hours might be best while Tent City is in place.
- Cool Aid will get quotes for all scenarios.
- Chris S added that in a previous meeting a desire was expressed for 2 people in front of Mount Edwards and 2 people patrolling the neighbourhood.

3. Cool Aid to work with staff to improve presence of Community Liaison around Mount Edwards:

- John advised that he had spoken with all staff regarding the importance of this issue
- Neighbours asserted that it is not happening
- Peter (Community Liaison staff) provided a brief overview of what he does:
 - 6:30am-Arrive, check in with the night shift about any updates from the community
 - 7:00am- Neighborhood clean-up before school. I walk around the school ground and the church grounds, cleaning up any garbage. I carry "safe disposal equipment" in case I find any harm reduction gear (to date, no needles have been found).
 - 7:30-8:45am- Doing rounds on our block and the school block talking with parents and neighbors. Making sure that kids and parents are comfortable and safe while arriving.
 - 9:00am-3:00pm- Walking around our building, engaging with community and clients about the day's activities. Doing occasional walks around the church, school and Pioneer Square. Helping clients with neighborhood "chores" like "Clean and Safe" graffiti removal, gardening etc.

- o 3pm-4:30pm- Doing rounds on our block and the school block talking with parents and neighbors. Making sure that kids and parents are comfortable and safe while leaving.

- d. A neighbour recounted an incident that she had observed outside Mount Edwards when the Community Liaison did not appear to be present – 2 residents waiting for a cab got into an argument with cab driver – they were trying to bring coffee with them; there was swearing and yelling and the coffee was thrown – almost hitting the neighbour
- e. Another neighbour reinforced the idea that the Community Liaison should stay closer to the building – just patrolling the L shape around Mount Edwards
- f. Some neighbours shared their feeling that they were a 'community under siege'; that the flavour has changed
- g. Chris S recounted an incident from Sunday - a man in the neighbourhood had seemed to be following him and had stopped outside his house; was staring and appeared to be angry; Chris took pictures, called police and called Mount Edwards; the man was not a resident of Mount Edwards; Chris watched him 40 minutes later walk up Cook Street to Meares and enter a parkade. *angrily passed him in front of his house*
then do stare at him at his house, Chris asked him why he was staring and the man responded with nonsense.
- h. Another neighbor questioned why the Community Liaison staff would be going to tent city; perhaps the staff is trying to do too much; he is confused about what is trying to be accomplished – and is not seeing staff out in the evening; suggests this is a 'bandaid' solution.
- i. Someone asked the question 'has there been a dramatic rise in problems since Mount Edwards opened - response of many neighbours was yes; the term 'instant ghetto' was used - OK.
- j. John S acknowledged that it is Cool Aid's responsibility to ensure that our staff are present outside in the manner we have committed to. - OK

ACTION: Cool Aid will continue to follow-up with BC Housing regarding security; Cool Aid will continue to tighten up the Community Liaison presence.

- Offer by a Speak Up member
- 4. Standup Fairfield neighbours to provide a transcript of meeting to be included with minutes:
 - No transcript will be provided A majority of Speak Up Fairfield core membership protested against sharing the transcript.
 - 5. Cool Aid to ask VicPD to attend in order to provide updates on any neighbourhood calls:
 - VicPd will ensure a representative attends with information

Updates

VicPD:

- Y. Teri is familiar with the neighbourhood and its issues of the area
- Y. She looked at calls for service in the last 2 weeks in the immediate area of Mount Edwards from Meares to Burdett and Vancouver to Quadra
- There were 2 calls for service:
 - o a male causing a disturbance
 - o a residential B&E on Meares

- Teri described how to access crime reports on the VicPD web-site – zero in on an area; details are provided (**NOTE:** the system has been experiencing problems and is not currently working)

3 Neighbours expressed skepticism at these numbers; suggested expanding the area being reported on.

6 Another neighbour suggested there was nothing left to steal.

8 Teri acknowledged that underreporting is an issue.

9 A neighbor noted that there had been a B&E in his backyard (bottom of Quadra and Collinson) and that a battery charger had been stolen; he had reported it.

7 It was suggested that rather than take up too much time at the meeting that VicPD provide a table overview of stats in advance.

5 Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere. *A neighbour reported junk being left in backyard and her garbage can being filled.*
A neighbor questioned how patrol cars are assigned as she noted there seemed to be way more in the area than before; if based on needs as evidenced by calls, it doesn't add up with the stats as presented.

4 Chris S. read from a letter provided by a nearby apartment building manager (1.5 blocks from Mount Edwards) noting extreme concern with increased traffic and a near fatal overdose; 2 tenants are considering moving; their historically quiet residential neighbourhood has been irrevocably changed. *He is worried about the person who made the claim, that crime is the same. who rents an apartment to the person who made the claim, that crime is the same. over the proposal to make more homeless, drug-addicted, or who would provide a contrary view to the residents are becoming increasingly concerned and frightened.*
There was a question regarding what is happening with Tent City:

- Mayor Helps said she had no update
- BC Housing is waiting for a court decision

School:

Stuart Hall Stuart noted that It was Spring Break and there was nothing to report.

Church:

Nothing to report.

Community Association:

Reiterated that they are a resource. If there are questions that are not being answered they can try and find answers

Neighbours are concerned that Mount Edwards is
no-holds-barred access to the neighbourhood.

City:

We are ticked because it was put into our community
Nothing to report. ^{hypocrites} and by ^{people} who go back to their homes ^{that in}

neighbourhoods that don't have the ^{negative} effects that they have created in
Neighbours: one neighbourhood.

(+) A neighbour new to these meetings expressed that all want what is best for the
neighbourhood; all want solutions for the homeless. That said they are interested in the
process for a year from now ^{since the future proposal is far different} regarding the current situation who cares. They want
leadership and discussion on the bigger issues; they are ticked off and frustrated.

(u) ~~Donna Stinson~~ reiterated that the purpose of these meetings is to provide a venue to bring
forward concerns specific to the operation of Mount Edwards in its current form (to provide
transitional housing and support to 38 individuals for the next year).

(J) Cool Aid and BC Housing are committed to consulting with the community (school, church,
neighbours) on what the long term of vision for Mount Edwards will be and to take what they
learn from that process forward into a public rezoning process. We had advised that this long

term process will not likely begin before May as we want to let the current operation settle in;

and would prefer that the Tent City be resolved first. If Tent City carries on, we may have to
revisit that. These meetings will not be the forum for that long term process.

Chris S. acknowledged that this has been a consistent message from Cool Aid. ^{BC Housing and the City} ~~and others have repeatedly explained the rezoning~~
spoke extensively that a rezoning process would take place. ^{to go through a rezoning}

A Mount Edwards resident shared that nobody wants the homeless; and that it is hard to find
solutions that everyone can agree on.

Next Meeting:

Tuesday, April 5th 7:00 pm, Chapter Room, Cathedral



Christopher Schmidt [REDACTED]

Amendments for the March 22, 2016 Mount Edwards Court Neighbourhood Meeting Minutes

Christopher Schmidt [REDACTED]

Mon, Apr 4, 2016 at 1:24 PM

To: Kathy Stinson [REDACTED]

Cc: Don McTavish [REDACTED], John Sherratt [REDACTED]

Hello Ms. Stinson,

This proposed amendment is to bring to the table some items and detail that were missing from your Mount Edwards Court Neighbourhood Meeting Draft Minutes for March 22, 2016. Please append it or incorporate its changes and additions into your draft minutes document for that meeting.

As requested, these changes are substantive; in other words, changes are proposed only where necessary in order to capture better the original meaning of the dialogue.

As well, in an attempt to minimize additions, only a few items have been added.

It would be nice if my amendments were formatted in the same manner as your portion of the minutes or at least in the manner in which I have submitted it: specifically, please do not use the question-mark bullets.

If you disagree with any specific items that I have proposed, please let me know this afternoon or by end-of-day today, so that I can reply early tomorrow before I start work. It is good to see the new effort that Cool Aid is putting into capturing the main items of the meeting and it is my hope that, if things continue in this manner, my part in this become unnecessary.

Sincerely Yours,
Christopher Schmidt

 2016.04.04 Amendments for March 22, 2016 MECNM Draft Minutes.pdf
295K



Christopher Schmidt <christopher.lee.schmidt@gmail.com>

Amendments for the March 22, 2016 Mount Edwards Court Neighbourhood Meeting Minutes

Kathy Stinson

Mon, Apr 4, 2016 at 6:07 PM

To: Christopher Schmidt

Cc: Don McTavish

John Sherratt

, "Hall, Stuart

Mr. Schmidt, please see my notes below. Also please note that I have copied Stuart on this as he is co-chair of this committee.

Per my notes below I have made some changes to the minutes. If you like I can attach your document when I send out the amended minutes so that folks on the mailing list are aware of all that you requested changed. Thanks, Kathy

Kathy Stinson CPA, CMA

Chief Executive Officer

From: Christopher Schmidt [mailto:]

Sent: Monday, April 04, 2016 1:24 PM

To: Kathy Stinson

Cc: Don McTavish; John Sherratt

Subject: Amendments for the March 22, 2016 Mount Edwards Court Neighbourhood Meeting Minutes

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As requested, these changes are substantive; in other words, changes are proposed only where necessary in order to capture better the original meaning of the dialogue. I disagree.

As well, in an attempt to minimize additions, only a few items have been added. Again I disagree.

Kathy Stinson added these statements to my email

It would be nice if my amendments were formatted in the same manner as your portion of the minutes or at least in the manner in which I have submitted it: specifically, please do not use the question-mark bullets. In the future it would be easier if you provided a Word document.

If you disagree with any specific items that I have proposed, please let me know this afternoon or by end-of-day today, so that I can reply early tomorrow before I start work. It is good to see the new effort that Cool Aid is putting into capturing the main items of the meeting and it is my hope that, if things continue in this manner, my part in this become unnecessary. I will of course make the changes to the areas where I have referenced you directly. I have not included all of your other suggested changes as I don't believe that they add anything substantive to the record – which we have clearly stated is not verbatim.

Sincerely Yours,
Christopher Schmidt

*Kathy Stinson added these
statements to my email.*



Mount Edwards Court Neighbourhood Meeting Draft Minutes March 22 amend per CS.pdf
146K

April 4 £

Mount Edwards Court Neighbourhood Meeting Minutes
Tuesday, March 22, 2016
Gymnasium, Cathedral School Victoria, BC

Don McTavish, Cool Aid introduced himself as co-chair

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Good Neighbour Agreement

Speak Up Fairfield members polled the room to determine that 15 out of 27 present do not want to be Mount Edwards neighbours. They see no differentiation between Mount Edwards and Tent City. They see no use for a Good Neighbour agreement.

Cool Aid noted that regardless of this perspective, we will be providing housing and support to 38 people in the Mount Edwards facility for the next year. Cool Aid wants to ensure that we do the best job we can with the least impact on the neighbourhood. We will work with the neighbours who want to work us, if the larger group is not interested in participating in a Good Neighbour Agreement that is fine.

Cool Aid stated that it could reference in the Good Neighbour Agreement that there are neighbours in Fairfield who do not endorse it.

Mount Edwards residents will be included in the process.

NO
CHANGE
COOL AID
DENIED
AMENDMENT
OF THIS ITEM

COOL AID
ACCEPTED
THIS
AMENDMENT

Speak Up Fairfield elaborated that another objective of its not consenting to the Good Neighbour Agreement is to ensure that these meetings continue so that there is a forum for all neighbours to attend to address their concerns about the operations at Mount Edwards Court.

Cool Aid
ACCEPTED
THIS ITEM
AMENDMENT

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- A neighbour recounted an incident that she had observed outside Mount Edwards when the Community Liaison did not appear to be present – 2 residents waiting for a cab got into an argument with cab driver – they were trying to bring coffee with them; there was swearing and yelling and the coffee was thrown – almost hitting the neighbour
- Another neighbour reinforced the idea that the Community Liaison should stay closer to the building – just patrolling the L shape around Mount Edwards
- Some neighbours shared their feeling that they were a 'community under siege'; that the flavour has changed
- ~~Chris S recounted an incident from Sunday – a man in the neighbourhood had seemed to be following him and had stopped outside his house; was staring and appeared to be angry; Chris took pictures, called police and called Mount Edwards; the man was not a resident of Mount Edwards; Chris watched him 40 minutes later walk up Cook Street to Meares and enter a parkade.~~
- Chris S recounted an incident from Sunday – a man passed him as he walked on the sidewalk in front of his house then the man stopped to stare angrily at Chris as he entered his home. He continued to stand facing Chris' house until Chris returned outside to ask him if he could help him – the man responded with a nonsense accusation. Chris took pictures, called the police, and called Mount Edwards. Cool Aid advised that the man was not a resident of Mount Edwards. While out for a walk later, Chris and his wife saw the same man entering a parkade near Meares and Vancouver.
- Another neighbor questioned why the Community Liaison staff would be going to tent city; perhaps the staff is trying to do too much; he is confused about what is trying to be accomplished – and is not seeing staff out in the evening; suggests this is a 'bandaid' solution.
- Someone asked the question 'has there been a dramatic rise in problems since Mount Edwards opened - response of many neighbours was yes; the term 'instant ghetto' was used
- John S acknowledged that it is Cool Aid's responsibility to ensure that our staff are present outside in the manner we have committed to.

COOL AID
ACCEPTED
THIS
AMENDMENT
ITEM

NO CHANGE
AMENDMENT
DENIED
BY COOL AID

ACTION: Cool Aid will continue to follow-up with BC Housing regarding security; Cool Aid will continue to tighten up the Community Liaison presence.

4. SpeakUp Fairfield neighbours to provide a transcript of meeting to be included with minutes:

- No transcript will be provided

5. Cool Aid to ask VicPD to attend in order to provide updates on any neighbourhood calls:

- VicPd will ensure a representative attends with information

NO
CHANGE
- DENIED

Updates

VicPD:

- Teri is familiar with the neighbourhood and its issues
- She looked at calls for service in the last 2 weeks in the immediate area of Mount Edwards from Meares to Burdett and Vancouver to Quadra
- There were 2 calls for service:
 - a male causing a disturbance
 - a residential B&E on Meares
- Teri described how to access crime reports on the VicPD web-site – zero in on an area; details are provided (**NOTE:** the system has been experiencing problems and is not currently working)

COOL AID
- DENIED!
AMENDMENT OF THIS ITEM

Neighbours expressed skepticism at these numbers; suggested expanding the area being reported on.

Another neighbour suggested there was nothing left to steal.

Teri acknowledged that underreporting is an issue.

A neighbor noted that there had been a B&E in his backyard (bottom of Quadra and Collinson) and that a battery charger had been stolen; he had reported it.

It was suggested that rather than take up too much time at the meeting that VicPD provide a table overview of stats in advance.

Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere.

A neighbor questioned how patrol cars are assigned as she noted there seemed to be way more in the area than before; if based on needs as evidenced by calls, it doesn't add up with the stats as presented.

~~Chris S. read from a letter provided by a nearby apartment building manager (1.5 blocks from Mount Edwards) noting extreme concern with increased traffic and a near fatal overdose; 2 tenants are considering moving; their historically quiet residential neighbourhood has been irrevocably changed.~~

Chris S. read from a letter provided by a nearby apartment building owner who owns the apartment rented to the person who made the February 29, 2016 claim that crime has not changed. The building is 1.5 blocks from Mount Edwards and the owner noted extreme concern about increased homeless and drug-addicted traffic and a near-fatal overdose in his parking lot. He reported that residents are becoming increasingly concerned and frightened and that 2 tenants are considering moving due to the problems and the planned increase in housing for those in our neighbourhood, and that this historically quiet residential neighbourhood has been irrevocably changed.

COOL AID
ACCEPTED
AMENDMENT
OF THIS
ITEM

There was a question regarding what is happening with Tent City:

- Mayor Helps said she had no update
- BC Housing is waiting for a court decision

School:

Stuart Hall Stuart noted that it was Spring Break and there was nothing to report.

Church:

Nothing to report.

Community Association:

Reiterated that they are a resource. If there are questions that are not being answered they can try and find answers.

City:

Nothing to report.

Neighbours:

A neighbour new to these meetings expressed that all want what is best for the neighbourhood; all want solutions for the homeless. That said they are interested in the process for a year from now – regarding the current situation – who cares. They want leadership and discussion on the bigger issues; they are ticked off and frustrated.

COOL AID
DENIED
AMENDMENT

Kathy Stinson reiterated that the purpose of these meetings is to provide a venue to bring forward concerns specific to the operation of Mount Edwards in its current form (to provide transitional housing and support to 38 individuals for the next year).

COOL AID
DENIED
AMENDMENT
OF THIS ITEM

Cool Aid and BC Housing are committed to consulting with the community (school, church, neighbours) on what the long term of vision for Mount Edwards will be; and to take what they learn from that process forward into a public rezoning process. We had advised that this long

term process will not likely begin before May as we want to let the current operation settle in; and would prefer that the Tent City be resolved first. If Tent City carries on, we may have to revisit that. These meetings **will not** be the forum for that long term process.

~~Chris S. acknowledged that this has been a consistent message from Cool Aid.~~

Chris S. acknowledged that Cool Aid, BC Housing, and the City have spoken extensively that a rezoning process would take place.

A Mount Edwards resident shared that nobody wants the homeless; and that it is hard to find solutions that everyone can agree on.

COOL AID
ACCEPTED
THIS
AMENDMENT
ITEM

Next Meeting:

Tuesday, April 5th 7:00 pm, Chapter Room, Cathedral



Christopher Schmidt <christopher.lee.schmidt@gmail.com>

Amendments for the March 22, 2016 Mount Edwards Court Neighbourhood Meeting Minutes

Christopher Schmidt [REDACTED]

Tue, Apr 5, 2016 at 2:06 PM

To: Kathy Stinson [REDACTED]

Cc: Don McTavish [REDACTED]

John Sherratt [REDACTED]

"Hall, Stuart
[REDACTED]

Hello Ms. Stinson,

When I provided these amendments, I avoided commenting on your items. I don't comment that your items misrepresent what was said. For instance, you wrote that "the term 'instant ghetto' was used" when that term was not even used, and you wrote that officer Teri was familiar with the neighbourhood when Teri never said that.

You criticize as nitpicky a point of clarification that is logically significant: your misuse of the logical operator/coordinating conjunction "or" could be misused to deny either part of what the community association said. At my insistence, you did include my fix in my amendments, but you kept your original misrepresentative paraphrasing in your own March 15, 2016 minutes.

It seems to come down to our disagreeing on the meaning of the word "substantive." I interpret substantive to mean firmly based in reality. Your paraphrased items omit and include information in a manner which could read favourably for Cool Aid in the future.

Furthermore, when Cool Aid was justifying the alternating meeting times, it promised the neighbourhood an information transfer function. But after the dozens of hours per meeting that I and others spend documenting and distilling the dialogue and the more hours spent presenting it to you, you reject most of it to present your very special perspective in your minutes—which will be the document referenced by other parties in the future.

That is why my amendment belongs at the end of your minutes document for March 22, 2016 and onward if it be necessary.

Anyway, you've been informed of my opinion.

Sincerely,
Christopher Schmidt

On Apr 5, 2016, at 9:07 AM, Kathy Stinson [REDACTED] wrote:

Mr. Schmidt, I am not going to append your letter to the minutes per the reasons noted; I will send it as a separate document.

Kathy Stinson CPA, CMA
Chief Executive Officer

<image001.jpg>

Victoria Cool Aid Society

[REDACTED]
102-749 Pandora Avenue

4/8/2017

Gmail - Amendments for the March 22, 2016 Mount Edwards Court Neighbourhood Meeting Minutes

Victoria, BC V8W 1N9

www.CoolAid.org

Together we will end homelessness.

Victoria Cool Aid Society acknowledges the Lekwungen and W̱SÁNEĆ peoples of the Songhees and Esquimalt Nations, on whose traditional territories we build homes, lives, and community. HÍSW̱ḴE.

From: Christopher Schmidt [mailto:christopher.lee.schmidt@gmail.com]
Sent: Monday, April 04, 2016 10:25 PM
To: Kathy Stinson
Cc: Don McTavish; John Sherratt; Hall, Stuart (head@cathedralschool.ca)
Subject: Re: Amendments for the March 22, 2016 Mount Edwards Court Neighbourhood Meeting Minutes

Hello Ms. Stinson,

Thank you for making the changes that you made; however, it is apparent that we disagree on a few matters and, therefore, I would appreciate your appending my amendment document to the minutes document as before so that people who look at the minutes document can be aware of what I requested.

Sincerely,

Christopher Schmidt

On Mon, Apr 4, 2016 at 6:07 PM, Kathy Stinson <kstinson@coolaid.org> wrote:

Mr. Schmidt, please see my notes below. Also please note that I have copied Stuart on this as he is co-chair of this committee.

Per my notes below I have made some changes to the minutes. If you like I can attach your document when I send out the amended minutes so that folks on the mailing list are aware of all that you requested changed. Thanks, Kathy

Kathy Stinson CPA, CMA

Chief Executive Officer

4/8/2017

Gmail - Amendments for the March 22, 2016 Mount Edwards Court Neighbourhood Meeting Minutes

From: Christopher Schmidt [REDACTED]
Sent: Monday, April 04, 2016 1:24 PM
To: Kathy Stinson
Cc: Don McTavish; John Sherratt
Subject: Amendments for the March 22, 2016 Mount Edwards Court Neighbourhood Meeting Minutes

Hello Ms. Stinson,

This proposed amendment is to bring to the table some items and detail that were missing from your Mount Edwards Court Neighbourhood Meeting Draft Minutes for March 22, 2016. Please append it or incorporate its changes and additions into your draft minutes document for that meeting.

As requested, these changes are substantive; in other words, changes are proposed only where necessary in order to capture better the original meaning of the dialogue. I disagree.

As well, in an attempt to minimize additions, only a few items have been added. Again I disagree.

It would be nice if my amendments were formatted in the same manner as your portion of the minutes or at least in the manner in which I have submitted it: specifically, please do not use the question-mark bullets. In the future it would be easier if you provided a Word document.

If you disagree with any specific items that I have proposed, please let me know this afternoon or by end-of-day today, so that I can reply early tomorrow before I start work. It is good to see the new effort that Cool Aid is putting into capturing the main items of the meeting and it is my hope that, if things continue in this manner, my part in this become unnecessary. I will of course make the changes to the areas where I have referenced you directly. I have not included all of your other suggested changes as I don't believe that they add anything substantive to the record – which we have clearly stated is not verbatim.

Sincerely Yours,
Christopher Schmidt

*Added by Kathy Stinson to
my original email.*

Mount Edwards Court Neighbourhood Meeting Minutes
Tuesday, March 22, 2016
Gymnasium, Cathedral School Victoria, BC

Don McTavish, Cool Aid introduced himself as co-chair

An agenda was circulated and accepted with the following change:

- Move the Good Neighbour Agreement item first

Everyone in the circle introduced themselves and their connection

- Mayor Helps and Chris Coleman, City Councilor were in attendance
- Reps from the Fairfield Gonzales Community Assoc. in attendance were Wayne Hollohan, Land Use committee
- Heidi Hartman and Roger Butcher from BC Housing were in attendance
- Teri Healey from VicPD was present
- Kathy Stinson, Cool Aid agreed to take Minutes: will capture general themes and any action or follow-up items; opinions will not be recorded.

An attendance sheet was circulated – minutes will be emailed and posted on the Cool Aid web-site; go to: www.CoolAid.org/mtedwards

Minutes from the meeting of March 15th were distributed for acceptance at the next meeting.

NOTE: Frustration was expressed at the outset and throughout the meeting regarding the acoustics in the room; it was challenging to hear and speakers were encouraged to stand and speak loudly.

Good Neighbour Agreement

Speak Up Fairfield members polled the room to determine that 15 out of 27 present do not want to be Mount Edwards neighbours. They see no differentiation between Mount Edwards and Tent City. They see no use for a Good Neighbour agreement.

Cool Aid noted that regardless of this perspective, we will be providing housing and support to 38 people in the Mount Edwards facility for the next year. Cool Aid wants to ensure that we do the best job we can with the least impact on the neighbourhood. We will work with the neighbours who want to work us, if the larger group is not interested in participating in a Good Neighbour Agreement that is fine.

Cool Aid stated that it could reference in the Good Neighbour Agreement that there are neighbours in Fairfield who do not endorse it.

Mount Edwards residents will be included in the process.

Speak Up Fairfield elaborated that another objective of its not consenting to the Good Neighbour Agreement is to ensure that these meetings continue so that there is a forum for all neighbours to attend to address their concerns about the operations at Mount Edwards Court.

Individuals interested in participating in a small working group should contact Kathy Stinson via email: kstinson@CoolAid.org. We will try and organize a meeting for the week of March 28th.

Our next large group meeting will be two weeks out (April 5th) to allow the working group an opportunity to meet.

Action Items from the previous meeting:

1. Chris Coleman to provide an update on lighting:
 - Public Works are working with Parks on a 4 part pilot project with respect to LED lighting in the precinct:
 - a) Along Rockland between Quadra & Vancouver;
 - b) Along Quadra, facing Pioneer Park;
 - c) Along Meares, between Quadra & Vancouver; &
 - d) Along Vancouver between Meares & Rockland (ie Facing the frontage of MEC)
 - The reason these are seen as distinct aspects of the precinct plan is that each component will have different types of LED lights (giving a variety of "lumens", or shades of light) to the area). In this way the project may be adjusted as the impacts of the options are assessed.
 - The installation is hoped to occur in the next couple of weeks.
2. Cool Aid to work with BC Housing on the feasibility of hiring security guards to augment the Community Liaison position:
 - Cool Aid is in the process of getting quotes; John mentioned for the hours of 7 am to 11 pm; but clarified that he will be seeking quotes from 7 am to midnight.
 - Neighbours are asking for 24 hour security; Lisa Helps suggested 24 hours might be best while Tent City is in place.
 - Cool Aid will get quotes for all scenarios.
 - Chris S added that in a previous meeting a desire was expressed for 2 people in front of Mount Edwards and 2 people patrolling the neighbourhood.
3. Cool Aid to work with staff to improve presence of Community Liaison around Mount Edwards:
 - John advised that he had spoken with all staff regarding the importance of this issue
 - Neighbours asserted that it is not happening
 - Peter (Community Liaison staff) provided a brief overview of what he does:
 - 6:30am-Arrive, check in with the night shift about any updates from the community
 - 7:00am- Neighborhood clean-up before school. I walk around the school ground and the church grounds, cleaning up any garbage. I carry "safe disposal equipment" in case I find any harm reduction gear (to date, no needles have been found).

- 7:30-8:45am- Doing rounds on our block and the school block talking with parents and neighbors. Making sure that kids and parents are comfortable and safe while arriving.
- 9:00am-3:00pm- Walking around our building, engaging with community and clients about the day's activities. Doing occasional walks around the church, school and Pioneer Square. Helping clients with neighborhood "chores" like "Clean and Safe" graffiti removal, gardening etc.
- 3pm-4:30pm- Doing rounds on our block and the school block talking with parents and neighbors. Making sure that kids and parents are comfortable and safe while leaving.
- A neighbour recounted an incident that she had observed outside Mount Edwards when the Community Liaison did not appear to be present – 2 residents waiting for a cab got into an argument with cab driver – they were trying to bring coffee with them; there was swearing and yelling and the coffee was thrown – almost hitting the neighbour
- Another neighbour reinforced the idea that the Community Liaison should stay closer to the building – just patrolling the L shape around Mount Edwards
- Some neighbours shared their feeling that they were a 'community under siege'; that the flavour has changed
- Chris S recounted an incident from Sunday – a man passed him as he walked on the sidewalk in front of his house then the man stopped to stare angrily at Chris as he entered his home. He continued to stand facing Chris' house until Chris returned outside to ask him if he could help him—the man responded with a nonsense accusation. Chris took pictures, called the police, and called Mount Edwards. Cool Aid advised that the man was not a resident of Mount Edwards. While out for a walk later, Chris and his wife saw the same man entering a parkade near Meares and Vancouver.
- Another neighbor questioned why the Community Liaison staff would be going to tent city; perhaps the staff is trying to do too much; he is confused about what is trying to be accomplished – and is not seeing staff out in the evening; suggests this is a 'bandaid' solution.
- Someone asked the question 'has there been a dramatic rise in problems since Mount Edwards opened - response of many neighbours was yes; the term 'instant ghetto' was used
- John S acknowledged that it is Cool Aid's responsibility to ensure that our staff are present outside in the manner we have committed to.

ACTION: Cool Aid will continue to follow-up with BC Housing regarding security; Cool Aid will continue to tighten up the Community Liaison presence.

4. SpeakUp Fairfield neighbours to provide a transcript of meeting to be included with minutes:
 - No transcript will be provided
5. Cool Aid to ask VicPD to attend in order to provide updates on any neighbourhood calls:
 - VicPd will ensure a representative attends with information

Updates

VicPD:

- Teri is familiar with the neighbourhood and its issues
- She looked at calls for service in the last 2 weeks in the immediate area of Mount Edwards from Meares to Burdett and Vancouver to Quadra
- There were 2 calls for service:
 - a male causing a disturbance
 - a residential B&E on Meares
- Teri described how to access crime reports on the VicPD web-site – zero in on an area; details are provided (**NOTE:** the system has been experiencing problems and is not currently working)

Neighbours expressed skepticism at these numbers; suggested expanding the area being reported on.

Another neighbour suggested there was nothing left to steal.

Teri acknowledged that underreporting is an issue.

A neighbor noted that there had been a B&E in his backyard (bottom of Quadra and Collinson) and that a battery charger had been stolen; he had reported it.

It was suggested that rather than take up too much time at the meeting that VicPD provide a table overview of stats in advance.

Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere.

A neighbor questioned how patrol cars are assigned as she noted there seemed to be way more in the area than before; if based on needs as evidenced by calls, it doesn't add up with the stats as presented.

Chris S. read from a letter provided by a nearby apartment building owner who owns the apartment rented to the person who made the February 29, 2016 claim that crime has not changed. The building is 1.5 blocks from Mount Edwards and the owner noted extreme concern about increased homeless and drug-addicted traffic and a near-fatal overdose in his parking lot. He reported that residents are becoming increasingly concerned and frightened and that 2 tenants are considering moving due to the problems and the planned increase in housing for those in our neighbourhood, and that this historically quiet residential neighbourhood has been irrevocably changed.

There was a question regarding what is happening with Tent City:

- Mayor Helps said she had no update

- BC Housing is waiting for a court decision

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Stuart Hall Stuart noted that it was Spring Break and there was nothing to report.

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Nothing to report.

Community Association:

Reiterated that they are a resource. If there are questions that are not being answered they can try and find answers.

City:

Nothing to report.

Neighbours:

A neighbour new to these meetings expressed that all want what is best for the neighbourhood; all want solutions for the homeless. That said they are interested in the process for a year from now – regarding the current situation – who cares. They want leadership and discussion on the bigger issues; they are ticked off and frustrated.

Kathy Stinson reiterated that the purpose of these meetings is to provide a venue to bring forward concerns specific to the operation of Mount Edwards in its current form (to provide transitional housing and support to 38 individuals for the next year).

Cool Aid and BC Housing are committed to consulting with the community (school, church, neighbours) on what the long term of vision for Mount Edwards will be; and to take what they learn from that process forward into a public rezoning process. We had advised that this long term process will not likely begin before May as we want to let the current operation settle in; and would prefer that the Tent City be resolved first. If Tent City carries on, we may have to revisit that. These meetings **will not** be the forum for that long term process.

Chris S. acknowledged that Cool Aid, BC Housing, and the City have spoken extensively that a rezoning process would take place.

A Mount Edwards resident shared that nobody wants the homeless; and that it is hard to find solutions that everyone can agree on.

Next Meeting: Tuesday, April 5th 7:00 pm, Chapter Room, Cathedral

At the meeting of April 5th Chris Schmidt asked that his amendments to the minutes of March 22nd be appended to the document. A number of his suggested changes have been incorporated into the body of the minutes; ones not incorporated above are included below.

Under Good Neighbour Agreement:

Cool Aid recognized that Speak Up Fairfield would rather Cool Aid not be in the neighbourhood and that Speak Up Fairfield does not want to sign the Good Neighbour Agreement, but Cool Aid dismissed Speak Up Fairfield's position on the basis that it did not come from everybody; however, it did welcome Speak Up Fairfield to continue attending and making that point.

You wrote:

Someone asked the question 'has there been a dramatic rise in problems since Mount Edwards opened – response of many neighbours was yes; the term 'instant ghetto' was used.

Please change it to:

A resident of Mount Edwards asked whether there has been a rise in problems since Mount Edwards started. The response of many neighbours was yes. One neighbour commented that "on February 23rd, the neighbourhood turned into the vibe of a ghetto. Instantly."

After the above, please add the item:

A neighbour commented that new faces are scouting backyards and properties and that people have been in his yard but they have not stolen but he noted that there is nothing left in his yard to steal. He noted that many of his neighbours on Meares have had their yards broken into since the opening of Mount Edwards.

Under the heading ACTION: Please change item 4.

What you wrote:

4. StandUp Fairfield neighbours to provide a transcript of the meeting to be included with minutes:

- No transcript will be provided.

Please change it to:

4. There was an offer by a Speak Up Fairfield member to provide a transcript of the meeting to be included with minutes:

- Despite this offer, a majority of Speak Up Fairfield voted against sharing the transcript so no transcript will be provided.

Under Updates:

Under VicPD:

What you wrote:

- Teri is familiar with the neighbourhood and its issues.

Please change it to:

- Teri is familiar with some of the issues of the area.

And for the sixth item after the VicPD items:

What you wrote:

Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere.

Please change it to:

Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere. A neighbour reported junk being left in backyard and her garbage can being filled.

And under Neighbours:

What you wrote:

A neighbour new to these meetings expressed that all want what is best for the neighbourhood; all want solutions for the homeless. That said they are interested in the process for a year from now—regarding the current situation—who cares. They want leadership and discussion on the bigger issues; they are ticked off and frustrated.

Please change it to:

A neighbour new to these meetings expressed that all want what is best for the neighbourhood and that all agree that there has to be some sort of solution for the homeless. He disagrees with the process and the future of Mount Edwards. He is less concerned about the present situation than he is about the process for what happens in a year from now since the future proposal is far different. He wants leadership and discussion on what a year from now will look like. Neighbours are concerned that Mount Edwards is no-holds-barred access to the neighbourhood and we are frustrated because it was put into our community by people who claim to want what is best for us but who go back to their homes in their neighbourhoods that don't have the same newly-created problems that we now experience.



Christopher Schmidt [REDACTED]

**Follow-up: Updated March 22, 2016 Amendment Incorporating Objections
Raised at April 5, 2016 Meeting**

Kathy Stinson [REDACTED]

Mon, Apr 11, 2016 at 5:07 PM

To: Christopher Schmidt [REDACTED]

Cc: Don McTavish [REDACTED] John Sherratt [REDACTED]

Mr. Schmidt:

It was agreed at the meeting to attach the amendments provided by you to the minutes. It was not agreed to accept a revised amendment document after the fact. Attached is what the accepted minutes look like with your amendments included.

Kathy Stinson CPA, CMA

Chief Executive Officer



Victoria Cool Aid Society

[REDACTED]
102-749 Pandora Avenue

Victoria, BC V8W 1N9

www.CoolAid.org

Together we will end homelessness.

Victoria Cool Aid Society acknowledges the Lekwungen and W̱SÁNEĆ peoples of the Songhees and Esquimalt Nations, on whose traditional territories we build homes, lives, and community. HÍSW̱ḴE.

From: Christopher Schmidt [REDACTED]
Sent: Monday, April 11, 2016 10:26 AM
To: Kathy Stinson
Cc: Don McTavish; John Sherratt
Subject: Follow-up: Updated March 22, 2016 Amendment Incorporating Objections Raised at April 5, 2016 Meeting

Hello Miss Stinson,

To follow up, at the April 5, 2016 Mount Edwards Court neighborhood liaison meeting, when I asked you whether you had decided to append my amendments within the minutes document for the March 22, 2016 neighborhood liaison meeting, you said that you were OK with that.

Appended is an updated amendment document for the March 22, 2016 meeting that takes my name out of the minutes items and that incorporates the April 5, 2016 concerns that postponed the finalization of your March 22, 2016 minute document. Updates are identified by green-coloured font.

The first change is to replace my name (Chris S) with "A neighbour" for when I was reporting a personal incident as a neighbor, like so:

A neighbour recounted an incident from Sunday – a man passed him as the neighbour walked on the sidewalk in front of his house then the man stopped to stare angrily at the neighbour as he entered his home. He continued to stand facing the neighbour's house until the neighbour returned outside to ask him if he could help him—the man responded with a nonsense accusation. The neighbour took pictures, called the police, and called Mount Edwards. Cool Aid denied the man's being a resident of Mount Edwards. While out for a walk later, the neighbour and his wife saw the same man entering a parkade near Meares and Vancouver.

The second change is to change its second instance (Chris S) to "Speak Up Fairfield" for when I was sharing an email in that capacity:

A member of Speak Up Fairfield read from a letter provided by a nearby apartment building owner who owns the apartment rented to the person who made the February 29, 2016 claim that crime has not changed. The building is 1.5 blocks from Mount Edwards and the owner noted extreme concern about increased homeless and drug-addicted traffic and a near-fatal overdose in his parking lot. He reported that residents are becoming increasingly concerned and frightened and that 2 tenants are considering moving due to the problems and the planned increase in housing for those in our neighbourhood, and that this historically quiet residential neighbourhood has been irrevocably changed.

As well, during the meeting, a neighbour stated that he felt that the vote count was incorrect. He and I have discussed his concern about the vote count of the neighbours who rejected the Good Neighbour Agreement on March 22, 2016 as reported in the minutes for that meeting. He felt that the 15/27 vote should have been higher since he thinks that more neighbours voted to reject the Good Neighbor Agreement.

He and I agreed that the numbers fail to reflect the strong extent to which the neighbourhood rejects the good neighbor agreement but, as you said at the last meeting, no objections were raised at the time.

The other concerns that postponed the approval of the March 22, 2016 minutes were two other items raised by another neighbour, which could be summarized accurately as:

- A request was made that the meeting be held in a room where people can hear each other.
- A request was made that the police provide statistical information in advance of the liaison meetings.

I've checked the transcript for March 22, 2016 and these requests were made; consequently, they should be added. You did state in your minutes that frustrations were expressed about the acoustics in the room but the amendment raised is distinctly about a request.

As stated at the beginning, attached is an updated amendments document for March 22, 2016 that identifies the above changes using green-coloured font. In summary, it takes my name out of the minutes items and it addresses the concerns that postponed the acceptance of the March 22, 2016 minutes document at the April 5, 2016 meeting. On these bases, please append this updated version to the minutes for March 22, 2016. Once you do so and incorporate its changes, your minutes document will be updated.

Hopefully, no further concerns are raised so that the minutes up to March 22, 2016 can be finalized. I hope that this helps.

Sincerely Yours,

Christopher Schmidt



Mount Edwards Court Neighbourhood Meeting Draft Minutes March 22 FINAL.pdf

88K

Mount Edwards Court Neighbourhood Meeting Minutes
Tuesday, March 22, 2016
Gymnasium, Cathedral School Victoria, BC

Don McTavish, Cool Aid introduced himself as co-chair

An agenda was circulated and accepted with the following change:

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Everyone in the circle introduced themselves and their connection

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 - 7:00am- Neighborhood clean-up before school. I walk around the school ground and the church grounds, cleaning up any garbage. I carry "safe disposal equipment" in case I find any harm reduction gear (to date, no needles have been found).
 - 7:30-8:45am- Doing rounds on our block and the school block talking with parents and neighbors. Making sure that kids and parents are comfortable and safe while arriving.
 - 9:00am-3:00pm- Walking around our building, engaging with community and clients about the day's activities. Doing occasional walks around the church, school and Pioneer Square. Helping clients with neighborhood "chores" like "Clean and Safe" graffiti removal, gardening etc.

- 3pm-4:30pm- Doing rounds on our block and the school block talking with parents and neighbors. Making sure that kids and parents are comfortable and safe while leaving.
- A neighbour recounted an incident that she had observed outside Mount Edwards when the Community Liaison did not appear to be present – 2 residents waiting for a cab got into an argument with cab driver – they were trying to bring coffee with them; there was swearing and yelling and the coffee was thrown – almost hitting the neighbour
- Another neighbour reinforced the idea that the Community Liaison should stay closer to the building – just patrolling the L shape around Mount Edwards
- Some neighbours shared their feeling that they were a 'community under siege'; that the flavour has changed
- A neighbour recounted an incident from Sunday – a man passed him as he walked on the sidewalk in front of his house then the man stopped to stare angrily at the neighbour as he entered his home. He continued to stand facing the neighbour's house until the neighbour returned outside to ask him if he could help him—the man responded with a nonsense accusation. The neighbor took pictures, called the police, and called Mount Edwards. Cool Aid advised that the man was not a resident of Mount Edwards. While out for a walk later, the neighbour and his wife saw the same man entering a parkade near Meares and Vancouver.
- Another neighbor questioned why the Community Liaison staff would be going to tent city; perhaps the staff is trying to do too much; he is confused about what is trying to be accomplished – and is not seeing staff out in the evening; suggests this is a 'bandaid' solution.
- Someone asked the question 'has there been a dramatic rise in problems since Mount Edwards opened - response of many neighbours was yes; the term 'instant ghetto' was used
- John S acknowledged that it is Cool Aid's responsibility to ensure that our staff are present outside in the manner we have committed to.

ACTION: Cool Aid will continue to follow-up with BC Housing regarding security; Cool Aid will continue to tighten up the Community Liaison presence.

4. SpeakUp Fairfield neighbours to provide a transcript of meeting to be included with minutes:
 - No transcript will be provided
5. Cool Aid to ask VicPD to attend in order to provide updates on any neighbourhood calls:
 - VicPd will ensure a representative attends with information

Updates

VicPD:

- Teri is familiar with the neighbourhood and its issues
- She looked at calls for service in the last 2 weeks in the immediate area of Mount Edwards from Meares to Burdett and Vancouver to Quadra
- There were 2 calls for service:
 - a male causing a disturbance

- o a residential B&E on Meares
- Teri described how to access crime reports on the VicPD web-site – zero in on an area; details are provided (**NOTE:** the system has been experiencing problems and is not currently working)

Neighbours expressed skepticism at these numbers; suggested expanding the area being reported on.

Another neighbour suggested there was nothing left to steal.

Teri acknowledged that underreporting is an issue.

A neighbor noted that there had been a B&E in his backyard (bottom of Quadra and Collinson) and that a battery charger had been stolen; he had reported it.

It was suggested that rather than take up too much time at the meeting that VicPD provide a table overview of stats in advance.

Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere.

A neighbor questioned how patrol cars are assigned as she noted there seemed to be way more in the area than before; if based on needs as evidenced by calls, it doesn't add up with the stats as presented.

A member of SpeakUp Fairfield read from a letter provided by a nearby apartment building owner who owns the apartment rented to the person who made the February 29, 2016 claim that crime has not changed. The building is 1.5 blocks from Mount Edwards and the owner noted extreme concern about increased homeless and drug-addicted traffic and a near-fatal overdose in his parking lot. He reported that residents are becoming increasingly concerned and frightened and that 2 tenants are considering moving due to the problems and the planned increase in housing for those in our neighbourhood, and that this historically quiet residential neighbourhood has been irrevocably changed.

There was a question regarding what is happening with Tent City:

- Mayor Helps said she had no update
- BC Housing is waiting for a court decision

School:

Stuart Hall Stuart noted that it was Spring Break and there was nothing to report.

Church:

Nothing to report.

Community Association:

Reiterated that they are a resource. If there are questions that are not being answered they can try and find answers.

City:

Nothing to report.

Neighbours:

A neighbour new to these meetings expressed that all want what is best for the neighbourhood; all want solutions for the homeless. That said they are interested in the process for a year from now – regarding the current situation – who cares. They want leadership and discussion on the bigger issues; they are ticked off and frustrated.

Kathy Stinson reiterated that the purpose of these meetings is to provide a venue to bring forward concerns specific to the operation of Mount Edwards in its current form (to provide transitional housing and support to 38 individuals for the next year).

Cool Aid and BC Housing are committed to consulting with the community (school, church, neighbours) on what the long term of vision for Mount Edwards will be; and to take what they learn from that process forward into a public rezoning process. We had advised that this long term process will not likely begin before May as we want to let the current operation settle in; and would prefer that the Tent City be resolved first. If Tent City carries on, we may have to revisit that. These meetings **will not** be the forum for that long term process.

Chris S. acknowledged that Cool Aid, BC Housing, and the City have spoken extensively that a rezoning process would take place.

A Mount Edwards resident shared that nobody wants the homeless; and that it is hard to find solutions that everyone can agree on.

Next Meeting: Tuesday, April 5th 7:00 pm, Chapter Room, Cathedral

At the meeting of April 5th Chris Schmidt asked that his amendments to the minutes of March 22nd be appended to the document. A number of his suggested changes have been incorporated into the body of the minutes; ones not incorporated above are included below.

Under Good Neighbour Agreement:

Cool Aid recognized that Speak Up Fairfield would rather Cool Aid not be in the neighbourhood and that Speak Up Fairfield does not want to sign the Good Neighbour Agreement, but Cool Aid dismissed Speak Up Fairfield's position on the basis that it did not come from everybody; however, it did welcome Speak Up Fairfield to continue attending and making that point.

You wrote:

Someone asked the question 'has there been a dramatic rise in problems since Mount Edwards opened – response of many neighbours was yes; the term 'instant ghetto' was used.

Please change it to:

A resident of Mount Edwards asked whether there has been a rise in problems since Mount Edwards started. The response of many neighbours was yes. One neighbour commented that "on February 23rd, the neighbourhood turned into the vibe of a ghetto. Instantly."

After the above, please add the item:

A neighbour commented that new faces are scouting backyards and properties and that people have been in his yard but they have not stolen but he noted that there is nothing left in his yard to steal. He noted that many of his neighbours on Meares have had their yards broken into since the opening of Mount Edwards.

Under the heading ACTION: Please change item 4.

What you wrote:

4. StandUp Fairfield neighbours to provide a transcript of the meeting to be included with minutes:
- No transcript will be provided.

Please change it to:

4. There was an offer by a Speak Up Fairfield member to provide a transcript of the meeting to be included with minutes:
- Despite this offer, a majority of Speak Up Fairfield voted against sharing the transcript so no transcript will be provided.

Under Updates:

Under VicPD:

What you wrote:

- Teri is familiar with the neighbourhood and its issues.

Please change it to:

- Teri is familiar with some of the issues of the area.

And for the sixth item after the VicPD items:

What you wrote:

Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere.

Please change it to:

Neighbours reported that there was increased garbage including sharps and increased graffiti everywhere. A neighbour reported junk being left in backyard and her garbage can being filled.

And under Neighbours:

What you wrote:

A neighbour new to these meetings expressed that all want what is best for the neighbourhood; all want solutions for the homeless. That said they are interested in the process for a year from now—regarding the current situation—who cares. They want leadership and discussion on the bigger issues; they are ticked off and frustrated.

Please change it to:

A neighbour new to these meetings expressed that all want what is best for the neighbourhood and that all agree that there has to be some sort of solution for the homeless. He disagrees with the process and the future of Mount Edwards. He is less concerned about the present situation than he is about the process for what happens in a year from now since the future proposal is far different. He wants leadership and discussion on what a year from now will look like. Neighbours are concerned that Mount Edwards is no-holds-barred access to the neighbourhood and we are frustrated because it was put into our community by people who claim to want what is best for us but who go back to their homes in their neighbourhoods that don't have the same newly-created problems that we now experience.



Christ Church Cathedral School

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Victoria, British Columbia
V8V 3V7

Telephone 250-383-5125
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Stuart Hall
Head of Christ Church Cathedral School
912 Vancouver Street
Victoria, BC, V8V 2V7

January 19, 2017

Mayor Lisa Helps
c/o 1 Centennial Square
Victoria, BC, V8W 1P6

Dear Lisa,

I appreciate the five minutes you provided me on December 8, 2016 to explain my ongoing concerns about the physical and emotional health and safety of our students, which has been placed in jeopardy by the Victoria Cool Aid Society's operation at Mount Edwards Court.

Any low barrier, supportive, transitional housing facility that is set up next to or in very close proximity to an elementary school threatens the safe and caring school environment that all school administrators are required by the School Act and the Independent School Act to provide. I ask City Council to take the necessary steps to properly ensure the safety of all children attending elementary schools in Victoria by making decisions on rezoning that clearly puts the safety of the city's most vulnerable population, its children, first and foremost above all other considerations.

Provincial legislation, it would appear, requires the active support and cooperation of municipal and regional governments. However, allowing the institutionalization of known drug use immediately next to an elementary school - not only for our school in this instance, but for any school in BC, makes it very difficult to provide a safe and caring learning environment, as required by provincial legislation. There are already policies in place to ensure a buffer zone between purveyors of alcohol and cannabis and schools. We believe the same basic logic should apply to facilities whose purpose is to provide basic intervention to the chronically ill who are addicted to illegal and dangerous drugs.

There will be an application for rezoning that is intended to bring Mount Edwards Court into conformity with Victoria's by-laws. We certainly support Social Housing use for this property - BUT not low barrier/supportive housing that institutionalizes illegal drug use. Therefore, I am asking you to keep the safety of the children foremost in your minds when considering this upcoming application and further to protect the safety of not only our students, but all students in Victoria from the unintentional consequences of allowing the institutionalized care of drug addicts immediately adjacent to an elementary school. Also, I respectfully ask that this application, once received, is handled as quickly as possible as we are entering enrollment season and a second school year with low enrollment could have serious long-term consequences for our school (please see the appendix on the following page).

Thank you for your time and attention to this matter.

Sincerely,

Stuart Hall; Head of School
cc: The Mayor and all Councillors

Head of School: Stuart Hall, B.ed. M.A.

www.cathedralschool.ca

MAYOR'S OFFICE

JAN 19 2017

VICTORIA, B.C.

Appendix

Below you will find details about Christ Church Cathedral School and the ongoing impact of the low barrier, supportive transitional housing operation, located at 1001 Vancouver St, adjacent to our particular school.

Who we are:

- Christ Church Cathedral School is a registered charity and has been serving the public good for 26 years as a not-for-profit independent school located on the periphery of downtown Victoria.
- We are an inclusive school and cherish our diversity. Our students exhibit a very wide range of academic potential. Their families come from many different religious backgrounds and some do not align with any religion. Our families cover a wide range on the socio-economic spectrum.
- In total we employ 44 people and serve 161 families while meeting the needs of 196 children in our main school and our childcare facility combined.
- There is a large demand in the city for summer programming, afterschool programming and daycare.
 - Our summer programming and our after school programming both serve at least 50 children and as many as 100 daily.
 - We have 43 full time daycare spaces and are open 12 months of the year.
 - We serve many families who live in the neighbourhood or work in the downtown core.
 - All our programming is open to anyone in the community, whether they attend our school or not, whether they align themselves with any religion or not.
- We support many social initiatives both locally and globally including food banks, clothing drives, foster children, emergency disaster relief, orphanages, and development projects. The Anglican Diocese of BC has several affiliated societies that provide affordable social housing in Greater Victoria.

Our concern:

- We do not support the institutionalization of known drug use immediately next to an elementary school. Not only for our school, but for any school in BC. There are already policies in place to ensure a buffer zone between purveyors of alcohol and cannabis and schools. We believe the same logic should apply to the institutionalized use or treatment of illegal drug use.
- The emergency response to Tent City was to open Mount Edwards Court without rezoning (along with other facilities in Victoria). Mount Edwards Court is only 20 meters from our school and has brought with it an increase in the number of incidents of drug use, drug peddling, verbal aggression, and even an armed police response to violence by residents of Mount Edwards Court. Emergency response vehicles continue to attend to incidents at Mount Edwards Court at all hours of the day and night.
- Concentrating known drug users into a single building attracts drug dealers which further increases the danger.
- With the increased use of fentanyl and the associated concerns for accidental contamination, this has become an even more serious concern. We have recently been advised by VidPD officers to have Naloxone kits on site.
- Due to the proximity of Mount Edwards Court and the inherent nature of the operation that Cool Aid is running there, the school has suffered a precipitous drop in enrollment.
- We had 26 fewer students at the main school in September. This is a 13.5% drop and it was the first drop of any significance in the past 25 years. It represents a total financial loss including grants of over \$286,000, approximately 11% of overall revenue.
- In addition, our Daycare and Junior Kindergarten operation is down by 10 students (24%) at a time when there is a shortage of daycare spaces in Victoria. We also attribute this decline to the uncertainty caused by the low barrier transitional housing operation at Mount Edwards Court.

- If we don't reverse this trend, the revenue shortfall will result in:
 - a loss of jobs
 - diminished programming
 - the potential loss of our ability to maintain the ratio of students with special needs
 - a diminished capacity to support students with bursaries
 - the loss of more and more students as our programs decline
- If this scenario plays out as described above, which is a very real possibility if the Victoria Cool Aid Society expands the operation as planned, the results will not be a good story for the City of Victoria, the Province of BC, or the cause to end homelessness.

Transcript of the 2016.05.17 7:00 to 9:00 PM Cool Aid Neighbourhood Liaison Meeting held at Christ Church Cathedral

In the following text, most text is paraphrased. Missing parts are marked with an ellipsis **Distilled items are in bold font for submission to Cool Aid for amendment of its minutes document.**

The following transcript adheres to the one-party consent rule under Section 184(2) of the Canadian Criminal Code. THE RECIPIENTS TO WHOM THIS DOCUMENT IS BEING SENT HAVE AN INTEREST IN THIS PUBLIC CONVERSATION.

0:00

DM: We might as well get started. I am Don McTavish. I work for the Victoria Cool Aid Society. I will try to get us through the business at hand here. I know that these meetings have a tendency to go all over the place. So I'll try to do, is keep us to the agenda in front of us until eight. We usually have the room until about ??? afterwards so I imagine that there are other groups that will continue wanting to talk about Tent City issues or People can do that at that point. So we'll just start with introductions since we have a huge room tonight.

GL: Hi. I am Gillian. I am an owner on Burdett Street.

LO: Larry. Owner

?: As you know \i am a parent with a daughter at CCS.

?: My name is Ted. I have children at the school. I'm a church member here and ...

RC: I'm 'ron Cox I live across the street.

BE: Hi. I'm Barbar \edwards I live on Moss Sreet

?: Claire ... May Street

JS: John Sherret coordinator

SH: Stuart Hall head of CCCS.

R: I'm Ron. I live at the Cherry Bank and I have a child at the Cathedral School.

S: I'm Shelly. Owner. Cherry Bank.

JC: James Campbell. Owner. Cherry Bank.

CS: Christopher Schmidt. Owner. Burdett Avenue.

SM: Scott McGregor police department

DO: Dan O'Conner police department

S: Sandy I'm a parent of a child at Cathedral School

CB: Craig Barker police department

B: Bill parent of a child at the Cathedral School

?: Ray neighbour on Vancouver Street

KW: Kim Walker I'm a neighbour on Burdett.

1:43

MF: Ma'dary Finnegan. I'm a neighbour on Burdett.

Janet: Janet Kuseck. Neighbour on Burdett.

CC: Chris Coleman. I'm a member of city council and a parishioner here at Christ Church Cathedral.

B: Bob McTavish just an observer and a friend here ... involved with the staff of the Cool Aid Society and just a curiosity

Do attend the cathedral.

HW:

HH: Heidi Hartman BC Housing

2:09

KS: Kathy Stinson Victoria Cool Aid

JB: Jack Boomer neighbour

GC: George Churcher neighbour

JF: Jim Fliczuk resident

E: Elaine resident Rockland

JY: Jim Yorgan neighbour

FC: France Cormier neighbour

BF: Bill Flanagan local here

2:28

S: Samantha, parent

J: Joanne, parent of the school

B: Barb McDonald, parent of the school

SC: Steve Cullins, parent of two kids at the school

TS: Tad Sims, parent and staff member at the school

AL: Alan Longstaff, I'm a neighbour across the road. I do attend the cathedral.

HW: Helen Walker. I live in the white building across the road.

FM: Fran Mistofo. I live on McClure street.

DM: Thank you. Welcome everyone. There is a sign up sheet at the front door here if anyone wants to see the mail list and sign up and receive it.

GC: Since we are talking about neighbourhoods, could Mr. McTavish, Kathy Stinson, and John Sherret tell us where you live? Do you live in the community, or in Greater Victoria, or do you folks live in Oak Bay.

DM: I don't see how that is relevant to the Mount Edwards operation

GC: It is, when we are advocating what's acceptable in the neighbourhood.

FC: Yes

DM: I live on Fout Bay Road. I have lived on Rockland near Pioneer Square.

FC: Not anymore

3:31

GC: Kathy?

KS: I live in Saanich and I own a property on ... Drive.

GC: And John?

JS: I live on Heywood Avenue.

DM: Alright. Agenda additions. Acceptance?

JB: I do. It is related to the last week we talked about sort of a companion, almost other document from the neighbourhood related to a statement of support about what is going on in the community, so I'd like to table that.

DM: So I thought that it was just for our information at the last table that you guys had mentioned that you wanted to ... some other document

JB: Yeah

DM: How does that relate to Mount Edwards, in this case, since that is sort of what this group is about is operations at Mount Edwards, right?

JB: Yes, and it is related to a statement of support about what's happening since at some point Mount Edwards will be moving forward with it's rezoning process,

DM: Right

JB: that will be led by BC Housing, so we wanted an a to share, or let people know what's going on.

DM: OK. Sure. We can put an addendum there. OK acceptance of the minutes of April 19th? Has everyone had a chance to ... and we've just received some amendments or some suggested amendments to the Meeting for May 3 today, so we will have to defer that until people can have a look.

5:05

DM: OK. So some actions items from the last meeting. There were to share feedback from businesses in regard to the Neighbourhood Relations Framework. So can somebody speak to that.

Janet: I can only speak in regard to the business that Kathy and I went to, which I'm not even sure what number we went to, thirty?

KS: About 25

KS: 25, OK, actually a majority of the people did not know anything about Mount Edwards. A few did, and the majority were supportive and positive, except one business owner on Fort Street, a woman who talked about the fact that there was unsavory elements camping out behind her store and sometimes coming into her store and that she felt the business was in jeopardy but that was not directed at Mount Edwards that was just what she said. Another business owner on Meares, who is directly across from Tent City, he is moving because he doesn't feel that it is safe for this family and at the same time found out what Mount Edwards was and what the facility was being used for, he was totally supportive, so it was interesting that he could differentiate between the two sites.

6:40

KS: Good sign. Call us if issues.

GL: I have personally canvassed the business along Fort Street from Cook Street to Quadra Street both sides asking them how they feel about Mount Edwards Court and I have had a completely different feedback so I find this most interesting.

SH: I was just going to ask how many businesses did you get to and was it all along Fort.

KS: We got to about 25 businesses, yes it was...

Janet: from quadra to cook, then business on cook street

Man from WG: I did the south side of Fort with Peter and we got to most businesses, most were positive, others did not know, some mentioned needles and other things.

9:00

Woman from WG; Some were positive, some didn't know, one was not happy about ME and TC and with the process.

FC: I talked to some businesses just on Sunday and I got something really different: I got horror stories, everywhere I went. Everywhere I went I got horror stories about people coming in looking for cameras looking for where they keep the money, customers leaving because they were freaked out by people coming in and just acting very strange. Businesses that are probably going to go out of business, break their leases, move, I've heard a lot of horror stories. Of all the businesses, I was very careful to present both options, and only one of them showed any kind of interest in maybe talking about perhaps Mount Edwards. All the other ones were absolutely opposed to it. Low barrier housing was not something that they support at all.

Two neighbours have talked to businesses along Fort Street. Businesses have given horror stories about people coming in and acting strangely and customers leaving because they were freaked out by people. These businesses are probably going to go out of business or break their leases and move. All but one business was absolutely opposed to low-barrier housing at Mount Edwards.

DM: This gentleman and then I think not.

10:00

Tad: Yes, but I think it's a question, but it seems that.. neighbourhood an awful lot of questions ... low-barrier housing ... what is the impact on the neighborhood, what is the research on the impact, really people can't make an informed sort of opinion without this happening... you know that ... there are all sorts of things that have to be there for low barrier housing to be successful... yes we have housing first in Victoria but without the other two things low barrier housing cannot be successful. So...

DM: This was outreach to the businesses. Here we are, what we do. The framework is on the website.

WGM: We were not polling the businesses. It was to present ourselves and tell them that there is a process going.

13:00

Janet: We did not present it for anyone to sign. It is to include them in a loop. Many did not know anything. We gave them the number for concerns.

A member of the working group stated that she did not seek approval from business about the Transition Framework; rather, it was simply shown to them. Cool Aid specified that they were not out to solicit feedback from businesses.

KS: We were not out to solicit feedback.

GL: So you did not get any feedback of any kind. That is misleading. My experience has been different. The committee is misleading.

KS: We are just sharing.

DM: Police to clarify statistics or map template.

DO: I can provide the atom template. FOI has no issue. It will help people follow statistics.

The Police have not yet provided the atom template that was requested at the last meeting but he has confirmed that FOI has no issue with providing that template since it will help people follow the statistics. The Police had promised to bring an atom template to this meeting but he did not.

DM: How statistics can be reported differently.

DO: Department released statistics package about comparing data last year to this year. We want to continue to provide that information on a 28 day cycle to compare that to previous years. It is big commitment since it takes analyst much time. If we want to talk about individual situations I can do that on a two week basis.

The Police will provide statistics packages on a 28-day cycle to compare to previous years. Context will be provided to help it make sense. This takes a lot of analyst time. Specific situations can be discussed every two weeks.

SRG: Since the report is not necessarily a true reflection of what is happening, I get to provide context to that report every 28 days so that it makes sense.

JB: Can you give example of when the stats would not make sense?

DO: Chateau Victoria has an issue. To call out, press 9, then 11 to make international calls. We get one call per day there for 911 abandoned call for service.

JY: We know that that is not legitimate. That would not be reported in your stats.

SM: Yes it would be. It is a call for service.

DO: We respond to every call for service.

SM: Another example is if an elderly lady falls and injures herself. We determine that it is a medical call. It generates a call for service. We can look at a 46% increase but until we read all calls we do not know what generated that call. A significant spike in calls for service for downtown has been reported but many were abandoned 911 or false alarms to businesses.

JY: We are interested in the increase in violent crimes and thefts.

SM: You won't achieve what you are looking for. We provided crime statistics in December by the media and it called no increase almost. But calls for service filled the gap showing the impact on the community such as a call for overdose in someone's front yard but no crime has been committed. It is traumatizing and it ties up a police unit but no crime statistic is generated.

When crime statistics were reported in December, it did not show the impact on the community such as an overdose in someone's front yard since no crime is committed in that situation. Despite its being traumatizing and tying up police time, no crime statistic is generated. So just reporting violent crime will not give an accurate picture of the impact on the community.

DM: Can we bring this back to ME and we will leave as much time as possible to talk in depth about can talk about statistics later. Anything else to highlight?

Cool Aid tried repeatedly to get the dialogue to return to Mount Edwards operations.

DO: A were eight calls for service.

JB: Last week we requested that there were a number of calls made to bylaw and that those calls were not necessarily reflected in the police stats. I think Chris made the commitment to get the stats on bylaw the increase in bylaws because if somebody is camping in a camp as I've made several calls in the last few weeks about somebody camping in Pioneer Park and I think it might be actually on a bnb but just kidding but there has been an increase definitely. Have you had an opportunity?

CC: I haven't had an opportunity, no.

JB: OK. I would greatly appreciate if that was minuted we asked for it last time two weeks ago and that it was reflected as commented. And in regard to the police stats, I think that... if you are releasing statistics without scrubbing the data, then I would question the utility of the data. If the data needs to be interpreted, then it is probably useless. So your guidance as to what the stats would be helpful.

A neighbour raised that last week it came up that calls to bylaw were not necessarily reflected in police statistics and that he recalls the City agreeing to get the stats regarding the increase in bylaw calls. He asked if the City has had the opportunity to provide those statistics; the City confirmed that it has not had the opportunity to provide those statistics.

22:30

DDm: The event at ME made me uncomfortable. Can you tell us what happened?

DO: Police were called and the individual was tasered. The individual was violent towards himself.

JS: He was in his room making noises. He would not open the door. We felt it was important to call the police.

DDm: What weapon.

DO: Knife.

DDm: What level of agitation do you have to get to to be tasered.

Sarg: He did not drop the knife when asked. The safest way to take him into custody is to taser him.

DDm: Did the officer feel threatened by the knife.

Sarg: It has to be as safe as possible for the officer. He could have used the baton or the gun. Bare hands is dangerous. Taser was safest.

DDm: Is there policy?

Sarg: No policy but training.

27:00

DDm: Then the screening policy leaves something to be desired if someone like that is at ME.

DM: Our mandate is to provide housing for people with mental illness. He was known to MH system, we knew where he was coming from, so we knew to call. If he hadn't been in ME...

DDm: It sounds like he didn't belong in ME but rather in a hospital.

DM: No, but we put him to a hospital.

DDm: It sounds like a time bomb to put someone like that next to a school.

?: Will he return?

DM: That hasn't been determined/

JF: Eight incidents?

DO: In pioneer park and ME. One call for service for theft, one suspicious person,

Sarg: Our job is to provide context to statistics. Someone asked CC about bylaws statistics. A call from PP might not generate a bylaw statistic. The stat won't reflect it until the back end of that file is scored.

JB: We are becoming experts of where to call, ...

GL: I want to acknowledge that the police are stretched beyond their means. I have had to call because of incidents, one of them traumatic, and the tent city person and I were taken care of, and I think you are in a difficult spot. And it is important to clarify that the people in ME have a choice of whether they accept counselling and medications but they are too ill to make that distinction and that is why I oppose LB housing because it does not service the people that it is supposed to and therefore the neighbourhood suffers.

A neighbour raised the concern that those in Mount Edwards have a choice of whether to accept counselling and medication but they are too ill to make that choice and that that is why she opposes low-barrier housing since it does not service the people that it is supposed to service and therefore the neighbourhood suffers.

Janet: I want to raise criteria as far as screening individuals and there is no criteria for screening out people with MH issues

33:00

JY: Don't they ask for references?

Janet: In my building there were two people who degenerated in MH issues and we figured out how to interact with her. So those who live in our own apartments we can be adjacent to those with MH issues.

?: But people are being tasered.

Parent: And my ten year old does not have the sense that you have so that is a different ball of wax.

FC: And I would like to add that the screening criteria for ME are actually only for people like that so it is not only one person but more that we can handle so the ... criteria for selection are only restricted to people with serious drug addiction and mental illness and there is too many at once for us to be able to absorb this.

CS: I would like to add that Leighton's building in which you live Janet is a plus 55 building...

DM: (cut me off)

CS: I shouldn't try to talk then.

Tad: Mental illness has touched my life... and this problem is bigger than the police and cool aid and health authority has resources for. But I disagree, I can't support Mount Edwards, I think we need something new because these people need more. And the effect on children's brains is detrimental. And if everyone in this room would say that they are against the ME project said that they would support more monies and help for these people, if you said that you look for a more appropriate site and you demand a world class facility, would you consider changing your minds about the location and the makeup of mount Edwards.

LO: I'd like to make a comment,

?: I'd actually like to hear the response.

DM: We would take whatever help is offered. A large state of the art facility sounds very good.

Tad: (Something about not giving an answer)

A parent asked whether Cool Aid would consider changing its mind about the location and makeup of Mount Edwards if everyone in this room supported a world-class facility elsewhere.

DM: I think that we want to get through the business of hand for me which we have for twelve months, there will be rezoning meetings... was your comment about ME the operations.

LO: I want to comment about what Janet said about the screening process and I would say that absolutely as a landlord you screen the tenants and if he doesn't then the landlord is an idiot.

Janet: But how do you know.

Tad: If it was more severe they would not have a house.

LO: As a landlord you get lease agreement and credit checks and ... and with those three things you can call a landlord and feel out whether the landlord is happy to get rid of that tenant. So there is much differences from that and a low-barrier situation.

Janet: These tenants did not move into the building exhibiting mh issues.

GL: How many people?

DM: Getting off topic.

GL: How many people?

Janet: Two.

?: So a lot more are in ME.

A member of the working group attempted to liken the Mount Edwards mentally-ill residents to the two elderly residents who slowly became demented where she rents her apartment and she recalled that she learned how to interact with them. Neighbours pointed out that Mount Edwards only selects for people with mental illness and drug addiction and that a lot more than two people are in Mount Edwards and that it brings too many ill people into the neighbourhood. Another neighbour pointed out that having a man that would yield a knife against police and wield a knife is a time bomb next to a school. A landlord neighbour pointed out that landlords absolutely use their means to screen out tenants that might be problems.

DM: Nothing from FGCA.

HH: Nothing right now.

JB: Jim and I met and what we understand is that BCH should be responsible for rezoning application and not Cool Aid since BCH is the owner. And Heidi I would ask that since BCH has purchased ME and it is months and there is angst and there is concern about the future so it is incumbent to BCH to say by this date we will tell you the plan for rezoning. So please go back to BCH and come back with something tangible and not words saying that we are looking into it (rezoning).

A neighbour raised that BC Housing and not Cool Aid is responsible for the rezoning application for Mount Edwards since BC Housing is the owner of Mount Edwards.

GC: We are worried with 38 residents since Rich Coleman forced this to go ahead. We worry about delaying and then being forced into another 101 residents. BCH has not been clear with truth.

DM: Nothing from City?

CC: No application has come to us.

Tad: Mayor supports the process and when asked questions she did not ... like would you please look into statistics for these facilities regarding community impact and what goes on inside the facility and her response was that there have't been any complaints at the other shelter... the boys and girls club... her sense was that she knows better and that she was not concerned about what I was asking.

CC: There is another form at Camus court,

FC: Totally different.

Tad: ...

46:00

CC: I will take that message back to the City and it is useful to have a report about low-barrier housing. There is an operation two blocks that way run by Camus Court, which is a different organization, so there are other options

??: Totally different.

Tad: Is there a comparable building exactly, I would say that there are other buildings that are more comparable.

JY: So to clarify on your comments Chris is Camus Garden then a similar facility to Mount Edwards,

??: Not at all.

JY: In terms of its residents,

??: Not at all.

JY: Or the occupants of that building?

CC: The occupants I believe are the same profile, is a purpose built building, which is different

JY: Is it low barrier.

??: No it isn't. There is 24 concierge, rules and regulations, self contained units, not low-barrier,

FC: And people across the street from it say that it is a zoo, people screaming at night, the police are called approximately

JY: It is not a comparable site to ME and you know that.

The City attempted to liken Mount Edwards to Camus Gardens but neighbours pointed out that the differences are that Camus Gardens is not low-barrier, it has a 24-hour concierge, it has rules and regulations, and it has self-contained units.

47:30

??: I think that the mayor cannot be trusted.

CC: She has got the province to match funds. We are looking for short-term solutions but both Cool Aid and BCHousing ...

Tad: Let's save our short-term solutions for somewhere other than next to a school.

GL: The public has been thrown a bone which is that we are going to apply for a rezoning, but provincial does not have to follow municipal, so this is all a farce, since they don't have to follow the bylaws anyway.

CC: So, the province said that they were buying MEC but it will be exempted for a year, they then said that they will let the building go through a zoning process.

GL: That was given after the uproar in our neighbourhood since no one was consulted.

FC: BCHousing has said that Cool Aid will be running this facility so the decision has already been made in advance.

52:00

A report from JS was given. Source Security is providing coverage out front.

GL: Peter was wearing a Source vest and acting as security which is odd since he is a cool aid employee.

JS: I'll mention that to Peter. I have asked him that if the security person was on the break, would he please step outside.

??: Are the security guards authorized to use force?

JS: No.

??: Is anyone aware that children are asking why there are security outside their school?

DM: We did it because we were asked.

??: Have you kept the makeup as equal parts mental health, drug, and affordability issues?

KS: The tenants are mostly from tent city since we are looking at how to house them now.

57:00

JS: Staff was asked to rank residents by amount of resources needed: someone who does not require direct support, needs some support, and needs lots of support. 21 need lots of support.

DDm: I'm glad that source is being used. We spent a lot of time at meetings saying that the CLs were inadequate.

JS: ...

JB: The kids would question why someone has to monitor the situation regardless of who is monitoring.

Tad: Children know that something is wrong but not the nature of what is wrong. Parents can mitigate but what Cool Aid and the Province cannot guarantee is that there isn't going to be an event or an incident, and we can guarantee that there will be an incident, and that is one incident too many.

DM: We should move along right there.

SH: Our security guards are known to the kids.

Tad: If ME goes in, no matter how many people it helps, I think that it will hurt kids, so I think that now is the time to advocate for a different choice, maybe a better choice.

A parent stated that no matter how many people it helps, Mount Edwards will hurt kids, so now is the time to advocate for a different and better choice.

1:02:00

SH: Made his report: seven needles around school and church, unwanted people, two drug injections witnessed by families of school, most of it is tent city incidents, but a large spike.

??: I wonder about contract that BC Housing is pursuing. I asked how you could be sure that it wasn't involving Mount Edwards, and you told me that you could not be sure. But you said that you are 100% sure this time.

JY: But we've heard from Cool Aid that the people at ME are the people from TC, so it's hard to make that distinction.

FC: And someone from ME made it into playground.

SH: Yes

JB: So are you comfortable with ME?

SH: I'm not happy with how it was put in place. I would like to see something else there in the future. I am happy with their being communicative. It has affected enrolment and so has tent city. They are two things and they are quite related and in the eyes of many parents they are the same.

The Cathedral School stated that it is not happy with how Mount Edwards was put in place. It is happy with Cool Aid's being communicative but it would like to see something else there in the future.

Tad: We are not talking about what Mount Edwards is going to be, which is really the most important thing. I hope that you and the school are educating yourself about the options and putting them forward.

SH: We are.

SH: Charter rights include protection from psychological harm. Children are vulnerable. We need to protect the kids.

CS: I just want to speak to Stuart's comment that we are not here to discuss the future of Mount Edwards. But neighbours have been coming here to use these meetings to speak about lots of issues that concerned them. It came up last meeting that Chris Coleman said, "we do this stuff, we do this process is called Good Neighbour stuff, that's why we have these meetings. It's the process", and it came as quite a shock to me to learn that many people are coming here to protest what is happening here at Mount Edwards, to ask it to change, and that, in the process of doing this, this document keeps coming up that, you know, we're coming here could be cast as something that it is not, could be cast as a framework that could justify a future rezoning, and we've asked repeatedly what these meetings are about a rezoning, and in reality, in practice, these meetings are about a rezoning because you guys are attempting to get a document out of these meetings that will justify potentially a rezoning.

KS: No we are not.

DM: That's not true. I disagree, but that's your opinion and you are entitled to it.

GC: I will echo my opinion that the minutes of these meetings certainly seem to be very well laundered.

A neighbour raised a concern that these meetings--where neighbours protest the presence of Cool Aid at Mount Edwards—are about a rezoning since Cool Aid is attempting to get a document out of these meetings that would justify potentially a

rezoning. Cool Aid denied that these meetings are about getting a document that could be cast as a framework to justify a future rezoning. Another neighbour stated that the minutes of these meetings seem to be well laundered.

DM: OK. Thank you for that. Anything else.

1:08:30

DM: Section for updates. City?

CC: Church?

English Man: If you read the paper, listen to what the Dean has said, that is how we feel in the Church. We are willing to help people, but not, yeah, ...

KS: What the Dean said was about Tent City.

English Man: I wasn't about Tent City. They keep telling us that it's the same people from Tent City and Mount Edwards court.

KS: It is the same people but once they are housed they act very differently.

JY: What about Queen's manor?

FC: That's not true.

DM: Are there any last questions that we might need to know for better operation?

FC: There has been two more assaults with deadly weapons since we last met. So we are up to six or seven since the beginning of April.

DO: Your crime reports that you are looking online, I found it as well, it doesn't give much information, there was two weapons calls, one was in relation to a air-soft gun, so it is not-a-real gun.

Tad: If a kid sees it,

DO: For sure. That was a weapons call.

FC: But these were assaults with deadly weapon.

DO: I can check it for you.

Sarg: Assault with deadly weapon should be just assault with a weapon, since all weapons are deadly.

1:11:30

Sarg: There was a report of an assault against a person here, it was reported that he assaulted a security guard out front, but the guard said that there was no assault, so that is what we reported, but we investigated and determined that there had been no assault. Since tent city started, there have been probably been six or seven assaults.

FC: We have had neighbours who have been assaulted.

Sarg: Are they reporting it to police?

FC: Yes.

Sarg: There was someone across from tent city who reported being assaulted but the neighbour was not interested in giving a statement of an assault.

DM: If no more statements,

JB: There was a point about the operational contract.

HH: We did receive an FOI request, so it has gone through the formal channels to receive a copy of the Mount Edwards contract.

JB: I made the request for the contract between Cool Aid and Mount Edwards and Portland Housing provider. Those are public dollars going through a formal process to obtain the contract which we will make available.

DM: Other topic?

JB: Some of you are aware that two weeks ago we talked about getting a statement of support, showing this is what is happening in the community and this is facts and that this is what we support, so what we talked about two weeks ago, we made a request that if what is there right now does not meet what should be in the community, then what should be there, since it was supported housing for seniors before, and we agree that it should be housing, but we disagree on what it should look like, so a group got together but we agreed that we would like to see mixed-housing, it is zoned for seniors supportive housing, and we agree that the current operator has done nothing to engender community support and because they specialize in low-barrier housing, then perhaps we would support something different and, unlike the "good work" that Cool Aid and their five supporters have done,

DM: Jack, I would appreciate it if you were just a bit more objective...

JB: Absolutely Don just like you guys are like with me. Unlike what Cool Aid has done, we have 50-60 statements in the last 24-hours of people who are supportive of this position. We have also met with the FGCA. Since we need to talk about what we would like to see in the future, so if people support this, then it would make it a lot easier for whomever is operating the facility to go forward with the rezoning process, hopefully in the next few weeks, BC Housing and the service provider can tell us what it will look like. The FGCA enters into a CALUC process, once those community meetings happen, that information is put to the City, and then it starts another community process. That will put us into June at the earliest, and at the earliest something in September, so we can expect that the government will want to do a contract extension with the current service provider. This is intended to push that process forward. This document can be downloaded.

A neighbour raised that the neighbourhood has produced a statement stating the sort of housing that the neighbourhood would like to see. We all agree that Mount Edwards should be used for housing but the neighbourhood and Cool Aid disagree on what it should look like, so a group of neighbours got together and agreed that we would like to see mixed-housing, since it was seniors housing before, but we do not want low-barrier housing and that the current operator has done nothing to engender community support. That statement has received 50-60 signatures in 24 hours. This statement of what the neighbourhood wants is intended to help push the zoning process forward.

Cool Aid claimed that there are somethings with the document that are not facts; the neighbour replied that several neighbours spent hours working on it and that its content has been documented.

KS: there are somethings that are not facts.

JB: Let us know what those might be. We spent hours with half a dozen to a dozen people who have been part of these meetings and we have newspaper articles and we have everything documented and recorded.

Janet: Jack, I heard that you just sold your house. Are you going to continue to support the neighbourhood?

JB: Yes. Why would I not?

??: I support the neighbourhood and I live in Royal Oak.

DM: I think we should wrap up the ME portion of the meeting. We still have the room for 20 minutes for people to talk. Thank you all for coming out.

If you make a decision, the builder can sue for not being able to pursue... they can sue for financial loss due to a certain judgment call.

Amendments for Mount Edwards Court Neighbourhood Meeting Draft Minutes
for May 17, 2016

Hello Ms. Stinson,

May 30, 2016

This proposed amendment is to bring to the table some items and detail for your Mount Edwards Court Neighbourhood Meeting Draft Minutes for May 17, 2016. It is attached to this email. Please append it and incorporate it into your draft minutes document for that May 17, 2016 meeting.

Since this is being sent to you before your own minutes have been sent out, it is my hope that you are receiving it in enough time for appending and approval at tomorrow's meeting.

Sincerely Yours,
Christopher Schmidt

Beginning of Amendment Document

Two neighbours have talked to businesses along Fort Street. Businesses have given horror stories about people coming in and acting strangely and customers leaving because they were freaked out by people. These businesses are probably going to go out of business or break their leases and move. All but one business was absolutely opposed to low-barrier housing at Mount Edwards.

The Police have not yet provided the atom template that was promised at the last meeting but it has confirmed that FOI has no issue with providing that template since it will help people follow the statistics.

The Police will provide statistics packages on a 28-day cycle to compare to previous years. Context will be provided to help it make sense. This takes a lot of analyst time. Specific situations can be discussed every two weeks.

When the Police was asked to provide crime statistics in December, those statistics did not show the impact on the community such as an overdose in someone's front yard since no crime is committed in that situation. Despite its being traumatizing and tying up police time, no crime statistic is generated in that circumstance. So, the Police's only reporting violent crime will not give an accurate picture of the impact on the community.

Cool Aid tried repeatedly to get the dialogue to return to Mount Edwards operations.

A neighbour raised that last week it came up that calls to bylaw were not necessarily reflected in police statistics and that he recalls the City agreeing to get the statistics regarding the increase in bylaw calls. He asked if the City has had the opportunity to provide those statistics; the City confirmed that it has not had the opportunity to provide those statistics.

A neighbour raised the concern that those in Mount Edwards have a choice of whether to accept counselling and medication but they are too ill to make that choice and that that is why she opposes low-barrier housing since it does not service the people that it is supposed to service and therefore the neighbourhood suffers.

A parent asked whether Cool Aid would consider changing its mind about the location and makeup of Mount Edwards if everyone in this room supported a world-class facility elsewhere.

A member of the working group attempted to liken the Mount Edwards mentally-ill residents to the two neighbours who slowly became mentally ill and she recalled that she learned how to interact with them. Neighbours pointed out that Mount Edwards only selects for people with mental illness and drug addiction and that a lot more than two people are in Mount Edwards and that it brings too many ill people into the neighbourhood. Another neighbour pointed out that having a man that would yield a knife against police is a time bomb next to a school. A landlord neighbour pointed out that landlords absolutely use their means to screen out tenants that might be problems.

A neighbour raised that BC Housing and not Cool Aid is responsible for the rezoning application for Mount Edwards since BC Housing is the owner of Mount Edwards.

The City attempted to liken Mount Edwards to Camus Gardens but neighbours pointed out that the differences are that Camus Gardens is not low-barrier, it has a 24-hour concierge, it has rules and regulations, and it has self-contained units.

A parent stated that no matter how many people it helps, Mount Edwards will hurt kids, so now is the time to advocate for a different and better choice.

The Cathedral School stated that it is not happy with how Mount Edwards was put in place. It is happy with Cool Aid's being communicative but it would like to see something else there in the future.

A neighbour raised a concern that these meetings--where neighbours protest the presence of Cool Aid at Mount Edwards—are about a rezoning since Cool Aid is attempting to get a document out of these meetings that would potentially justify a rezoning. Cool Aid denied that these meetings are about getting a document that could be cast as a framework to justify a future rezoning. Another neighbour stated that the minutes of these meetings seem to be well laundered.

A neighbour raised that the neighbourhood has produced a statement stating the sort of housing that the neighbourhood would like to see. We all agree that Mount Edwards should be used for housing but the neighbourhood and Cool Aid disagree on what it should look like, so a group of neighbours got together and agreed that we would like to see mixed-housing, since it was seniors housing before, but we do not want low-barrier housing and that the current operator has done nothing to engender community support. That statement has received 50-60 signatures in 24 hours. This statement of what the neighbourhood wants is intended to help with the zoning process.

Cool Aid claimed that there be some things with the statement that be not facts; the neighbour replied that several neighbours spent hours working on it and that its content has been documented.

Noraye Fjeldstad

From: Jonathan Bengtson [REDACTED]
Sent: Wednesday, February 15, 2017 5:47 PM
To: Chris Coleman (Councillor); Lisa Helps (Mayor); Sramsay [REDACTED]
Subject: Return Mt. Edwards to a Nursing Home

Categories: Awaiting Staff Response, Respond through Mayor and Council inbox

Dear Fellow Citizens,

Considering low-to-medium needs supportive housing at Mt. Edwards Court in Victoria is too big of a risk, as it is right next door to an elementary school. If liquor stores and pot shops have to be 200 m away from a school, Mount Edwards Court — at only 38 m from Christ Church Cathedral School — is 172 m too close. Dozens of families — much less neighbours of the school — are prepared to be very vocal about this and the need to put “Families First”. No one I have talked to is anti-homeless and many have been surprised by the rhetoric by CoolAid and others that we do not support the most vulnerable in our society. On the contrary, innocent kindergarteners to grade 8 kids are the most vulnerable population in our city.

A nursing home is a better fit for the neighbourhood and consistent with existing norms of separating kids from drug users, liquor stores, and pot shops.

Thank you for your time.

Sincerely,

Jonathan Bengtson

Noraye Fjeldstad

From: Donna Longley [REDACTED]
Sent: Thursday, February 16, 2017 5:19 PM
To: Chris Coleman (Councillor)
Cc: Lisa Helps (Mayor)
Subject: Return Mt. Edwards to a Nursing Home

Categories: Respond through Mayor and Council inbox, Awaiting Staff Response

Dear Chris Coleman and Mayor Lisa Helps,

As a family of a child who attends Christ Church Cathedral School, I do not support changing the zoning from one social need to give way to another social need.

A nursing home is a better fit for the neighbourhood of Christ Church Cathedral school.

People bought homes in the area because of the school, the church and the nursing home. Changing the zoning to fit a low barrier supportive housing facility will have a negative impact on the school, not to mention the property values and the safety of the neighbourhood will decrease like those near the Central Baptist Care home on Johnson Street. Safety for children attending the school is a major concern for all families.

Christ Church Cathedral school is only elementary school located in the downtown region and is a needed service for young families living downtown. With the new children's park being developed on the tent city site, families need to trust their children are safe to play in the park. Families will not use a park if there is unwanted or worrying behavior from residents of a proposed low barrier neighbouring property of 100 people, possibly suffering from mental health or addition problems.

Our son class used to go on a regular basis to Mount Edwards Court when it was a care facility to read to the seniors, when he was in grade one and it was a good partnership established between the school and the nursing home. Both the seniors and the children benefitted by building an ongoing strong relationship established through the reading program.

Sincerely,

Donna Longley
1343 Slater Street
Victoria BC V8X 2P8
Phone [REDACTED]



Christ Church Cathedral School

912 Vancouver Street
Victoria, British Columbia
V8V 3V7

Telephone 250-383-5125
Facsimile 250-383-5128
cathedralschool@cathedralschool.ca

July 13, 2017

Dear Mayor Helps and all City Councillors,

The purpose of this letter is to bring to your attention the lack of municipal and provincial guidelines to direct the acquisition, development, and siting of supported housing facilities. As you know, the opening of Mount Edward Court at 1002 Vancouver Street immediately next to Christ Church Cathedral School has caused a lot of difficulty for the neighbours and the school. I was very surprised to learn there are no by-laws or even guidelines for siting such a facility. There are by-laws for the placement of marijuana retail stores and pubs that assure none will be placed within 200 metres of a school. There are by-laws restricting how close marijuana stores can be to each other. There are even by-laws to prohibit bicycle vendors from operating within 30 metres of a grade school. But there are no by-laws or even any loose guidelines in Victoria concerning the proximity of supported housing to a school.

The City of Victoria has worked closely with the provincial government to support the development of affordable housing and supported housing. As a result, several new supported housing facilities have opened in Victoria in recent years to serve an obvious need – that of housing those with barriers to employment including mental health and addiction issues. However, it would appear that development has occurred on an opportunistic basis and not according to well-considered criteria that assesses the receiving neighbourhood community for an appropriate fit, at least this was certainly the case for Mount Edward Court. Victoria is the seat of the provincial legislature and it makes good sense and appears to be a good investment of public funds that the Capital City's mayor and councillors use their strong relationship with the provincial government to help the province develop guidelines and sample by-laws that would serve not only Victoria but all of BC.

These guidelines could address the following:

- distance to elementary schools, daycares, playgrounds or anywhere vulnerable populations are concentrated
- the size of the supported housing facility (ideally 30 – 50 residents)¹
- the concentration of supported housing facilities in a neighbourhood
- proximity to public transportation and health services

¹ Lenk, Anna. *Research Highlight: Options for seniors or chronically ill shelter users*. Ottawa: CMHC, 2004. Print. Socio-economic Ser. 03-019; (can also be found here: <https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?cat=32&itm=35&lang=en&sid=oRRgmdekEXkxgNzTsi8V6mmxbryQjRjSkHNg40Vbv50KJlmaWBftXJtbQriotsu&fr=1496099941207>)

For the past year and a half I have been taken away from my primary role as a School Principal, which is the education of our students. Instead, out of necessity I have had to focus on the complexities of supported housing including: the legal and political world of provincial-municipal relations, political influencers, police reports, needle sweeps, increased security, child psychology papers, assuring parents that their children will be safe on my watch and the drafting of covenants, which may or may not hold water. I am certain that Mayor Helps and many City Councillors have also spent a lot of time on these issues. If there were common sense guidelines and by-laws in place then every school principal across the province now and into the future could remain focused on providing the educational leadership that society has asked from them. For this to happen, our city leaders and decision makers in the provincial government must collaborate to design an overall framework of guidelines and sample by-laws. Wouldn't this be a good use of everyone's time and energy?

This is my appeal to the elected leaders of the City of Victoria: focus on governance by developing guidelines and by-laws that will serve as a roadmap to current and future supported housing initiatives and ensure the well-being of all members of the community.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Stuart Hall', with a stylized, cursive script.

Stuart Hall
Head of School
Christ Church Cathedral School

cc: Lianne Taylor, Director of Planning
Chris Coates, City Clerk

Lucas De Amaral

From: Richard Epp [REDACTED]
Sent: Monday, July 17, 2017 12:26 PM
To: Victoria Mayor and Council
Subject: Mt Edwards Court

Categories: Lucas in progress

Dear Mayor Helps and City Council,

I understand that the Province, through its Departments, is responsible for the programming and operation of Mt Edwards Court and the safety and security of those who reside there. The Province seems satisfied with the continued employment of the Cool Aid Society as its agent and the symbolic placement of a security guard in front of the building as it moves ahead with plans for expansion of the facility. But the City's interests are not always reflected in the Province's agenda and it seems to me that City Council needs to take a firm stand against their proposal.

Confident that Council takes seriously the safety and security of its neighbourhoods and the legitimate concerns of residents, I think it should not accept the continued operation of this low barrier facility in close proximity to a school and should say so boldly to the Province and its agent. It should not accept the notion that Cool Aid has responded in any meaningful way to the concerns of residents and businesses in the area – in my view it has not. Council should note that the presence of a security guard is anything but reassuring to those who walk by – in fact, it strongly suggests that the place *is* dangerous, if not within its walls then in anticipation of disreputable persons on the street who want to engage with its residents.

Some Members might regard opposition to Mt Edwards as coming from a not-in-my-backyard interest group. But surely it is the residents of the area who see the problem first hand. Like those on Council who note the potential danger of numerous oil tankers near the shores of their City, residents of Vancouver/Rockland/Burdett continue to regard Mt Edwards Court as a significant problem. If the facility were to continue to operate where it is and with increased numbers, the neighbourhood's sense of safety and security could only decline.

Sincerely,

Richard Epp
405-999 Burdett Ave
Victoria, BC
V8V 3G7

Lucas De Amaral

From: Dr. Steven Benson [REDACTED]
Sent: Sunday, July 16, 2017 7:19 PM
To: Victoria Mayor and Council
Subject: Mt. Edwards

Categories: Lucas in progress

Dear Mayor and Council:

We are writing concerning the rezoning application by Cool Aid to provide 78 of their “hard-to-house” population with accommodation in the same neighbourhood that suffered through tent city for over a year, and who’s immediate next-door-neighbour is the Cathedral School. Rezoning Mt. Edwards for this purpose would have a long-term, devastating effect on the same residents who experienced, first-hand, what it is like to have drug addicts, mentally ill drug addicts and mentally ill people as their neighbours. We spent our year trying to run a business in this environment, which involved cleaning urine and excrement off of our patio, picking up needles, having police and ambulance coming and going constantly, having drug addicts and all of their belongings occupying our sidewalks and boulevards, and frequent outbursts and altercations which frightened our patients and caused a fair amount of intimidation to them and our staff. Did I mention, theft, break-ins, etc.? So, your response would be, Mt. Edwards is not a tent city, and will compose of a much older, much quieter, much more controlled population. We disagree, vehemently. Because a person is 50+ does not change their habits, their attitudes or their behavior. In fact, it is more ingrained and more stubborn. Our office is right next door to Sandy Merriman House, also run by Cool Aid. These women are all ages, and we still hear the same foul language and experience the same type of altercations on a regular basis, as we did with Tent City. In fact, they just received a beautiful new garden. Do you think they sit in the garden? No way – they are still out on the boulevard with all of their stuff, smoking a variety of substances, a few feet from our door. The ambulance, police and fire truck come at least once or twice a week.

In addition to Sandi Merriman House, we are within about a 2 mile radius of a number of major shelters, Our Place, and the new Johnston Street Facility, to name two. Our neighbourhood is already a pedestrian walk-through for these residents, who take all their stuff with their carts, down to the park, leaving traces of all their garbage and filth behind them. By trying to house and care for our addicted population in Victoria, you have attracted drug addicts from Vancouver and even further afield. We now have 3 times the addicted population as we did when Tent City was at its height. The Johnston Street facility is an absolute disaster, and has driven away business and residents who were there before this was rezoned. Both Cool Aid and the Johnston Street facility have required the Conservatory and other businesses to put off fencing and hire 24 hour security.

You say to us, well, no one wants them in their neighbourhood! Well, you are right, no one wants them because they have filthy habits, disgusting behaviour and engage in criminal activity to support their drug habits. In addition they attract the drug pushers, which brings in more of a criminal element. Tent City had two gangs as part of its population. Even though Mt. Edwards won’t house IV users, they will still be housing drug addicts and their behaviour is uncontrollable and anti-social.

We were at a dinner party on Friday night. Two of the guests were from Ottawa. We asked them how they were enjoying Victoria, and waited to hear the usual praise. Do you know what we heard? In the space of 3

days they witnessed someone shooting up in Beacon Hill Park, and worse, a man exposing himself on Fort Street. We were so shocked to hear that. As business owners, we walk downtown every day, and we are absolutely disgusted with what our beautiful City has become. Homeless drug addicts on every block begging for money, filth on the streets, the smell of marijuana everywhere, and to top it off, we have a kaleidoscope of painted crosswalks, which are now dirty and unsightly. We have lost our beautiful city, and if the Mayor and Council don't turn this around soon, the entire City of Victoria will look like Vancouver's East End.

Did we mention, Mt. Edwards is also a short block from the new million dollar playground that had to be built because of Tent City? Also, next to the YM/YWCA. Do not make the same mistake you made with Tent City, followed by Johnston Street. Do not house large numbers of drug addicts and mentally drug addicts in the same location. Sell Mt. Edwards. It is a valuable piece of real estate. Use the money to put into serious rehabilitation and build a rehab center away from the city, away from the children, away from the tax-paying citizens, on cheaper real estate.

We elected you to care for our City, and care for all of our citizens, that includes the back-bone of this City, the people working and paying taxes, the people contributing to homeless centers and other causes. You have neglected us all and we are not only angry, we are disgusted with the way you have used your position to protect and care for one part of the population, while putting the majority of the population at risk.

Oh, another thing. We were brought up to say "No to Drugs"! The message you are giving the children at the Cathedral School and the Y, and the neighbours is "Say Yes to Drugs", then you will be guaranteed, free accommodation, free food, free support, free legal defense, free medical care and even free drugs! What kind of a message is that? Not a deterrent, that is certain.

Stop the rezoning of Mt. Edwards Court!

Dr. Steven and Marjory Benson
202-821 Burdett Ave,

████████████████████
████████████████

Lucas De Amaral

From: Donna Longley [REDACTED]
Sent: Friday, July 14, 2017 5:06 PM
To: Lisa Helps (Mayor); malto@vicotira.ca; Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); 0pmadoff@victoria.ca; Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Cc: donna.j.longley@gmail.com
Subject: Opposition to rezoning application Re; Mount Edwards Court
Categories: lucas in progress

Greetings Mayor and Council,

Thank you for the opportunity to speak at the Council meeting on July 13, 2017.

Please vote against the rezoning application made by Cool Aid and BC Housing regarding Mount Edwards Court for the following reasons:

- Currently 38 residents at the facility and the neighbors in the area have now had over 16 months to experience what it's like to live next to the Cool Aid managed building. Neighbours have frequently reported incidents of theft, needles discovered left lying around and police and ambulance calls regularly attending the building. The siren noises plus witnessing the disturbing nature of these calls is upsetting to the neighbors and the many children who attend the school.
- There is a lack of trust with the neighbours due in part because Cool aid and BC Housing are seeking support for a permanent facility based on the current format of a maximum number of 38 handpicked people, with three times the planned staff, plus outside professional security, when they plan to fit in 94 hard to house residents, with no outside security and only 3 staff within the three story building. There is not enough staff or security planned for the increased number of proposed residents.
- The Cool Aid and BC Housing wish to remove the security guard at the front of the building. This would cause an increase in negative community incidents. The school needs security in place to maintain peace and order in the neighbourhood.
- Cool Aid states no illicit substance use will be tolerated on the premises but that does not stop residents from using drugs in the neighbourhood, in front of neighbour's homes, children from the school and the nearby new million dollar playground. Neighbours have actively been sending the city "community impact statements" about finding condoms, needles, thefts from their yards and cars, shouting at night among other disturbing occurrences.
- A potential increase of an additional 56 residents at Mount Edwards Court does not align with best practices regarding number of residents in such a facility as researched by CMHC.
- The 844 Johnson Street facility run by Portland Housing has 140 residents which has made a negative impact on the neighbours and the enrolment rates at the Conservatory of Music. Families have stated they do not feel comfortable allowing their children to walk to or from the Conservatory due to the unpredictable, threatening nature of the residents at the Johnson Street facility and Our Place. On June 6, 2017 at 3:00 PM a random shooting incident took place with a pellet gun from a suite in the Johnson Street facility at a woman driving by who was injured from broken glass after her window was shot out. It would be reckless to place a facility with 94 hard to house people next to an elementary school as the current plan stands.
- If the outcome of this rezoning goes ahead, parents will not tolerate drug or alarming mental illness behaviour and will seek alternate schools and playgrounds to visit, removing their children from Christ Church Cathedral School and choosing safer playgrounds. This happened at St. Andrews school, a popular elementary school which closed due to dropping enrollment after "Our Place" opened.
- As a resident of Victoria, I ask you to please protect and preserve the last remaining elementary school located in the downtown core. Create a vision for seniors, individuals, families and the school, to continue to live safely, in harmony, in the Cathedral Hill neighbourhood.

Sincerely,

Donna Longley

parent at Christ Church Cathedral School

Resident at 1343 Slater Street in Victoria

Lucas De Amaral

From: Peter Daniel [REDACTED]
Sent: Thursday, July 13, 2017 1:20 PM
To: Lisa Helps (Mayor)
Cc: Ben Isitt (Councillor); Pam Madoff (Councillor); Marianne Alto (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Chris Coleman (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor); Cathedral School @ CCCS
Subject: Mount Edward Court
Categories: lucas in progress

Good Afternoon:

As a former Director of Christ Church Cathedral School, as a grand-parent with 3 grandchildren as students, as a parent of one of the teachers at this school and as a “grand uncle” to one student and Uncle to another teacher, I have a long association with this very successful school.

In my role as Asset Manager of the Anglican Diocese of BC, I am anxious to see Diocese property well maintained and used. This is particularly important for Heritage Designated and Heritage listed properties where alternate uses often cannot be accommodated in these buildings. Christ Church Cathedral is a designated Heritage Building; the School is in a building on the Heritage list. Full occupancy of these buildings means that they are well maintained and often used for Public events.

As a 3rd generation parishioner at Christ Church Cathedral, I am very aware of the importance of this school to the Parish; the strong relationship that all parishioners have with this institution and how beneficial it is for the sustainability of the Cathedral itself that this school survive and thrive.

The future success of this school has been in doubt with declining enrollment caused by justified safety concerns from parents and families of students since “tent city” and “Mount Edward Court” have been operating.

Tent City is no more. Mount Edward Court continues to operate. Disturbing events are a regular occurrence (note police files of recent events on Christ Church Cathedral parking lot this month). The owner of this property, BC Housing, is planning to bring forward a rezoning application to increase occupancy in this building.

As you are likely aware, BC Housing and the Housing Ministry of the Province have met with the School to attempt to come to an agreement with operational regulations that will satisfy the school and gain approval from the City of Victoria in rezoning.

There has been discussion around limiting the age of residents at Mount Douglas Court; restricting the use of drugs; and restricting the level of occupancy. We understand that there may also be a commitment by the owner to designate this building as Heritage.

No private sector owner could purchase a property and use it in contravention of existing zoning pending rezoning. BC Housing as an agent of the Province has done this and the results have upset the local community. They have done this in response to a housing crisis.

The City is now being asked to “post approve” rezoning is a Land Use out of character in this residential neighbourhood. We are well aware of the Housing Crisis. Seven not for profit Societies associated with the Anglican Diocese provide over 350 affordable housing units on Vancouver Island. Over 100 additional homes are under construction or in approvals stages.

At the same time, we have always respected local government regulations and approvals process in providing affordable housing in neighbourhoods.

The neighbourhood meeting on this rezoning proposal held by the Neighbourhood Association within the past 2 months was very well attended and the advice of the Chairman of the Neighbourhood Association to that meeting was that his report to Council would note that the proposed rezoning is “overwhelmingly negative” in the community.

There may be uses for this property that will be acceptable to the School and the Parish and the Diocese of BC as owners of the Precinct lands.

Those uses are for a much smaller occupancy than proposed by the present owners and their operators; with an age restriction (over 50 years of age) and with no drug use.

If the City is able to work with the community to bring forward an application for Land Use and Operation of the Building on these terms, that could be an initiative that the School and adjacent Church Community may endorse.

The agreement on Land Use and Operations would have to be committed in zoning and as a covenant on title of the subject property in favour of the City and the Anglican Diocese of BC. In this manner, the City would join with the Anglican Diocese of BC as committed observers with legal enforcement rights to ensure that the legal property use agreements are respected.

As one vitally concerned with the sustainability of the School, Parish and Buildings on the Precinct, I urge consideration of Land Use that is considered and approved by the School and where legal covenants on the title of the Mount Edward Court property are made in favour of the City and the Diocese.

Respectfully,

Peter Daniel



Renewed Hearts, Renewed Spirits, Renewed People

Peter Daniel

Asset Manager

[REDACTED]

[REDACTED]

[REDACTED]

900 Vancouver Street

Victoria, BC V8V 3V7

[REDACTED]

bc.anglican.ca

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July 12, 2017

Lara Salchert
Christ Church Cathedral School
912 Vancouver Street
Victoria, BC, V8V 3V7

Mayor Lisa Phelps
City of Victoria City Hall
1 Centennial Square
Victoria, BC, V8W 1P6

Dear Mayor Phelps,

I am sending this letter due to my significant concerns with the redevelopment plans at Mount Edwards Court. I am a teacher at Christ Church Cathedral School and I wanted to ensure that you were made aware of the hardships the school is experiencing due to the present situation at Mount Edwards Court. School enrollment has significantly declined in the past year due to the change in use of Mount Edwards Court from a seniors' residence to supported housing. Because of this, the future viability of the school is now in jeopardy, staff employment is greatly at risk, and student safety and security is a growing concern.

Student safety and security is paramount to parents and staff alike. The proposed plans at Mount Edwards Court, if left unchanged, will cause hardship to many within our community and places some of the most vulnerable in society, our children, at great risk. These risks would be significantly reduced if a more appropriate use for Mount Edwards Court was found such as affordable housing for seniors, families, and single parents. I ask that council reconsider their present plans for Mount Edwards Court to further investigate other viable options.

The proposed number of 79 units of supported housing is almost double the current population and does not align with best practices by CMHC and other Cool Aid Facilities. Housing such a large population of hard-to-house residents with diverse needs, including drug use and addictions issues, right next to a K-8 school is unacceptable. The 844 Pandora Street facility with approximately 140 residents run by Portland Housing has been a disaster for the neighbourhood and general downtown core. Similar results are likely to occur if Mount Edwards Court were to expand to such a high number of residents.

As mentioned previously, many of the hard-to-house suffer from addiction issues including hard drugs. It is important to the safety and security of our students that absolutely no hard drug use is permitted anywhere near our school. The City has a 200-metre buffer zone around schools for pubs and marijuana dispensaries. As a community, we feel strongly that this should also apply to institutionalized use of hard drugs.

The current situation and proposed rezoning of Mount Edwards Court has had a detrimental effect on our school and community. I ask council to reconsider its position and seek an alternative use for this site in order find a solution that is acceptable to our school community. Thanks so much for your time and consideration of such an important issue.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lara Salchert". The signature is fluid and cursive, with the first name "Lara" and last name "Salchert" clearly distinguishable.

I would like to draw your attention to a hitherto unexamined aspect of the Mt Edwards Court controversy. According to Cool Aid a Vulnerability Assessment Tool will be used to ensure that potential residents will have a profile that indicates Low to Moderate support needs.

I suppose that the term moderate in reference to a total score on the VAT is designed to reassure the neighbourhood that they have little to fear from the addition of 65 more residents to Mt Edwards Court.

However, a closer look indicates that a moderate score is possible given the following behaviours:

BASIC NEEDS - "Occasional attention to hygiene"
SURVIVAL SKILLS - "Is frequently in dangerous situations"
MORTALITY RISKS - 3 Risk Factors ie. heart, diabetes, etc.
ORGANIZATION - "Sometimes disorganized"
MENTAL HEALTH - "May be taking prescribed medications"
SUBSTANCE USE - "Ninety to 180 days into addiction recovery Or Substance use affecting ability to follow through on basic needs Could be a binge user"
SOCIAL BEHAVIOURS - ... Difficulty coping with stress; sometimes has angry outbursts"

Thus, many residents of Mt Edwards will have behavioural patterns such as frequently being in dangerous situations, being binge users of narcotics, subject to angry outbursts and often not taking their prescribed medications.

Can anyone say that it is socially responsible to place this facility next to an elementary school? Please take action to ensure that this never happens.

Vote No on the Rezoning of Mt Edwards Court.

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Vote No on the Rezoning of Mt Edwards Court.

July 12, 2017

Lara Salchert
Christ Church Cathedral School
912 Vancouver Street
Victoria, BC, V8V 3V7

Councillor Ben Isitt
City of Victoria City Hall
1 Centennial Square
Victoria, BC, V8W 1P6

Dear Councillor,

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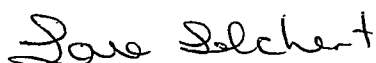
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As mentioned previously, many of the hard-to-house suffer from addiction issues including hard drugs. It is important to the safety and security of our students that absolutely no hard drug use is permitted anywhere near our school. The City has a 200-metre buffer zone around schools for pubs and marijuana dispensaries. As a community, we feel strongly that this should also apply to institutionalized use of hard drugs.

The current situation and proposed rezoning of Mount Edwards Court has had a detrimental effect on our school and community. I ask council to reconsider its position and seek an alternative use for this site in order find a solution that is acceptable to our school community. Thanks so much for your time and consideration of such an important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Lara Salchert". The script is cursive and fluid, with the first name "Lara" and last name "Salchert" clearly distinguishable.

Noraye Fjeldstad

From: David Biltek [REDACTED]
Sent: Friday, July 21, 2017 11:13 AM
To: Noraye Fjeldstad
Cc: Alec Johnston
Subject: 1303 Fairfield Road: UNITY, REZ No. 00558

Noraye:

The CALUC has reviewed the revised plans and would ask the Council to consider the comments we submitted on behalf of residents in this neighbourhood at the Community meeting and by email.

There are two major concerns we would like to highlight based on revised plans

1. **Privacy of neighbours on east and south.** The balconies on those sides of the building will over look already existing neighbours properties/house. In some cases, the view will be directly into rooms, or over gardens. This was raised at our meeting and was the subject of some concern from both neighbours. We would also point out that at time of original review we thought, assumed, especially given the address of the project and the location of entrances that the front of the building was on Fairfield road. In the revised plans, we note that the front is in fact Moss street so that the setbacks although all the same are now in places we did not expect and we also assume that the neighbours did not expect. Yes, the setbacks are all the same, except what we assumed was the front is now in fact a side yard set back and this also causes some concern because it places the building closer to Fairfield rd. than we assumed and also changes the relationship to the neighbours to the east and south. We realize this was not an intentional plan but the designation of what was front, back side etc. was left off original set of plans submitted to us. We assumed, from which we have learned to perhaps be more circumspect about plans submitted to us, but we ask you to look closely at those new, to us, set backs. You are aware of our concern about setbacks and we consider some of these to fall into that area of concern
2. **Parking Variance:** at the community meeting and in subsequent emails, parking was a major topic. The site in question is surrounded by no parking zones or residential restricted zones of varying degrees and as a result there is limited on street parking for several blocks around and this concern was raised consistently during the meeting and in our report. We understand, as does the applicant, that there was to be new parking requirements in Schedule C but those have yet to be approved and the existing requirements are in place now. We also understand the requirement of 43 stalls is derived by combining the residential spaces, the commercial and spaces for the church. At the meeting, there was much discussion about the church parking and how it was accepted now, and it is, but there are not the apartments nor the commercial activity at that site both of which will have a much bigger impact on parking than does the present stand-alone church. Also raised was the possibility of the church not continuing in that location. A change in use of that space or the church space being used for other purposes would exacerbate the parking with no prospect for alterations. On the other hand, if the church was to succeed and increase the number of parishioners above their currently low numbers the situation could be worse as regards parking. These factors lead

to much concern by neighbours and adjoining businesses. We ask you to consider any variances regarding parking quite closely as this project will have a major impact on Five Corners, and the school, neighbours and the businesses located nearby, as well as the crosswalks used by residents and the school.

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council

July 12, 2017

Lara Salchert
Christ Church Cathedral School
912 Vancouver Street
Victoria, BC, V8V 3V7

Councillor Ben Isitt
City of Victoria City Hall
1 Centennial Square
Victoria, BC, V8W 1P6

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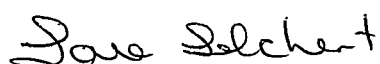
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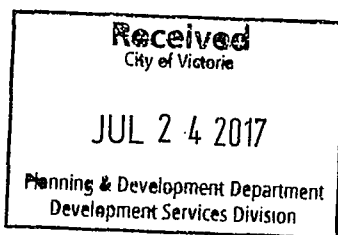
A handwritten signature in black ink that reads "Lara Salchert". The signature is written in a cursive, flowing style.

Monday, July 24th, 2017

Please find enclosed copies of ⁴⁰~~35~~ Incident reports submitted to our Cathedral Hill
Concerned Neighbour Group. These incidents record disruption to the area surrounding
the Mount Edwards Care Home Facility that currently has 38 residents.
These were submitted for the period of December 13th, 2016 to Friday, March 24th, 2017.

Mr Ottaway's experiences are unfortunately commonplace now in this neighbourhood
after the start up of the Cool Aid facility. Needless to say – doubling then tripling the
number of residents causes some concern.

Samantha Stone
[REDACTED]



Community Impact Statement

Date: Tuesday Dec 13th sometime at night
Where: My backyard, south west corner of
What: Meares ST and Vancouver ST

Sometime during the night some plant pots located under a window had been knocked over. As if someone had tried to stand on them to peer into the window

Steps taken/ Resolution if any:

I reviewed video footage of the night but could not find the reason for the plant pots being overturned. Sometimes the video cameras don't get triggered due to lighting conditions.

Larry Ottaway
Witnessed by

Dec 13th 2016
Date

Community Impact Statement

Date:

Tuesday Dec 20th 3:00pm

Where:

What: My front stairs located at the south west corner of Meares St and Vancouver St

Guy was fixing needles and shooting-up while sitting on my front steps

Steps taken/ Resolution if any:

Chased him away, inspected steps for debris.

Larry Ottaway
Witnessed by

Dec 20th 2016
Date

Community Impact Statement

Date: Thursday Dec 22 9:50 am

Where:

What: My front steps. located on the south west corner of Meares St and Vancouver St
woman sitting on my steps waiting for her girlfriend in Mount Edwards to come out.

Steps taken/ Resolution if any:

Chased her away since I had candy canes at the steps for the neighbourhood children + she was too familiar with the drug dealers biking by.

Larry Ottaway
Witnessed by

Dec 22 2016
Date

Community Impact Statement

Date:

Thursday Dec 22nd 12:30 pm

Where:

What: My front steps located on the south west corner of Meares st and Vancouver st.

Street type woman on phone to her dealer while she sat on my front steps

Steps taken/ Resolution if any:

I went out and asked her to leave which she did after becoming verbally abusive

Larry Ottaway
Witnessed by

Dec 22nd 2016
Date

Community Impact Statement

Date: Friday Dec 23rd 12:26 pm
Where:
What: My Meares st gate located on the south side 900 block Meares st about 50' from Vancouver st.

Guy (street type) pissed through the gate while standing outside of the gate

Steps taken/ Resolution if any:

Threw a couple of buckets of water down the stairs and around gate to try to wash away any bio. hazard.

Larry Ottaway
Witnessed by

Dec 23rd 2016
Date

Community Impact Statement

Date: Monday Jan 9th 3:15pm

Where:

What: 900 block Vancouver st west side

Guy + Girl pushing 3 bikes on sidewalk.
They went to Mount Edwards
3 bikes is one too many for two people

Steps taken/ Resolution if any:

Observed them go to Mount Edwards,
I had other business to attend to downtown.

Larry Ottaway
Witnessed by

Jan 9th 2017
Date

Community Impact Statement

Date: Jan 10th, Tuesday 7:30 am

Where:

What: 1000 block Vancouver St west side.

Two fire trucks came with sirens blazing to Mount Edward Court.

Steps taken/ Resolution if any:

I was woken by the noise and bussle.
Fasted in my attempt to get back to sleep

Larry Ottaway
Witnessed by

Jan 10th 2017
Date

Community Impact Statement

Date: Friday Jan 13th 11:45 pm

Where:

What: My yard, south west corner of

Meares ST and Vancouver ST

A suspect that appeared to be female came into my yard via the main gate at Meares ST and Vancouver ST. She attempted to steal some lighted colour changing snowflake lights and some bulb shaped path lights.

Steps taken/ Resolution if any:

lights were damaged but not stolen.
contacted police File # 17-1822 and sent them video of the incident.
Took the lights inside.

Larry Ottaway
Witnessed by

Jan 13th 2017
Date

Community Impact Statement

Date: Saturday Jan 14th 4:00 am
Where:
What: 900 block Meares St

Observed pickup truck drive the wrong way down Meares St.

Steps taken/ Resolution if any:

I was already up and awake dealing with an attempted light theft from my yard. I noted the time + took a copy of the Meares St side gate camera video that showed the truck.

Larry Ottaway
Witnessed by

Jan 14th 2017
Date

Community Impact Statement

Date: Wednesday Jan 18th 4:20 am
Where:
What: around the intersection of Meares St
and Vancouver St

Guy with acoustic guitar walking around
playing and singing at the top of his lungs.

Steps taken/ Resolution if any:

I was woken by the noise and
he eventually wandered off.

Larry Ottaway
Witnessed by

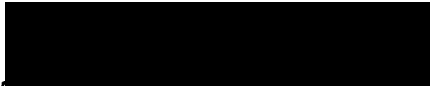
Jan 18th 2017
Date

Community Impact Statement

Date: Friday Jan 20th 2:46 am
Where:
What: My yard, South west corner of Meares St
and Vancouver St.

A male + female (street type people) entered my yard via the Meares St gate, they went onto my front porch and stole an LED red lighted ball (approx 8"). They had to climb up to cut the wire that attached the ball to the house. They left via the main gate at Meares St and Vancouver St,

Steps taken/ Resolution if any:

Contacted the police 
and sent them video footage of the
suspects.

Larry Ottaway
Witnessed by

Jan 20th 2017
Date

Community Impact Statement

Date:

Friday Jan 20th 2:55pm

Where:

What: 900 block Meares St / 1000 block Vancouver St

Observed guy on bike with a set of front forks + front wheel on his bike carrier.

The guy went to the front steps of Mount Edward Court. The forks + wheel looked very much like stolen property. The forks were light brown / off white in colour.

Steps taken/ Resolution if any:

I was on my way out and could not pursue the matter.

Leary Ottaway
Witnessed by

Jan 20th 2017
Date

Community Impact Statement

Date:

Where:

What:

Saturday Jan 21st ~ 4:30-10:30 pm

1000 block Meares St

Police had shut down the block & some of Fort St.

Steps taken/ Resolution if any:

Came outside & observed the activity several times. I do not know the final result of the closure.

Larry Ottaway
Witnessed by

Jan 21 2017
Date

Community Impact Statement

Date: Monday Jan 23rd 1:05 pm
Where:
What: Near the intersection of Meares St
and Vancouver St

Guy screaming profanities at the top
of his lungs. - F you, you F'n drck.

Steps taken/ Resolution if any:

By the time I got outside he was gone

Larry Ottaway
Witnessed by

Jan 23rd 2017
Date

Community Impact Statement

Date: Thursday Oct 20th 5:15pm
Where:
What: My driveway, on Vancouver St
100' south of Meares St, west side

A friend dropped by and parked in my driveway. Within 10 minutes someone tried to enter his vehicle. The car alarm scared them away.

Steps taken/ Resolution if any:

By the time we got outside, the culprits were gone.

Larry Ottaway
Witnessed by

Oct 20th 2016
Date

Community Impact Statement

Date: Friday Nov 4th 4:45am

Where:

What: Meares St and Vancouver St area.

Male walking around screaming.

Steps taken/ Resolution if any:

I was woken by the noise, but by the time I got outside, he was gone

Larry Ottaway
Witnessed by

Nov 4th 2016
Date

Community Impact Statement

Date: Friday Nov 4th 5:30pm
Where:
What: Quadra St and Meares St.
behind Island Blue

Male and female sitting between shirts
filling needles. Guy from Island Blue
came out & moved them along.

Steps taken/ Resolution if any:

Observed situation, did not engage.

Larry Ottaway
Witnessed by

Nov 4th 2016
Date

Community Impact Statement

Date: Friday Nov 11th 1:15 am

Where:

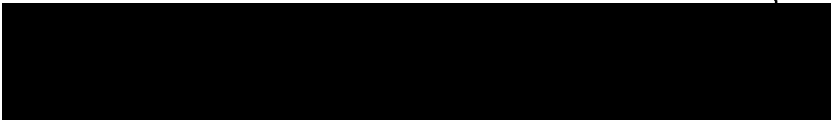
What: My yard, southwest corner of

Mearns St and Vancouver St.

I had a 12' x 9' lighted display in my yard for the fallen soldiers. White male about 40 yrs. came into my yard, walked through the display stepping on bulbs on the ground then left stealing a rubber rat.

Steps taken/ Resolution if any:

I phoned police at 1:45 am but too much time had lapsed since the incident to send police. After a daylight inspection I called the police back & made a report.



Larry Ottaway
Witnessed by

Nov 11th 2016
Date

Community Impact Statement

Date: Sunday Nov 13th 2:00 am

Where:

What: Meares St and Vancouver St,

person from Mount Edwards walking south on Meares St with a blaring stereo system playing 'F-u' Rap music

Steps taken/ Resolution if any:

I was woken by the inconsiderate noise, eventually went back to sleep

~ Hawkey

Nov 13th 2016
Date

Community Impact Statement

Date: Sunday Feb 12th 2017 4:50 am

Where:

What: My yard, south west corner of
Meares St and Vancouver St

A prowler came into my yard with a flashlight and rumaged through everything including the mail boxes

Steps taken/ Resolution if any:

Image of suspect was caught on camera but CPU problems prevented sending images to the police

Larry Ottaway
Witnessed by

Feb 12 2017
Date

Community Impact Statement

Date:

Tuesday Feb 14th 2017 3:00am

Where:

What: In my yard, south west corner
of Meares St and Vancouver St

A (female) prowler came into my
yard with a flashlight and rumaged
through the garbage bin, recycling bins
and the rest of the yard.

Steps taken/ Resolution if any:

Image of suspect was caught on
camera but cpu problems prevented
sending images to police

Larry Ottawa
Witnessed by

Feb 14 2017
Date

Community Impact Statement

Date: Saturday Feb 18th 2017 00:42am

Where:

What: In my yard, south west corner
of Meares St and Vancouver St

A prowler came into my yard and
rumaged through the garbage bin and
recycling bins and was found on the
front porch of my house

Steps taken/ Resolution if any:

The suspect ran away and when
police arrived there was no interest
in going after him since he had gone
into pioneer square where there were
several people sleeping

Larry Ottaway
Witnessed by

Feb 18 2017
Date

Community Impact Statement

Date: Tuesday Feb 21st 2017

Where:

What: Northern half of the boulevard
900 block Meares St, west side

Garbage from some unknown source
was all over the boulevard.

Steps taken/ Resolution if any:

Cleaned up the garbage

Larry Ottaway
Witnessed by

Feb 21 2017
Date

Community Impact Statement

Date: Monday Feb 27th 2017

Where:

What: Northern half of the boulevard
900 block Meares St, west side

Again, garbage from some unknown source was spilled all over the boulevard.

Steps taken/ Resolution if any:

Cleaned up the garbage

Larry Ottaway
Witnessed by

Feb 27 2017
Date

Community Impact Statement

Date: Sunday March 5th 2017.

Where:

What: 1000 block Vancouver St, west side
about one hundred feet south of
Meares St.

A rolling garbage bin of the blue recycling type was left on the edge of my property boundary with Mount Edwards court.

Steps taken/ Resolution if any:

It was obvious from the contents of the bin that it had been used to transport items to Mount Edward Court. bin was moved.

Larry Ottaway
Witnessed by

March 5 2017
Date

Community Impact Statement

Date: Monday March 6th 2017

Where:

What: 900 block Vancouver St, west side
about fifty feet north of Meares St.

A rolling garbage bin of the small green type was left on the sidewalk.

Steps taken/ Resolution if any:

The remaining contents in the bin showed that it had been used for the transport of items.

bin was moved

Larry Ottaway
Witnessed by

March 6 2017
Date

Community Impact Statement

Date: Tuesday March 7th 2017, 3:10 pm
Where:
What: 900 block of Meares St.

I was a passenger in a car going west on the 900 block of Meares St. A druggie male with crazy eyes about 25 yrs old suddenly darted in front of the car.

Steps taken/ Resolution if any:

The quick reactions of the driver prevented an accident, and the druggie and his dealer scurried down the street,

Larry Ottaway
Witnessed by

March 7 2017
Date

Community Impact Statement

Date: Wednesday March 14th 2017
Where:
What: South west corner of Meares St
and Vancouver St.

Tenants car was broken into while
parked in driveway. at night.
Thieves also accessed the trunk of
the car and stole the canned food
from the emergency kit.

Steps taken/ Resolution if any:

I was not informed of this situation
until about four days later

Larry Ottaway
Witnessed by

March 14th 2017
Date

Community Impact Statement

Date: March 15th 2017, Thursday.

Where: South west corner of Meares St
What: and Vancouver St.

Car parked in driveway owned by tenant was broken into. at night.

Nothing notable was taken as the same car in the same location was broken into the night before (wed.)

Steps taken/ Resolution if any:

I was not informed of this situation until about four days later.

Larry Ottaway
Witnessed by

March 15 2017
Date

Community Impact Statement

Date: Friday March 16th 2017

Where:

What: near Meares St and Vancouver St.

Around 8:40pm a female in the street was yelling obscenities and screaming

Steps taken/ Resolution if any:

I had been drawn outside by the screams but could not locate the source

Larry Ottaway
Witnessed by

March 16 2017
Date

Community Impact Statement

Date: Friday March 16th 2017
Where:
What: in the area of Meares St and
Vancouver St.

At about 11:45pm a male was wandering
the street yelling obscenities

Steps taken/ Resolution if any:

He had disappeared by the time I
got outside.

Larry Ottaway
Witnessed by

March 16 2017
Date

Community Impact Statement

Date: Thursday March 23rd 2017 2:20am
Where:
What: Meares St and Vancouver St

Some guy was yelling & swearing
very loudly as he wandered around.

Steps taken/ Resolution if any:

I was woken by the vulgar noise
and tried to get back to sleep

Larry Ottaway
Witnessed by

March 23 2017
Date

Community Impact Statement

Date: Thursday March 23rd 2017 2:50am

Where:

What: East on the 900 block of Meares St
and south on the 1000 block of
Vancouver St.

What sounded like a couple of people
with a shopping cart full of loose
bottles that were extremely noisy.

Steps taken/ Resolution if any:

I was almost asleep after the earlier
commotion but was woken so I went
outside in time to see them go to
Mount Edwards Court.

Larry Ottaway
Witnessed by

March 23 2017
Date

Community Impact Statement

Date: Thursday March 23rd 2017 4:10am
Where:
What: Meares St and Vancouver St

Some guy was wandering around yelling and swearing at the top of his lungs not sure if it was the same person as earlier (2:20am)

Steps taken/ Resolution if any:

I was woken by the noise and tried to get back to sleep.

Larry Ottaway
Witnessed by

March 23 2017
Date

Community Impact Statement

Date: Friday March 24th 2017, 2:10pm
Where:
What: South west corner of Meares St
and Vancouver St

A couple (m+f) were sitting on the front steps of my property.

Steps taken/ Resolution if any:

Since my front steps are used by the drug dealers servicing Mount Edwards Court, I had to shoe them away

Larry Ottaway
Witnessed by

March 24 2017
Date

Community Impact Statement

Date: Thursday Oct 28th 10:50 pm
Where:
What: Meares ST 900 block, south side
about 30th west of Vancouver ST.

Drug deal between person in car (waiting)
and person from Mount Edwards.

Steps taken/ Resolution if any:

Didn't know it was a drug deal until
it occurred. Didn't see the licence plate #

Larry Ottaway
Witnessed by

Oct 28 2016
Date

Community Impact Statement

Date: Friday Oct 29th 12:50 am

Where:

What: Meares st 900 block north side.
about 15' west of Vancouver St.

Drug deal between person in truck (waiting)
and person from Mount Edwards

Steps taken/ Resolution if any:

Raining too hard to see licence plate #

Larry Ottaway
Witnessed by

Oct 29th 2016
Date

Community Impact Statement

Date: Friday Oct 29th 3-5 pm
Where:
What: 900 block Meares St, South side
just west of Vancouver St,

Had Halloween candy bowl and decor outside of front gate for neighbourhood children. This attracted the 'street people', thieves and drug dealers on bikes to my home.

Steps taken/ Resolution if any:

There were those who came and would have stolen what they could if I had not stayed outside 'on guard'

Larry Ottaway
Witnessed by

Oct 29th 2016
Date

Community Impact Statement

Date: Sunday Oct 30th 4:30 pm

Where:

What: My yard, 900 block Meares St

South side, just west of Vancouver St.

Needle found in yard while raking leaves. Used, point intact, no cover.

Steps taken/ Resolution if any:

Removed needle. The rest of my raking time was slowed by having to watch out for more needles

Larry Ottaway
Witnessed by

Oct 30 2016
Date

Community Impact Statement

Date: Monday Oct 31st 6-9 pm
Where: North west corner of Meares St
What: and Vancouver St

It was Halloween + I had decorations and candy out for the neighbourhood.

Drug dealer was hanging around the area and working. This brought nefarious individuals into the area.

Steps taken/ Resolution if any:

Usually my extensive Halloween decor is out for a couple of weeks before + a week after Halloween. This year due to the state of the neighbourhood, all decor went out between 11am - 3pm and brought back inside between 11pm - 2am on the 31st only. Many in the neighbourhood voiced their disappointment.

Larry Ottaway
Witnessed by

Oct 31 2016
Date

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

Rachelle DemB...



504 Constance Ave

24 Apr 17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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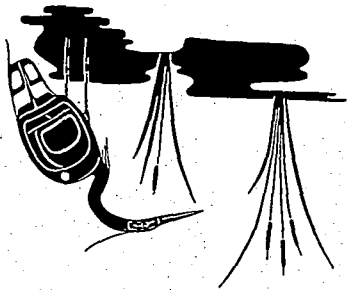
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I am a: Parent Neighbour Business owner Employee

NORA HYNES
Name
N. Hynes
Signature

1115 Rockland Ave.
Address
April 24/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7



I am very disappointed
with the way the
whole thing was
handled by our govt &
have little faith that
mt. st. Edwards residents
will change to a senior
housing. It's such an
ideal location for their
as opposed to housing for
those addicted to drugs &
alcohol. It is shocking
that we neighbors have
had no voice! Much
like the neighbors of
tent city!

Thanks for the position.
Love Mary

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I am a: Parent Neighbour Business owner Employee

Linnet Murray
Name
Linnet Murray
Signature

110 1011 - Binkett Ave. V8V3G9
Address
April 21, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

LINDA LOMAS
Name
[Signature]
Signature

#508-999 BURDETT
Address
APRIL 26/17
Date

Cathedral School Office

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Name R. Lou
Signature R. Lou

Address 104 Rockland Ave.
Date Apr 28/17

Cathedral School office

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours


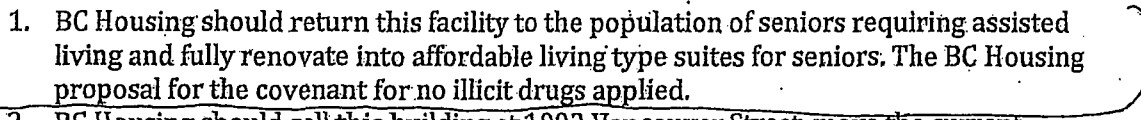

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I am a: Parent Neighbour Business owner Employee

ALEXANDER LOY

Name

Signature

306-1014 ROCKLAND AVE. VICTORIA,
V8V 3H5

Address

Date

27 APRIL 2017

Cathedral School office

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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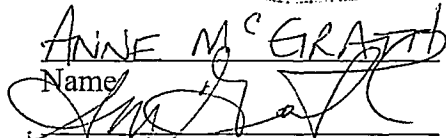
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I am a: Parent Neighbour Business owner Employee

ANNE M'GRATH
Name

Signature

234 MOSS ST V8V1M4
Address
APRIL 22/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

CNN

Cathedral Hill Neighbours

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BC Housing and Cool Aid have been proposing their use of this building to Christ Church Cathedral School. However, there is a legal requirement for the government to engage in public consultation. This public consultation was lacking in February of 2016 when a temporary use permit was bestowed by the provincial and municipal governments to Cool Aid to operate a 38 person "no restriction" facility (allows illicit drug and alcohol use on site with no curfews or requirement for residents to become sober and drug free) in our residential neighbourhood and within 18 meters of an elementary school.

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Since we have been ignored, this is an opportunity to let our government know that we care about our neighbourhood and that introducing 100 over age 50 'no restriction' residents is unacceptable. Please read the statements below circling the statement that you agree with, sign and return to:

As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

SHAWN SAWH
Name

[Signature]
Signature

5454 FOWLER RD V8Y1Y3
Address

APRIL 22/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

CHW

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

CHARITY HOBBS

Name

Signature

751 FAIRFIELD EB32 FORT ST

Address

APRIL 22/17

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
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I am a: Parent Neighbour Business owner Employee

Joan Spencer
Name

[Signature]
Signature

832 FORT ST.
Address

Apr 22/17
Date

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**

Cathedral Hill Neighbours

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
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I am a: Parent Neighbour Business owner Employee

Name Erin Young
E. Young
Signature

Address 834 Johnson St

Date April 22, 17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
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I am a: Parent Neighbour Business owner Employee

Name Georgia Bullbrook
Signature [Signature]

Address 767 Collinson St.
Date April 22nd 2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of concerned neighbours and business owners that surround the Mt. Edwards Court at 1103 Vancouver Street as well as the parents of children that attend the Christ Church School. We have been meeting every second Tuesday because Cool Aid is adding off the west side after January.

BC Housing and Cool Aid have been proposing their use of the building to Christ Church Cathedral School. However, there is a legal requirement for the government to engage in public consultation. This public consultation was lacking in February of 2016 when a temporary use permit was bestowed by the provincial and municipal governments to Cool Aid to operate a "no restriction" facility (allows illicit drug and alcohol use on site with no interference or requirement for residents to become sober and drug free) in our residential neighbourhood and within 18 meters of an elementary school.

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Since we have been ignored, this is an opportunity to let our governments know that we care about our neighbourhood and that introducing 100 over age 50 "no restriction" residents is unacceptable. Please read the statements below circling the statements that you agree with, sign and return to:

As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1103 Vancouver Street, I believe: (Please choose one)

1. BC Housing should return the facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the conversion for no illicit drugs applied.

2. BC Housing should sell this building at 1103 Vancouver Street, move the current residents to the newly purchased Tally Ho north on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.

3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 50 resident (two floors) transitional housing facility for ages 40-50 with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their business fund similar to the bond at churches.

I am a: Parent Neighbour Business owner Employee

Name: Shane Ramsey
Signature: [Signature]

Date: 28/9/2017

Address: 402-1025 MCMENZ ST
VC0M A V8V3T7

Please return signed letter to: 912 Vancouver St, Victoria, BC V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1802 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January.

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As a residential business owner, I, or a parent of a student near the Mount Edwards Court facility located at 1802 Vancouver Street, believe: (Please choose one.)

1. BC Housing should return the facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the conversion for no illicit drugs applied.
2. BC Housing should sell this building at 1802 Vancouver Street, move the current residents to the newly purchased Tully Ho motel on Douglas Street. The grounds of the site earmarked for better treatment facilities, affordable housing and prevention programming.
3. BC Housing should let Cool Aid run the facility as they have promised to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50-59 with a conversion on hand title for no illicit drugs. Future plans are in place to develop the site floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their yearly fund similar to the fund at Christ.

I am a: Parent Neighbour Business owner Employee

Name: Anne Soon
Signature: [Signature]

#402 - 1025 NEARCS ST
Address: 98/4/2017
Date: 98/4/2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3T7

Cathedral Hill Neighbours

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
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I am a: Parent Neighbour Business owner Employee

CAROL HAYHURST
Name
Carol Hayhurst
Signature

#2-801 Langham Crt
Address Vic BC V8V-4J3
April 20/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Mary James
Name
M James
Signature

402-1015 Rockland Ave
Address
May 10, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Eva Roberts

Name

[Signature]

Signature

924 FAIRFIELD RD

Address

APRIL 24/17

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

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I am a: Parent ☒ Neighbour ☐ Business owner ☐ Employee

Name

Signature

Address

Date

924 Fairfield rd
4/24/17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

- ☒ 1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
- ☐ 2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
- ☐ 3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

Marcos Moya
Name
[Signature]
Signature

903 Collinson St
Address
24th April 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Wendy Hanne
Name
W Hanne
Signature

903 Collinson St.
Address
24TH April 2017.
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1002 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January

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I am a: Parent Neighbour Business owner Employee

WILLIAM JAMES YOUNG
Name


Signature

927 COLLINSOW
Address

12/5/17
Date

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I am a: Parent Neighbour Business owner Employee

Jose Maria Arce
Name
[Signature]
Signature

1213 Cordell Terrace
Address
24/4/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

X (1) OR (4) BATTERED WOMEN SHELTER

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I am a: Parent Neighbour Business owner Employee

MAXWELL.
Name
E. Maxwell
Signature

1041 ROCKLAND AVE.
Address
22nd APRIL 2017.
Date

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I am a: Parent Neighbour Business owner Employee

IRIS OOROM
Name
[Signature]
Signature

316-1233 FAIRFIELD RD
Address
VICTORIA V8V-3B4
Date
April 23/17

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I am a: Parent Neighbour Business owner Employee

Name Anne Greenough
Signature [Signature]

Address #8-919 Vancouver St Victoria, BC
Date April 23/17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

NEIL BEVERIDGE

Name

Neil Beveridge

Signature

929 BURDETT

Address

April 202017

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

NATHAN BERNshaw

10.919 VANCOUVER ST

APRIL 20, 2017

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I am a: Parent Neighbour Business owner Employee

Heidi Chasse
Name
Heidi Chasse
Signature

1403 - Pelly St
Address
20/4/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Grace Miron
Name
Signature

43-919 Vancouver St.
Address
April 20
Date

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I am a: Parent Neighbour Business owner Employee

MARTHA L. TUCKER
Name
[Signature]
Signature

1605 SERRIA PL.
Address
April 19/2017
Date

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I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

PAUL MAHER
#9-919 VANCOUVER ST.
APRIL 20, 2017

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I am a: Parent Neighbour Business owner Employee

JAMES WEST
Name

[Signature]
Signature

209-1115 Roddard Ave V8V 3H8
Address

April 22, 2017
Date

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I am a: Parent Neighbour Business owner Employee

MIKE THOMAS
Name Mike Thomas
Signature

919 VANCOUVER STREET
Address
APRIL 22/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1002 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January

BC Housing and Cool Aid have been proposing their use of this building to Christ Church Cathedral School. However, there is a legal requirement for the government to engage in public consultation. This public consultation was lacking in February of 2016 when a temporary use permit was bestowed by the provincial and municipal governments to Cool Aid to operate a 38 person "no restriction" facility (allows illicit drug and alcohol use on site with no curfews or requirement for residents to become sober and drug free) in our residential neighbourhood and within 18 meters of an elementary school.

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

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I am a: Parent Neighbour Business owner Employee

Stephanie Gurney
Name
[Signature]
Signature

919 Vancouver St.
Address
April 24, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at ~~1002 Vancouver Street~~, I believe: (Please choose one.)

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I am a: ☒ Parent ☐ Neighbour ☐ Business owner ☐ Employee

Name

Signature

Address

Date

#10,909 VANCOUVER ST.

April 24th / 17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Lois HARBOUR
Name

[Signature]
Signature

912 LINDEN AVE
Address

23 APRIL 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

RON Malzon

Name

Signature

506-828 Rupert Terrace

Address

April 18, 2017

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Nancy J. Malzon
Name
Nancy J. Malzon
Signature

506-828 Rupert Terrace
Address
April 16, 2017
Date

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**

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I am a: Parent Neighbour Business owner Employee

SUE BENGTSON
Name
S. M. Bengtson
Signature

VICTORIA, V9A 2P1
Address
24/4/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

NIGEL JAVATUIVRE

Name

Signature

2003 - 751 FAIRFIELD RD

Address

APRIL 19, 2017

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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- 1st choice (1) BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
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- 2nd choice (3) BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

Heidi Burch
Name
Heidi Burch
Signature

1129 May St, Victoria
Address
April 24, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Lynelle + Patrick Doyle

Name

Signature

2936 Eastdowne Rd. Vic. BC

Address

Date

April 24, 2017

V8R5R8

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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- Jim* 1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
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I am a: Parent Neighbour Business owner Employee

Geoff McQuinn

Name

Signature

558 Cornwall St.

Address

Date

24/4/2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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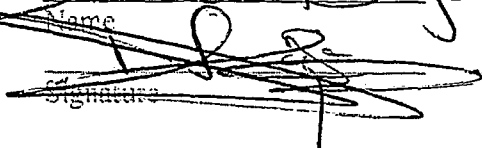
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I am a Parent Neighbour Business owner Employee

DANIELLE Desjardins
Name

Signature

558 CORNWALL ST.
Address
April 24, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a Parent Neighbour Business owner Employee

Catharine Schlenker
Name

C. Schlenker
Signature

1255 Richardson St.
Address

24-Apr-17
Date

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**

Cathedral Hill Neighbours

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I am a: Parent Neighbour ~~Business owner~~ ~~Employee~~

Norbert Schlenker

Name

[Signature]

Signature

1255 Richards St, Victoria

Address

24 April 2017

Date

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I am a: Parent Neighbour Business owner Employee

Norah McCloy
Name
Norah McCloy
Signature

1255 Richardson
Address
24-Apr-18
Date

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I am a: Parent Neighbour Business owner Employee

Corey Robertson
Name
Signature

957 Meares St.
Address
April 24, 2017.
Date

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I am a: Parent Neighbour Business owner Employee

TREVOR W MORLEY

Name

TW Morley

Signature

245 Nagara St

Address

Victoria, B.C.

Date

April 25, 2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

JAMES MORLEY
Name
James Morley
Signature

34 SAN JOSE AVE, VICTORIA
Address
APRIL 23 / 2017
Date
April 25 / 2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Alex Haney
Name

A. Haney
Signature

1916 Chincok Place. N Saanich
Address

23 April 2017
Date

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I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

#103-845 Burdett
Apr 24/17

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I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

Shirley Schmidt
1060 Burdett Ave.
April 18, 2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Larry Ottaway
Name

[Signature]
Signature

#3,957 Meares St
Address

April 18 2017
Date

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I am a: Parent Neighbour Business owner Employee

JAMES A. CAMPBELL

Name
James A Campbell
Signature

801-828 RUPERT TERRACE

Address
APRIL 17, 2017
Date

As tent-city taught us, this decision has implications to the wider area as transit pathways between PHS Johnson Street, Ows Place, Mount Edwards c

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**
Sandy Merriman. spread the social issues throughout the area. This

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I am a: Parent Neighbour Business owner Employee

ELaine CULVER
Name E. Culver
Signature

1149 Rockland Ave.
Address
April 18 / 17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Steven Benson
Name
S. Benson
Signature

202-821 Burdett Ave
Address
April 18, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1002 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January

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I am a: Parent Neighbour Business owner Employee

Tim Ficzuk
Name
[Signature]
Signature

11419 Rockwood
Address
Tip 18/2018
Date

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I am a: Parent Neighbour Business owner Employee

MARKTORY BENSON
Name Marktory Benson
Signature [Signature]

202-821 Burdett Ave
Address Victoria, BC
Date Apr 19/17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Benny Rock
Name
Benny Rock
Signature

4-933 Moors St
Address
18 4-2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: ☒ Parent ☐ Neighbour ☐ Business owner ☐ Employee

Donna Longley
Name

[Signature]
Signature

1373 Slater St.
Address

April 18, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent CHRIST CHURCH CATHEDRAL SCHOOL
Neighbour Business owner Employee

Name PAUL LONGLEY Address 1343 SLATER ST.
Signature [Signature] Date APRIL 18/2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

FRANCE CORMIER

Name [Signature]
Signature

927 Collinson St
Address
April 18/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Emilio Demos
Name
[Signature]
Signature

20-1013 Vancouver St
Address
Apr 17/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am as: Parent Neighbour Business owner Employee

Sandi Love
Name

[Signature]
Signature

4151 Hawkes Ave
Address

April 21/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Helen Ross
Name

[Signature]
Signature

Danforth St.
Address

April 23/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

John McPhet
Name

[Signature]
Signature

Danwadi St
Address

April 23/17
Date

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I am a: Parent Neighbour Business owner Employee

H. Gaye Stone
Name
H. Gaye Stone
Signature

7166 Monk Lane, Victoria, BC V9F 2A1
Address
26th April
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

John Nelson
Name
[Signature]
Signature

520 Casleton Place
Address
April 23, 2017
Date

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Grandparent
I am a: Parent Neighbour Business owner Employee

Lillian Nelson

Name

Lillian Nelson

Signature

520 Guelton Place

Address

April 23, 2017

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

LAURIE BRUCKER
Name
Laurie Brucker
Signature

34 SAN JOSE AVE
Address
APRIL 23 / 17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Stephanie Stone
Name
Stone
Signature

2075 Lansdowne Rd
Address
Apr. 21 '17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

James Stone
Name

Signature

2075 Lansdowne Rd.
Address

27.4.17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Nicholas Daley
Name

Signature

Nicholas Daley
Address
2895 Capistrano AV.
Date 21.4.17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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Grandparent
I am a: Parent Neighbour Business owner Employee

Stephen Clemson
Name

[Signature]
Signature

220 Sunset Drive, Salt Spring.
Address

21. 4. 17.
Date

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I am a: Parent Neighbour Business owner Employee

Joanna Dakey
Name
J. Dakey
Signature

2895 Colquhoun Ave. V8A 2L9
Address
21.4.17.
Date

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I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

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I am a: Parent Neighbour Business owner Employee

Steven Barz
Name
Steve Barz
Signature

#201-1015 Rockland Ave
Address
Apr 20 / 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Bar Braz

Name

Bar Braz

Signature

201-1015 Rockland Ave.

Address

April 20, 2017

Date

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I am a: Parent Neighbour Business owner Employee

ISABEL HITCHINS

Name

I. Hitchins

Signature

603-999 Burdett

Address

Apr. 20/17

Date

CATHEDRAL SCHOOL OFFICE

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Sienna Wood
Name
S.W.
Signature

211-999 Budeff Ave
Address
21 April 2017
Date

Cathedral School Office

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

BARBARA BURKE

Name

Barbara Burke

Signature

413-999 Burdell Ave

Address

April 19, 2017

Date

Cathedral School Office

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am: a: Parent Neighbour Business owner Employee

Angela Ashiro
Name

Ashiro
Signature

1368 Craigdarrock Rd
Address

April 21, 17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: ☒ Parent ☐ Neighbour ☐ Business owner ☐ Employee

Riku Ikemiyu

Name

[Signature]

Signature

1368 Craigdarroch RD

Address

March 21, 17

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

RAV KUMAR
Name
[Signature]
Signature

4173 BECKWITH R. VICTORIA
Address
24 APR 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Name MANDEE KUMAR

Signature 

Address 4173 BECKWITH PL, VICTORIA

Date APRIL 24/ 2017

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Choices.

I am a: Parent Neighbour Business owner Employee

Name

Signature

#7-1740 KNIGHT.

Address

Date

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I am a: Parent Neighbour Business owner Employee

Freni Waidelech
Name
[Signature]
Signature

102-1050 Richardson St
Address
21/04/17.
Date

*

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I am a: Parent Neighbour Business owner Employee

ELIZABETH L. CANE.

Name

E.L. Cane.

Signature

1035 FORT ST.

Address

APRIL 21/17

Date

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I am a: Parent Neighbour Business owner Employee

Raul Caballero
Name
[Signature]
Signature

1037 Fort St.
Address
21 Apr 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Gwenyth Epp
Name
Gwenyth Epp
Signature

405-999 Burdett Ave
Address
April 18, 2017
Date

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I am a: Parent Neighbour Business owner Employee

RICHARD EPP
Name
[Signature]
Signature

405-999 BURDETT AVE
Address
APRIL 18, 2017
Date

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I am a: Parent Neighbour Business owner Employee

Paul Cottingham
Name
[Signature]
Signature

4151 Hawkes Ave
Address
April 20 / 2017
Date

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I am a: ~~Parent~~ Neighbour ~~Business owner~~ ~~Employee~~

VALERIE GIBSON

Name

Valerie Gibson

Signature

304-999 BURDETT AVE.

Address

VICTORIA, B.C. V8V 3G7

Date 24th April 2017.

Cathedral School Office

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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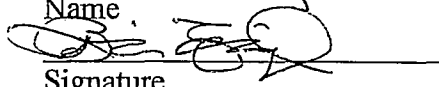
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- ☒ 2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

Brian Emigh
Name

Signature

415 - 1149 Rockland
Address
April 29, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1002 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January

BC Housing and Cool Aid have been proposing their use of this building to Christ Church Cathedral School. However, there is a legal requirement for the government to engage in public consultation. This public consultation was lacking in February of 2016 when a temporary use permit was bestowed by the provincial and municipal governments to Cool Aid to operate a 38 person "no restriction" facility (allows illicit drug and alcohol use on site with no curfews or requirement for residents to become sober and drug free) in our residential neighbourhood and within 18 meters of an elementary school.

The temporary use permit and Cool Aid contract expired March 30th, 2017. There has been zero consultation in the decision to extend Cool Aid's contract and whether the facility will be allowed to continue operating. Cool Aid's contract has been extended. BC Housing has ignored our letters of opposition and request for consultation. Shane Ramsay, CEO of BC Housing canceled an agreed to meeting that he arranged on April 18th where we requested to meet to discuss our concerns.

Since we have been ignored, this is an opportunity to let our government know that we care about our neighbourhood and that introducing 100 over age 50 'no restriction' residents is unacceptable. Please read the statements below circling the statement that you agree with, sign and return to:

As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
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I am a: Parent Neighbour Business owner Employee

Jerry Gauthier
Name
[Signature]
Signature

415 - 1149 Rockland
Address
April 29, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
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I am a: Parent Neighbour Business owner Employee

Bob & Adele Oughtred
Name
[Signature]
Signature

933 Meares St.
Address
APRIL 27, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1002 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

TED GORDIENCO
Name
[Signature]
Signature

#1-919 VANCOUVER ST
Address
APRIL 23/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1002 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
- ② BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

*NO
COOL
AID
IN ANY
CIRCUMSTANCES*

Jonathan Denbton
Name
[Signature]
Signature

43-933 Admin 25 RP
Address
24.11.17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1002 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January.

BC Housing and Cool Aid have been proposing their use of this building to Christ Church Cathedral School. However, there is a legal requirement for the government to engage in public consultation. This public consultation was lacking in February of 2016 when a temporary use permit was bestowed by the provincial and municipal governments to Cool Aid to operate a 39 person "no restriction" facility (allows illicit drug and alcohol use on site with no curfew or requirement for residents to become sober and drug free) in our residential neighbourhood and within 18 meters of an elementary school.

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

Mary Clark
Name

Mary Clark
Signature

1025 Meares St
Address

April 23/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1002 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January.

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tilly Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

1. BC Housing should return this facility to the population of seniors requiring assisted living and fully renovate into affordable living type suites for seniors. The BC Housing proposal for the covenant for no illicit drugs applied.
2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
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I am a: Parent Neighbour Business owner Employee

DAVID YOUNGSON
Name

Signature

401-1015 ROCKLAND
Address

Date

Apr. 23 / 2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

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I am a: Parent Neighbour Business owner Employee

Nadia Bizzo Ho
Name
Signature

401-1015 Rockland Ave
Address
Apr. 23/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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As a resident, business owner, or parent of a student near the Mount Edwards Court facility located at 1002 Vancouver Street, I believe: (Please choose one.)

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I am a Parent Neighbour Business owner Employee

Graeme Dempster.
Name

[Signature]
Signature

504 Constance.
Address
2017-04-24.
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Mike LAWSON

Name Mike Lawson

Signature

1457 Denman Street, Victoria

Address 24 April 2017

Date

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Name

Signature

GILLIAN LEY

Gillian Ley

Address

Date

305-999 Burrard Ave

April 10/2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

SEAN McDONALD
Name

Sean McDonald
Signature

919 VANCOUVER ST.
Address

APR. 18/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Name

Wien Stone

Signature

Wien E. Stone

Address

4112 CASSILL HILL RD

Date

April 24/17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

DR J.A. STONE
Name

[Signature]
Signature

4112 CATHEDRAL HILL
Address

APR 23 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a Grand Parent Neighbour Business owner Employee

Robert + Love
Name

Signature

8507 Emard Terrace
Address
22/4/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Roni Hartnell
Name
[Signature]
Signature

15-625 Superior St.
Address
April 21, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Charles Nelson
Name
Helen
Signature

813 Island Rd, Victoria BC
Address
April 22/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Susan Love

Name

Signature

[Signature]

Address

Date

April 22/2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

MARIS TEK41
Name
[Signature]
Signature

1080 PARKFIELD RD
Address
APR 21/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Pauline Phelan.
Name
Pauline Phelan
Signature

1231 mclenzie st.
Address
21 Apr. 2017.
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Callum Elgar
Name
Callum Elgar
Signature

730 Fort Street U. & 1019
Address
April 22nd
Date

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**

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I am a: Parent Neighbour Business owner Employee

Jenny Bishop
Name
J Bishop
Signature

4959 Thunder Blvd Place
Address
April 21, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Kristen Lamborne
Name
K Lamborne
Signature

442 Cook St.
Address
April 21, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a Neighbour

Ernie Kuemmel

Name

Signature

601, 999 Burdett Avenue

Address

April 19, 2017

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a Neighbour

Susan Pickard
Name

Signature

601, 999 Burdett Avenue
Address
April 19, 2017
Date

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Cathedral Hill Neighbours

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2. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming. *BUILD A SPECIAL PURPOSE SUITE OUTSIDE OF VICTORIA CORE. SHARE RESPONSIBILITY*
3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ *OTHER* with a covenant on land title for no illicit drugs. Future plans are in place to develop the *MUNICIPAL* 3rd floor and increase density. Required monitoring by an external and independent party *CTES* should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

SHELLEY CAMPBELL
Name
Shelley Campbell
Signature

801-828 LUCERT TERRACE
Address
April 18, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Louise Gaudette
Name
[Signature]
Signature

1044 FULT STREET Victoria
Address
23 April 2017
Date

*4th option -
Either #1 OR change the facility into a dedicated shelter for battered women*
Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Stephen Hammond
Name
[Signature]
Signature

777 Cook Street
Address
May 5/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Lasha Elhof
Name
Lasha Elhof
Signature

919 Vancouver Street
Address
April 24/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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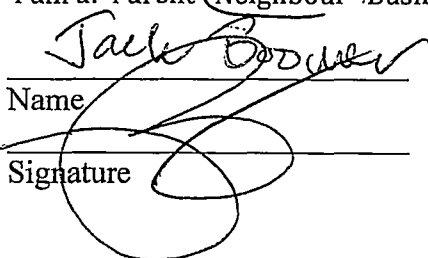
I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

Jack Bowler


417-777 Cool Street
May 5/17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Cathy Sweeney
Name
Cathy Sweeney
Signature

912 Fairfield Rd, Victoria
Address
5/5/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Name

Signature

Freyja Fjolkunnig
Freyja Fjolkunnig

Address

Date

1020 Richardson St.
20/04/2017

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**

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I am a: ☒ Parent ☐ Neighbour ☐ Business owner ☐ Employee

Thomas Stut
Name
Tom Stut
Signature

2639 Fifth St
Address
April 22/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

(4) X BATTERED WOMEN'S SHELTER

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I am a: Parent Neighbour Business owner Employee

Deane Lundell
Name
Deane Lundell
Signature

2465 Cranmore
Address
April 22/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

x4 BATTERED WOMEN SHELTER

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I am a: Parent Neighbour Business owner Employee

Patricia Bryce
Name
Patricia Bryce
Signature

at Vanity Fair Antiques
1044 Fort St Victoria
Address
17 April 23 / 17
Date

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**

④ BATTERED WOMAN SHELTER.

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I am a: Parent Neighbour Business owner Employee

Andy Graham
Name
[Signature]
Signature

at 1002 Vancouver St.

1044 Fort St. Victoria, BC.
Address
23 April 2017
Date

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**

(4) *Women's Shelter

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④ *a cool aid run battered women's centre; a senior drug facility*

I am a: Parent Neighbour Business owner Employee

WILLEM OUDSHOORN

Name

Wm. Oudshoorn

Signature

54 HOWE STREET

Address

APRIL 19, 2017

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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④ Cool Aid - run battered women's shelter

I am a: Parent Neighbour Business owner Employee

Victoria Scrimger
Name
Ruhin Singh
Signature

1019 Cook St.
Address
April 20th, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Don Browne
Name

[Signature]
Signature

1044 FORT ST
Address

APR 21 / 17
Date

④ BATTERED WOMEN + CHILDREN SHELTER

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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☒ Cool Aid operated Women's, Childrens Shelter

I am a: Parent Neighbour Business owner Employee

Devic Berron
Name
[Signature]
Signature

1046 Fort St.
Address
April 21 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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④. Battered & abused people (women & seniors)
I am a: Parent Neighbour Business owner Employee

Mary Wainfield
Name
[Signature]
Signature

1033 Fort Street
Address
Apr. 1 - 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Linda Martino
Name
Linda Martino
Signature

1044 FORG STREET
Address
April 21 2017
Date

(4) BATTERED WOMEN & CHILDREN

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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OPTION

4

HOME FOR
ATTENDED
OR ABUSED
WOMEN

I am a: Parent Neighbour Business owner Employee

Brandy Leigh

Name

BRANDY LEIGH

Signature

1003 CHAMBERLAIN

Address

APR 21 / 17

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Name

Signature

Address

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Options

4
Battered
women.

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④ Cool Aid run battered and abused women and children's centre.
I am a: Parent Neighbour Business owner Employee

Molly Murdock
Name
Molly Murdock
Signature

1044 A Fort St.
Address
April 21, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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4. Cool Aid operated Shelter for Battered! Abused women & children

I am a: Parent Neighbour Business owner Employee

Name Melanie
Signature [Signature]

Address 905 Fort Street
Date Apr 21/17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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4. A Cool Aid run Batteried Women, Children's Seniors Drug facility.
I am a: Parent Neighbour Business owner Employee

Barbara A Bowman
Name
Barbara A Bowman
Signature

234 Moss St. Victoria, B.C.
Address
April 19, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Tess give to Grace please

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I am a: Parent Neighbour Business owner Employee

M. LLOYD
Name

Signature

938 Collinson
Address

Date

April 22, 2017

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

MARK JOHNSTON

Name ME Johnston

Signature

1810 NEWTON ST

Address April 24/17

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Rebecca Johnston

Name

Rebecca Johnston

Signature

1810-Newtown ST.

Address

April 24/17

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

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- I'm okay with either one* →
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 - ②. BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
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I am a: Parent Neighbour Business owner Employee

S. Knowlton
Name
S. Knowlton
Signature

#308-1040 Rockland
Address
Apr 21/2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Andy Graham
Name
[Signature]
Signature

at Vanity Fair

1044 Fort St. Victoria, BC.
Address
23 April 2017
Date

Please return signed letter to: **912 Vancouver St, Victoria, BC, V8V 3V7**

(4) *Women's Shelter

Cathedral Hill Neighbours

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I am a: Parent Neighbour Business owner Employee

Patricia Bryce

Name

Patricia Bryce

Signature

1044 Fort St. Victoria.

Address

17 April 23/17.

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

④ BATTERED WOMAN SHELTER.

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I am a: Parent (Neighbour) Business owner Employee

Deane Lundell
Name
Deane Lundell
Signature

2465 Cranmore
Address
April 22/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

x4 BATTERED WOMEN SHELTER

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I am a: Parent Neighbour ~~Business owner~~ Employee

Thomas Sturt
Name
Tom Sturt
Signature

2639 Fifth St
Address
April 22/17
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

④ X BATTERED WOMEN'S SHELTER

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I am a: Parent Neighbour Business owner Employee

KARINE MALLORY
Name
Kallory
Signature

1044 FORT ST.
Address
APRIL 21/17
Date

④ BATTERED WOMEN'S SHELTER ✓

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I am a: Parent Neighbour Business owner Employee

Joe Parent.
Name
[Signature]
Signature

4-1019 Rockland Ave
Address
2017/04/20.
Date

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I am a: Parent Neighbour Business owner Employee

Joyce D. METSON
Name
Joyce D. Metson
Signature

407-999 BURNETT AVENUE
Address VICTORIA, B.C.
April 20, 2017
Date

Cathedral School Office

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

GEORGE E. METSON
Name
G. Metson
Signature

#401 - 999 BURNETT
Address
20 APRIL 2017
Date

Cathedral School Office

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I am a: Parent Neighbour Business owner Employee

Peter Van Cuyymgen

Name

Signature

1129 May St- Victoria V8V 2S6

Address

April 24, 2017

Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Maureen Pearsall

Name

M Pearsall

Signature

406-1040 Rockland Avenue

Address

2017 04 24

Date

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I am a: GRAND Parent Neighbour Business owner Employee

JOHN STIGANT
Name
John S. Stigant
Signature

10-934 BOURDERWOOD RISE, VICTORIA.
Address
APRIL 14, 2017
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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- ② BC Housing should sell this building at 1002 Vancouver Street, move the current residents to the newly purchased Tally Ho motel on Douglas Street. The proceeds of the sale earmarked for better treatment facilities, affordable housing and prevention programming.
3. BC Housing should let Cool Aid run the facility as they have presented to Christ Church Cathedral School as a 76 resident (two floors) transitional housing facility for ages 50+ with a covenant on land title for no illicit drugs. Future plans are in place to develop the 3rd floor and increase density. Required monitoring by an external and independent party should be performed annually. Penalties for breach of monitoring this facility to be paid to the school for their bursary fund similar to the bond at Choices.

I am a: Parent Neighbour Business owner Employee

CAROL JEFFERY

Name

Signature

108-999 BURDETT AVE

Address

Date

April 23 / 17

Cathedral School

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Cathedral Hill Neighbours

We are a group of your neighbours and businesses that surround the Mt. Edwards Court at 1002 Vancouver Street as well as the parents of children that attend the Christ Church Cathedral School. We have been meeting every second Tuesday because Cool Aid called off the meetings after January

BC Housing and Cool Aid have been proposing their use of this building to Christ Church Cathedral School. However, there is a legal requirement for the government to engage in public consultation. This public consultation was lacking in February of 2016 when a temporary use permit was bestowed by the provincial and municipal governments to Cool Aid to operate a 38 person "no restriction" facility (allows illicit drug and alcohol use on site with no curfews or requirement for residents to become sober and drug free) in our residential neighbourhood and within 18 meters of an elementary school.

The temporary use permit and Cool Aid contract expired March 30th, 2017. There has been zero consultation in the decision to extend Cool Aid's contract and whether the facility will be allowed to continue operating. Cool Aid's contract has been extended. BC Housing has ignored our letters of opposition and request for consultation. Shane Ramsay, CEO of BC Housing canceled an agreed to meeting that he arranged on April 18th where we requested to meet to discuss our concerns.

Since we have been ignored, this is an opportunity to let our government know that we care about our neighbourhood and that introducing 100 over age 50 'no restriction' residents is unacceptable. Please read the statements below circling the statement that you agree with, sign and return to:

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I am a: Parent Neighbour Business owner Employee

CORDEA
Name
Corde
Signature

999 Burdett Ave
Address
25/04/16
Date

Cathedral School

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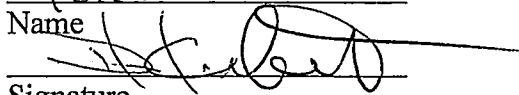
I am a: Parent Neighbour Business owner Employee


Name

Signature

Address

Date

DENIS &
YOHANNA CORRETT


104-1040 ROCKLAND

APR 21 / 17

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

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I am a: Parent Neighbour Business owner Employee

Rachel Simon Kolic

Name

[Signature]

Signature

466, 820 Cook Street

Address

April 20, 2017

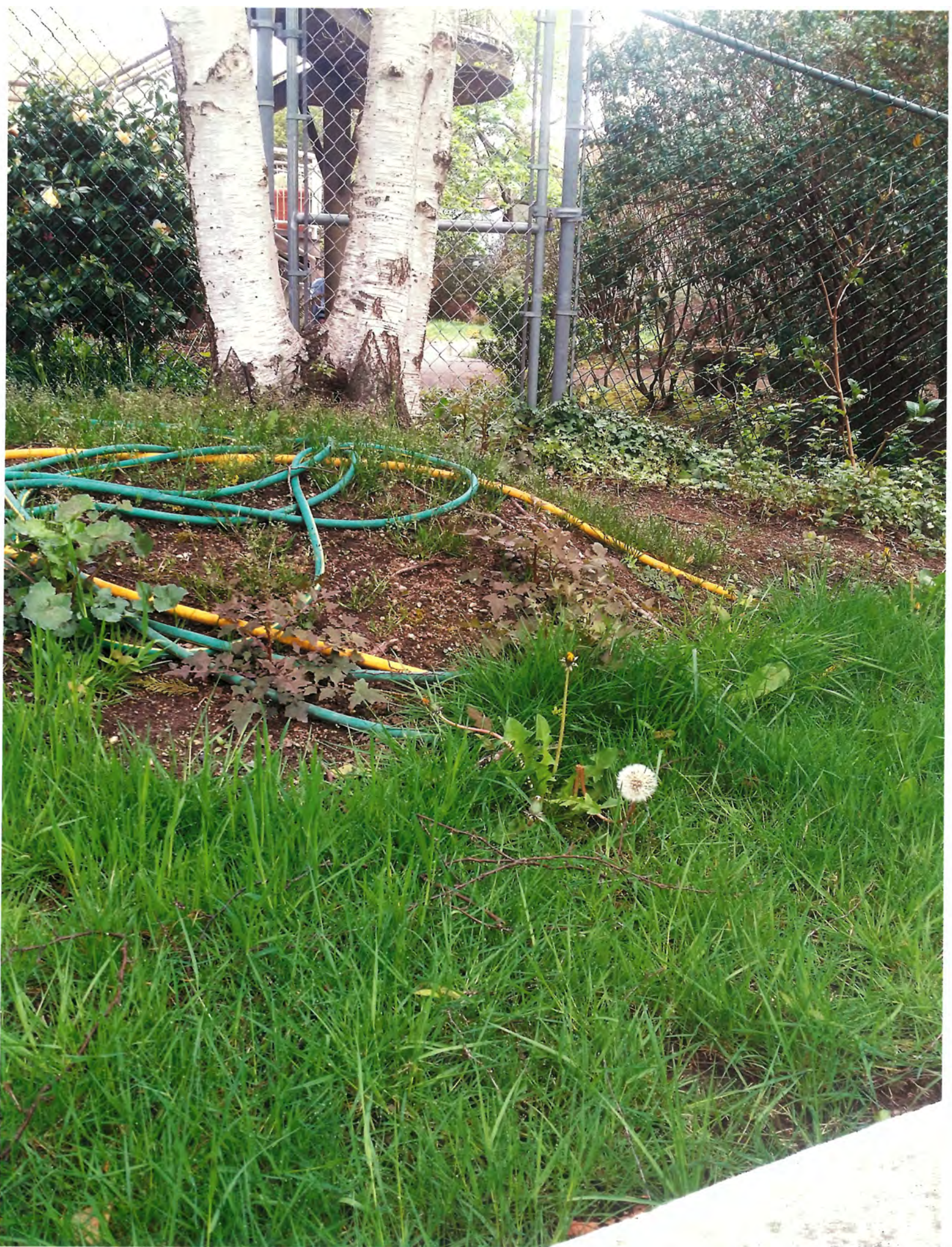
Date

Please return signed letter to: 912 Vancouver St, Victoria, BC, V8V 3V7

Status photos documenting the current state
of Mount Edwards Court. April 24, 2017

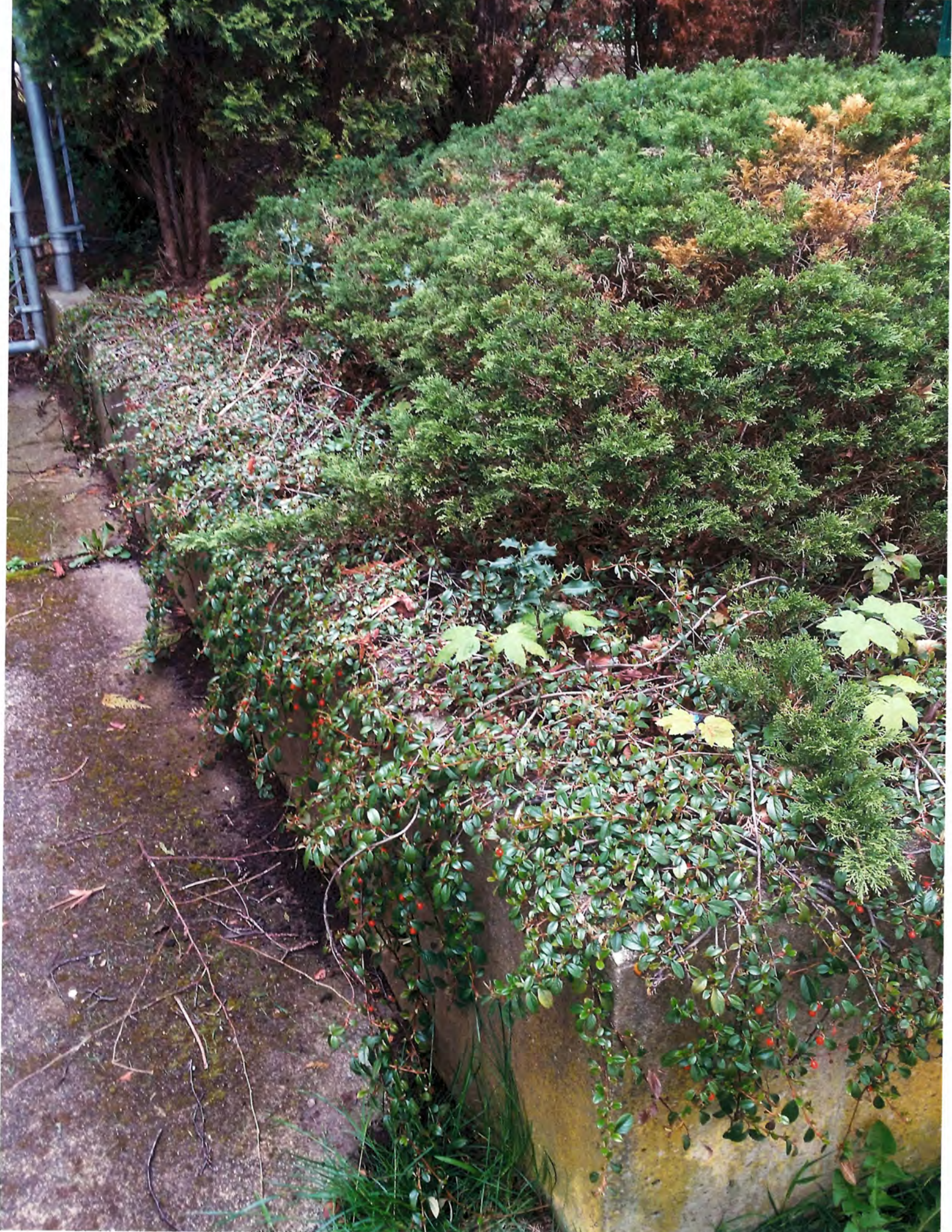
As a neighbour, Col Aid has not demonstrated
that they care about the condition of
the grounds of the property.

PICTURES





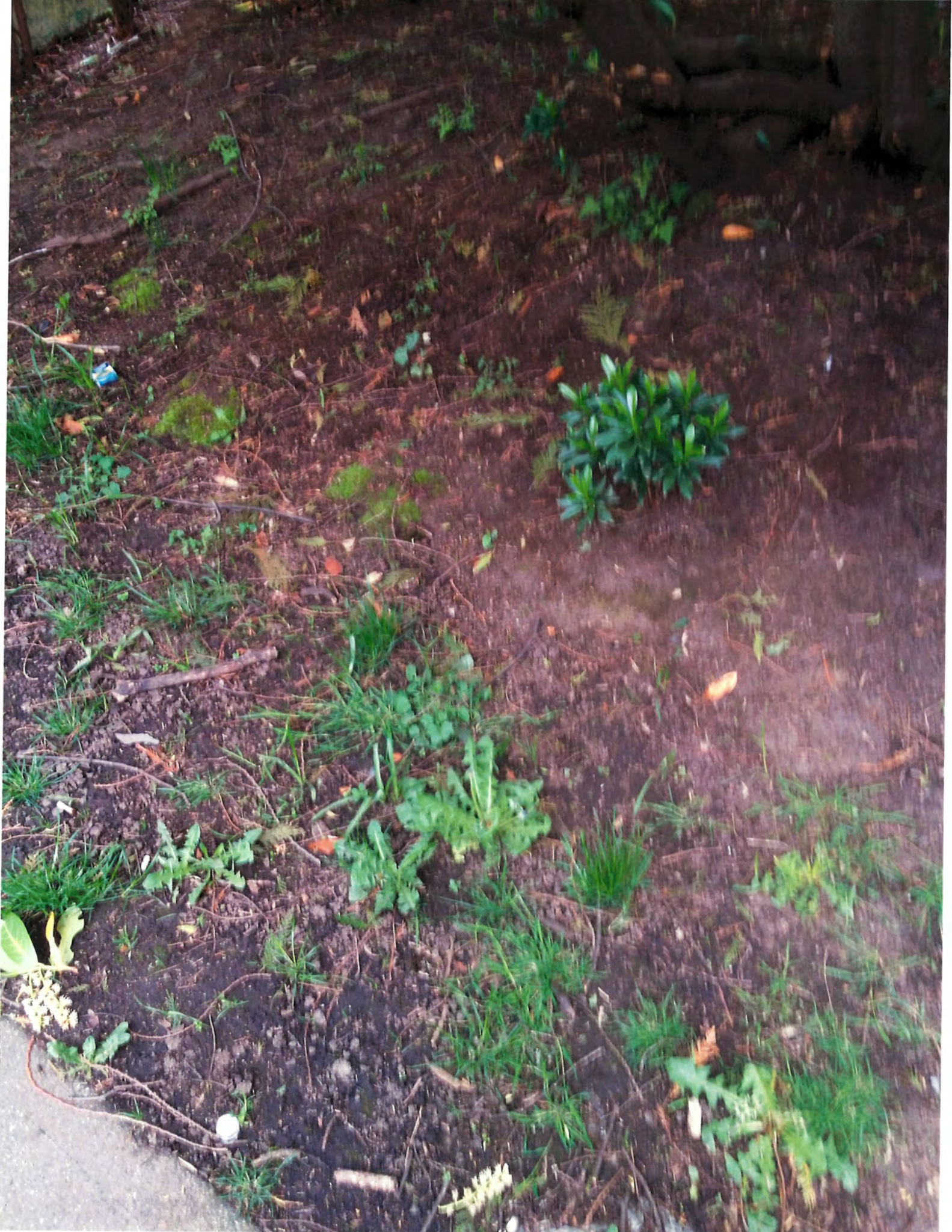






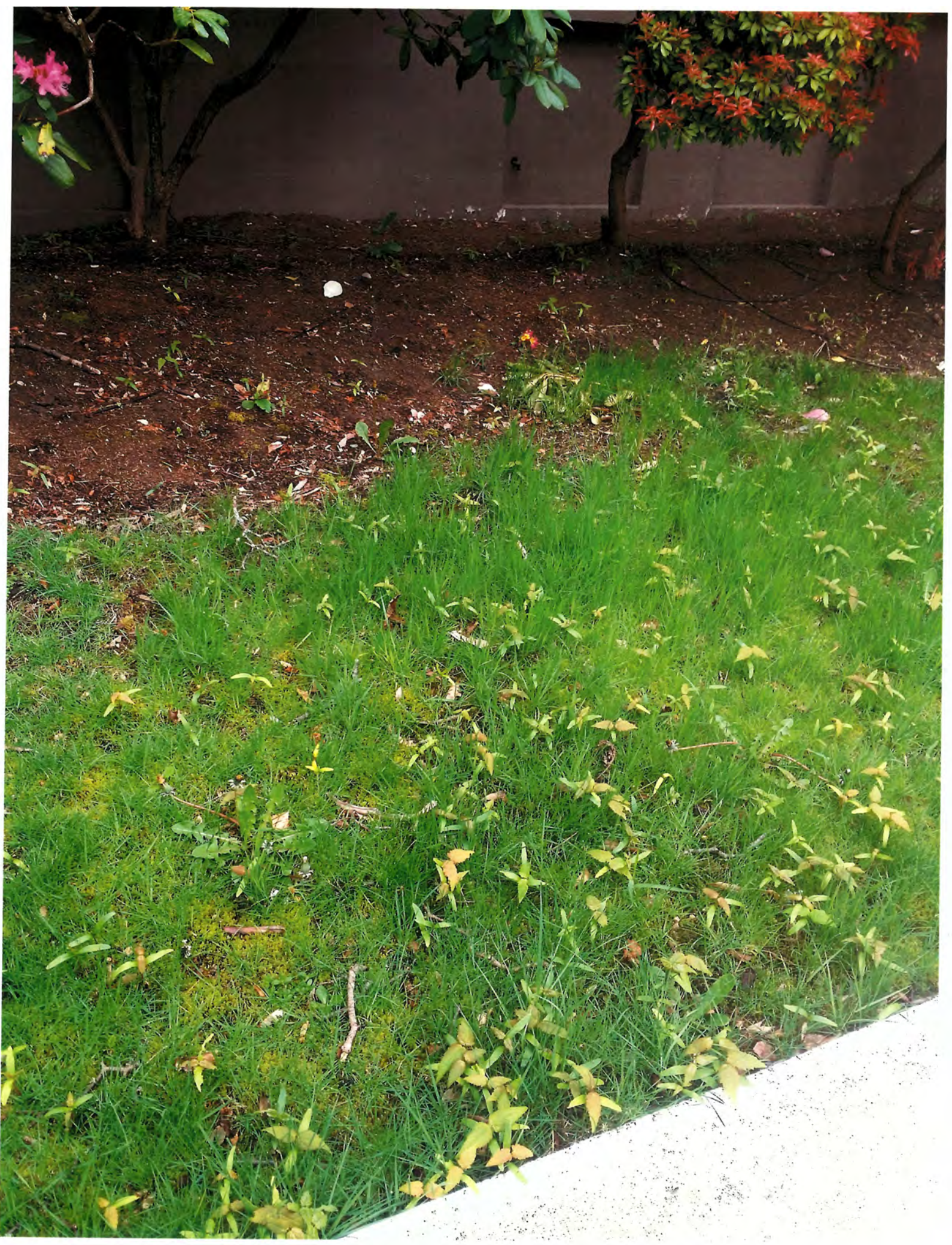












FIRE DEPT.
HOOK UP
→



FIRE DEPT.
HOOK UP
→

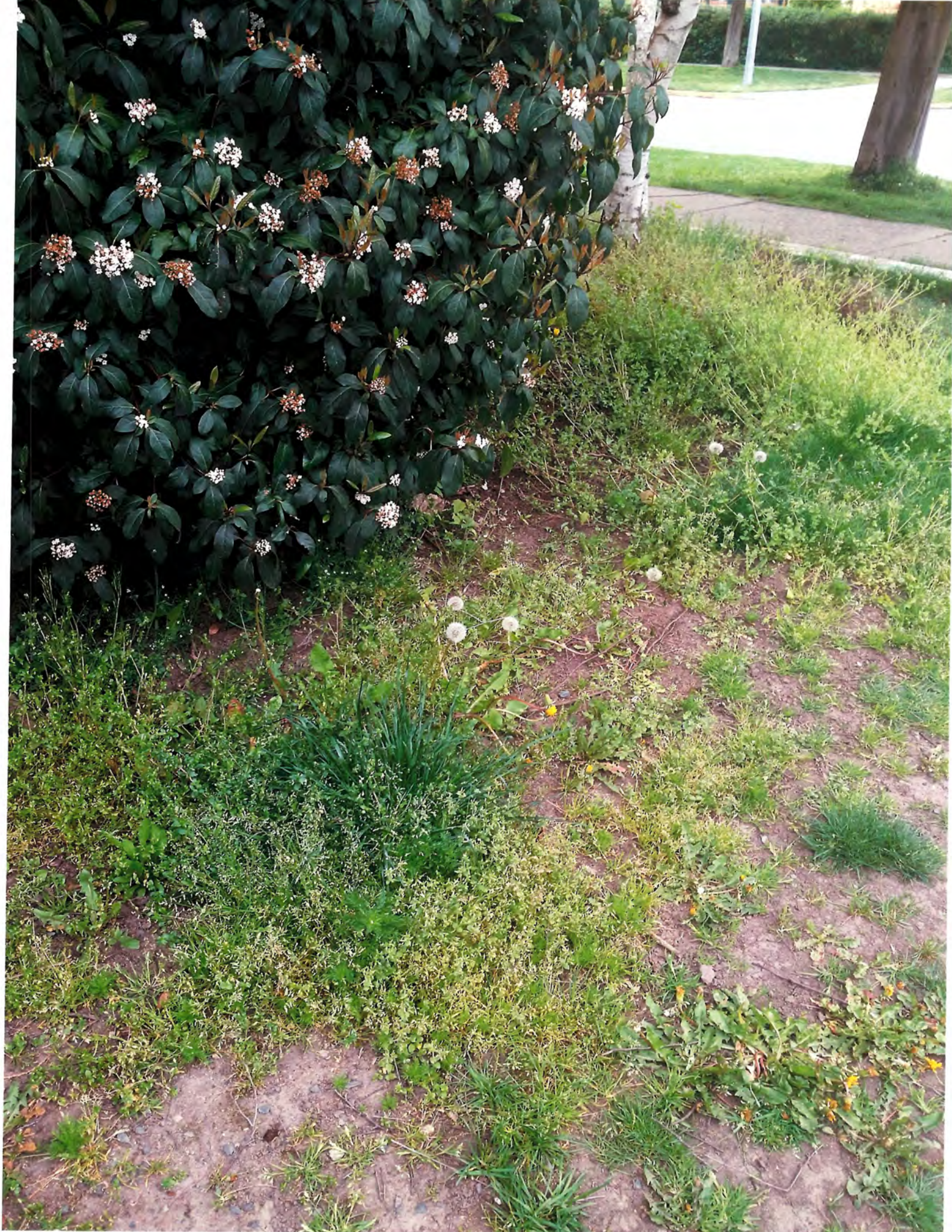




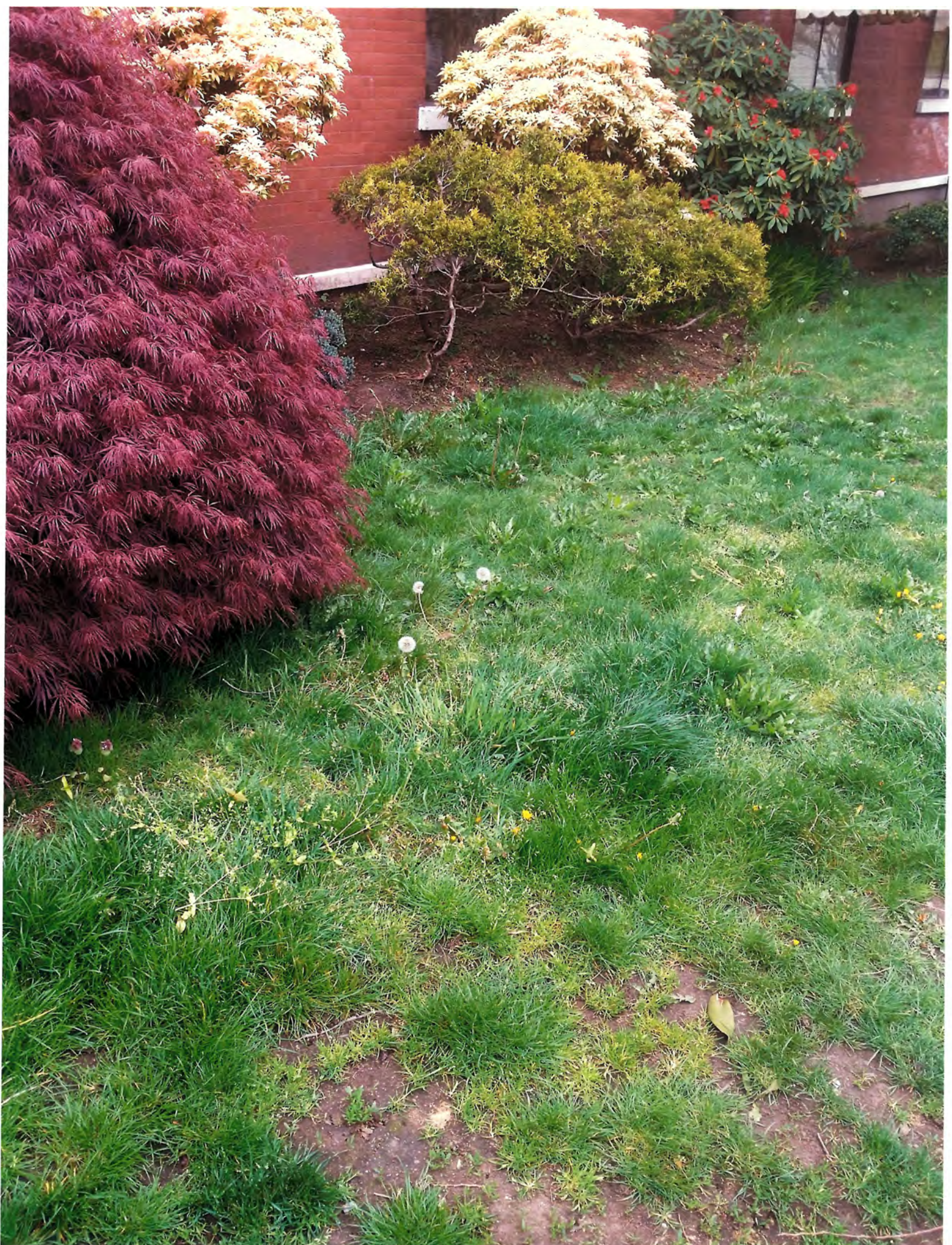
















Lacey Maxwell

From: France Cormier [REDACTED]
Sent: July 24, 2017 6:05 PM
To: Victoria Mayor and Council
Subject: My Edwards: Is it worth the risk?

Hello,

As you are getting ready to make a decision on Mt Edwards, I'd like to remind you that low barrier housing does not work. I'm adding a link to an easy to listen, one hour podcast that addresses the social issues and how some of the efforts to address them do not work, in fact they are counter productive. This is in line with SFU findings on homelessness.

<https://itunes.apple.com/ca/podcast/freakonomics-radio/id354668519?mt=2&i=1000389837211>

To save time, feel free to jump to the 35 minute mark in the podcast.

I urge you to consider this as, while benefits are known to be non-existent (in fact making things worse) the costs to the school and neighbours are undeniable. School enrolment has already dropped, putting the future of this school which incidentally helps a lot of disadvantaged children - socially or because of disabilities-, at serious risk. Neighbours no longer feel safe walking in this walk-oriented neighbourhood.

Is this really worth the risk???? Someone was already killed by a resident of central care home. Are you ok with children and a whole neighbourhood to suffer for a project that is demonstrated to have negative impact on its intended clientele? Please think about this.

Thank you.
France Cormier.

Lacey Maxwell

From: H Burch [REDACTED]
Sent: July 24, 2017 9:10 PM
To: Victoria Mayor and Council
Subject: Opposition to Cool Aid's Proposal re: Mt Edwards

Dear Mayor Helps and Councillors,

I am a parent of two students at Christ Church Cathedral School and a resident of the Fairfield area. I am out of town and unfortunately will not be able to attend the hearing on Thursday (July 27), but I wanted to convey my profound concern about Cool Aid's proposal to double the size of the Mt Edwards facility.

Mt Edwards provides a needed service to the Victoria community, but CCCS has been our school for the past seven years - and has been fulfilling a vital part of the Victoria community for over 25 years. One of my children has significant special needs and the support and caring environment at CCCS has been a significant factor in his growth. I am writing because I want to make sure CCCS survives to benefit other children.

While the current parents at CCCS are committed to the school, our children will graduate and move on to high school. CCCS can only survive if parents of future students are willing to trust that their children will be safe despite the close proximity of Mt Edwards. To that end, Cool Aid has said they will screen the new residents moving in. Our school needs the accountability provided by regular data reports of those screening results. The school needs the assurance of knowing the general profile of the residents allowed to move in next door.

In addition, there must be no hard drug use anywhere near our school (or any school in BC). BC Housing and Cool Aid have indicated they will not allow active users to be in residence. We need this to be clear and unambiguous! The City already has a 200 metre buffer zone around schools for Pubs and marijuana dispensaries - this should also apply to the institutionalized use of hard drugs.

Finally, the most important thing is to have all these agreements captured in a legal document that makes compliance enforceable by CCCS and requires the direct consent of CCCS for any alterations. There's an old saying that "an oral agreement isn't worth the paper on which it's written"! If Cool Aid and BC Housing are making oral assurances to obtain consent for their proposal, they must back it up with written commitments.

Thank you for your time and attention,
Heidi Burch
Victoria Resident: 1129 May St
Parent at CCCS



Christ Church Cathedral Educational Society

912 Vancouver Street
Victoria, British Columbia
V8V 3V7

Telephone (250) 383-5125
Facsimile (250) 383-5128
cathedralschool@cathedralschool.ca

July 24, 2017

Re: Rezoning Application No. 00588 for 1002 Vancouver Street.
Committee of the Whole, Thursday July 27, 2017 at 9:00 am
Agenda Item #3a.

MAYOR'S OFFICE

JUL 25 2017

VICTORIA, B.C.

The Mayor & Members of City Council:

On behalf of the Board of Directors of Christ Church Cathedral School, an immediate neighbour to the proposed facility, I am writing to provide Council with the School's perspective and to ask Council not to approve this rezoning application in its present form.

First, I must point out that the proximity of 1002 Vancouver Street and Christ Church Cathedral School is approximately 20 metres across a quiet cul de sac road (Rockland Ave.).

This juxtapositioning of two vulnerable populations means that extraordinary care is required to ensure the safety and well-being of both. We are concerned that all of the cautions necessary have not been adequately addressed in this application.

There is no other supported housing in the Province of BC (or anywhere else in Canada) that compares in terms of proximity. Examples quoted from Vancouver all have considerably greater distance between them. The often-quoted local situation, also included in the application, (My Place and Central School) is different in many significant ways:

- My Place housed 40 people, compared to the 78 + 15 spaces applied for at 1002 Vancouver Street;
- My Place was only ever intended as a temporary shelter, 1002 Vancouver is a permanent housing facility and;
- My Place was at a considerable distance from Central School (a three-lane road as a part of the distance between the facilities).

Even the compositions of the schools is different – Central School caters for students in middle grades, Christ Church Cathedral houses students from Kindergarten to Grade 8.

Second, there appear to be no City guidelines or policies regarding the placing of facilities for those in need of support in neighbourhoods and especially as they relate to schools. While policy (by-laws) exist regarding the placement of many businesses, including the sales of liquor and marijuana needing to be at least 200 metres from a school, no such policy exists with regard to the proximity of social facilities housing large numbers of people (many with unpredictable behaviours and high probabilities of harmful addictions) next to elementary schools.

Third, research regarding the success of supported-housing facilities is overwhelmingly in favour of ensuring that:

- facilities address their residents' needs by providing homes and necessary support services that meet their needs and,
- facilities fit within the neighbourhood, so that the residents are absorbed into the neighbourhood and not regarded with suspicion or anxiety by others.

The link below refers you to a CMHC report from 2007 that provides guidelines. Following this model and making sure that housing provided in Victoria is of an exemplary standard, and not subject to accusations of "warehousing" or similar pejoratives, we believe that the number of residents at 1002 Vancouver Street should be limited to not more than 50 people.

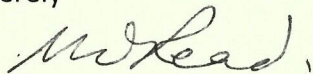
http://publications.gc.ca/collections/collection_2011/schl-cmhc/nh18-1-2/NH18-1-2-184-2007-eng.pdf

Christ Church Cathedral School had been in steady growth mode for more than 25 years, providing a nationally recognized quality education for up to 200 children per year and employing up to 34 professional staff. It has been adversely affected by decisions of BC Housing and Cool Aid over the past eighteen months. From a financial perspective, we have faced an income decline of between 15% and 20% as parents withdrew their children because of the precipitous opening of Mount Edwards Court.

We have spent many hours in consultation with BC Housing and Cool Aid and while there has been some recognition of the vulnerability of the School there has been a lack of any mechanism to ensure that impacts to the school are seriously addressed now and into the future. The proposed legal agreement between the City and BC Housing does not adequately ensure that impacts to the School are seriously addressed. We are looking for a written covenant governing numbers of residents, behaviours and processes to be used in making any changes in use.

We would be pleased to meet with Council to discuss the difficulties this proposal presents and to assist in looking for solutions for both the school and BC Housing.

Sincerely



Malcolm Read Ph.D.

President, Christ Church Cathedral Educational Society.

Alicia Ferguson

Subject: RE: Mt Edward Apartments - Rezoning application - Comments

On Jul 25, 2017, at 12:05 PM, Allan Watt wrote:

Hello Deane;

I live and walk around the 1002 Vancouver Street area from early mornings to throughout the day and have noticed the security is very effective at and around the 1002 Vancouver Street facility.

I for a Victoria born 73 year old find the home very well managed and enhances the housing for hopely 79 supportive housing units and 15 affordable rental units.

I like the City of Victoria's approach of spreading these type of facilities throughout our City.

Where is and when is Council Meeting - Public hearing being held please.

I for one fully support this rezoning.

Allan Watt

715 Vancouver Street.

Alicia Ferguson

Subject: RE: No to Rezoning for Mt Edwards Court

From: Samantha Stone

Sent: July 25, 2017 11:01 AM

To: Leanne Taylor <ltaylor@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>

Subject: No to Rezoning for Mt Edwards Court

Dear City Planning Department,

I am writing to you in earnest to oppose the rezoning at Mt Edward's Court. I am a local Orthopaedic Surgeon and a parent of four children who have been enrolled at Christ Church Cathedral School.

The City of Victoria has an opportunity in this zoning conversation to demonstrate some leadership and responsible stewardship for all citizens. This can only be accomplished by saying "no" to this rezoning proposal by BC Housing and Cool-Aid for the facility suggested at 920 Vancouver St.

The neighbours surrounding this facility, including the children at Christ Church Cathedral School, have been and are exposed constantly to drug use, and crime. While normally I would not oppose such a facility, I do object due to its close proximity (18 meters) to an elementary school.

The added tragedy of the Carfentanil and Fentanyl epidemic affecting the already existing "hard to house" 38 residents at Mt Edwards Court is alarming. Currently, the school sweeps the site regularly for drug paraphenilia. Any of the traces left behind on the grass and other ground surfaces however can still be toxic to touch.

The community impact to this Cathedral Hill area has been significant and would be ridiculous to dismiss. The unintended benefit to this Cathedral Hill neighbourhood since the tent city fiasco was that the neighbours, parents and school are united in their approach and commitment to blocking this facility. We are also committed to campaigning against those on council that vote for the Mount Edward facility and against the rights of children to a safe neighbourhood and choice of education.

I strongly oppose the rezoning of Mt Edward's court to be used as a Cool Aid facility to house this unpredictable population as suggested. The proposed upgrade from 38 to 76 residents is too great a risk to be housed next to an elementary school. Coming from a medical background and seeing many of these individuals in the local Emergency Departments has certainly given me a first hand look at the behavior patterns of this group which I would prefer not to expose my children to, or any other BC children.

Yours Sincerely,

Charles Nelson MD, FRCSC

Lucas De Amaral

From: H Burch [REDACTED]
Sent: Monday, July 24, 2017 8:59 PM
To: Lisa Helps (Mayor)
Subject: Opposition to Cool Aid's Proposal re: Mt Edwards

Dear Mayor Helps,

I am a parent of two students at Christ Church Cathedral School and a resident of the Fairfield area. I am out of town and unfortunately will not be able to attend the hearing on Thursday (July 27), but I wanted to convey my profound concern about Cool Aid's proposal to double the size of the Mt Edwards facility.

Mt Edwards provides a needed service to the Victoria community, but CCCS has been our school for the past seven years - and has been fulfilling a vital part of the Victoria community for over 25 years. One of my children has significant special needs and the support and caring environment at CCCS has been a significant factor in his growth. I am writing because I want to make sure CCCS survives to benefit other children.

While the current parents at CCCS are committed to the school, our children will graduate and move on to high school. CCCS can only survive if parents of future students are willing to trust that their children will be safe despite the close proximity of Mt Edwards. To that end, Cool Aid has said they will screen the new residents moving in. Our school needs the accountability provided by regular data reports of those screening results. The school needs the assurance of knowing the general profile of the residents allowed to move in next door.

In addition, there must be no hard drug use anywhere near our school (or any school in BC). BC Housing and Cool Aid have indicated they will not allow active users to be in residence. We need this to be clear and unambiguous! The City already has a 200 metre buffer zone around schools for Pubs and marijuana dispensaries - this should also apply to the institutionalized use of hard drugs.

Finally, the most important thing is to have all these agreements captured in a legal document that makes compliance enforceable by CCCS and requires the direct consent of CCCS for any alterations. There's an old saying that "an oral agreement isn't worth the paper on which it's written"! If Cool Aid and BC Housing are making oral assurances to obtain consent for their proposal, they must back it up with written commitments.

Thank you for your time and attention,
Heidi Burch
Victoria Resident: 1129 May St
Parent at CCCS

Lucas De Amaral

From: Norah McCloy [REDACTED]
Sent: Tuesday, July 25, 2017 10:08 AM
To: Victoria Mayor and Council
Subject: BC Housing Proposal for Mount Edwards Court

As you consider the BC Housing Mount Edwards Court proposal please be aware that for the past year and a half Christ Church Cathedral School has sought to work with BC Housing to find a use for the building that will provide much needed housing to marginalized populations without jeopardizing the future of the School.

The School is a significant contributor to the vitality of its neighbourhood. Embracing children of all backgrounds, it provides an inclusive supportive learning environment to a number of special needs children. Parents will vote with their feet when they feel the well being of their children has the potential to be jeopardized. As a small school, Christ Church Cathedral School cannot sustain itself financially unless it can hold onto existing students and recruit new ones.

The future of the School was imperilled by the loss of existing and potential students with the initial BC Housing/Cool Aid introduction of 38 hard to house individuals and has yet to fully recover. The proposal before you seeks to increase the number of units to 79, albeit with the intent to moderate the criteria for residency. This number flies in the face of credible unbiased evidence that supported housing facilities are best kept below 50 units.

In order to reassure the parents who put their trust in the School to ensure the well being of their children, the School has asked for specific commitments from BC Housing/Cool Aid that it has yet to receive. These are:

Cool Aid's claim that it will screen residents considered for Mount Edward Court has yet to be supported by a commitment to ongoing accountability to the School. Accountability provided by regular data reports of screening results is needed, i.e., the School needs to know the general profile of the residents allowed to move in next door so it can reassure parents.

The School requires continued security for the area during school drop-off and pick-up times 12 months of the year.

It is critical that items agreed upon by the School and BC Housing/Cool-Aid be captured in a legal agreement which cannot be altered without the School's consent and which provides that, in the event of non-compliance, the School will have a tangible and meaningful remedy.

Should you support the BC Housing proposal, please ensure the sustainability of this valued school by requiring that BC Housing/ Cool Aid agree to these commitments as part of any approval. In the absence of these commitments I am unconvinced that the school can survive.

Thank you, Norah McCloy

Grandparent of CCCS student and Fairfield homeowner.

Lacey Maxwell

From: [REDACTED] on behalf of Peter V [REDACTED]
Sent: July 25, 2017 7:40 AM
To: Victoria Mayor and Council
Subject: OPPOSE Cool Aid Mt Edwards Proposal

Dear Council Members,

I have a child at Christ Church Cathedral School and I live in Fairfield. Last year, I was accepting of the new Cool Aid housing next door but was concerned about the the number of residents.

The current proposal to double the number of residents will not work. That number of at-risk people living in one place will not work here, as it has not worked anywhere else. The ideal number of residents is 20-40 which is Mt Edwards current population.

Furthermore, attempting to house so many at-risk people next to an elementary school does not make any sense. We have 200m buffer zones around schools for pubs and marijuana dispensaries. Cool Aid is proposing to house a large population extremely susceptible to hard drug use right next to a school.

Mt Edwards should continue as is with its current population (with legal guarantees), or it should be moved away from this school and any other schools.

Peter van Cruyningen
1129 May Street
Victoria, BC V8V 2S6

Lucas De Amaral

From: Ross Walton [REDACTED]
Sent: Monday, July 24, 2017 9:25 PM
To: Lisa Helps (Mayor)
Subject: Mount Edwards

Mayor Helps:

As a resident of Victoria, living in James Bay, I am emailing you my observations/concerns regarding the proposed rezoning application by Cool-Aid for the Mount Edwards property.

I am not going to get long winded, bring up a plethora of facts or start ranting and raving about this proposed rezoning. I only want to bring up a few points:

1. We are discussing two at risk populations. The first being adults, that for whatever reasons, now need a facility, such as the proposed Mount Edwards project. The other are children, ages 5 – 14. I will not patronize you with further definitions of each group. You are an intelligent person and know of which I speak. Unfortunately, it has become a us vs them situation. Which population do you choose to support? Your decision will speak volumes.
2. One thing that the province and it's municipalities have in common is that there is a basic understanding of a no fly zone (for the lack of a better term) around schools when it comes to what other types of businesses/facilities can locate within a certain distance to them. I can't believe that the City of Victoria may actually consider compromising that safe zone, with the Mount Edwards project.
3. I applaud Cool-Aid and their efforts with the homeless and I fully understand why Kathy Stinson needs to gloss everything over. It is not pretty, there isn't enough money and if she told it like it is, she wouldn't make any headway, in any area of Victoria. She isn't telling it like it is with the Mount Edwards project either. How could she?
4. This is an opportunistic project, one brought about by the lack of action, then a flood of not well thought out action, by the previous provincial government. I think we can all agree that with proper consultation and a well-defined community plan regarding these types of facilities, not one member of council would raise their hand and say, "Hey, I've got an idea, why don't we put this next door to an elementary school." Well, unless they were looking to get a laugh.

I urge you to decline this application and help Cool-Aid find a more suitable location for their much-needed facility.

Thank you for taking the time to read my note.

Sincerely,

Ross Walton
141 South Turner Street
Victoria, BC

Alicia Ferguson

To: Leanne Taylor
Subject: RE: No to rezoning Mt. Edwards

From: Sandi Love
Sent: July 25, 2017 11:04 PM
To: Leanne Taylor <ltaylor@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>
Subject: No to rezoning Mt. Edwards

Dear City Planners,

I am writing as a parent of a child at the Cathedral School. There have been significant changes around Cathedral Hill precinct in the past 17 months. I know this as my child has been enrolled at the Cathedral School for the past 6 years.

I have been parking in the Cathedral Hill parking lots thousands of times over the last 6 years and never once did I feel unsafe.

All that changed when Mt. Edwards opened their doors. Over night the neighbourhood changed. Suddenly there were people shooting up drugs in the parking lots and behind the Cathedral. On one occasion 3 children witnessed a man injecting himself with drugs in the Cathedral parking lot. Another mother and I filed affidavits regarding this incident.

My daughter and I had a frightening encounter with an unbalanced and dangerous man before her summer camp at CCCS. He screamed at us. He swore at us. Then he threatened to kill me. He was arrested and charged and has since gone on to be charged several more times including an assault with a deadly weapon.

Common sense is funnily enough not common. For only in Victoria would a housing unit of a low barrier nature – be put in a nearly derelict building and next to an elementary school.

The reality is that Mt. Edwards is an old, decrepit, asbestos filled building. It has been neglected and was deemed unsuitable for habitation as it required expensive and extensive upgrades to make the grade for the senior citizens for whom it housed. This is why it was sold.

CMHC sets out a best practices recommendation list for those unfortunate hard to house individuals such as are and will be living in Mount Edwards Court. Ironically it touts the virtue of a Cool Aid facility in Langford. Highlights include:

- Purpose built facility is essential
- Must be fully handicapped accessible
- Must be out of town
- It must be on a major bus route
- 32 units is the preferred number of residents housed
- Suites must have full washrooms and kitchens and are to be fully accessible

The proposal for Mt. Edwards, also by Cool Aid, follows none of these recommendations.

Fairfield Gonzales has the highest number of seniors per capita in the province living within its borders. Wouldn't a facility that would service this segment of the population be a better fit for this community?

This rezoning is in no ones best interest. The majority of neighbours in the area do not want it. The Cathedral does not want it. The Cathedral School does not want it. The parents do not want it. The neighbouring businesses do not want it.

It is often said that it takes a village to raise a child. The teachers and school staff are doing their job by providing our children with an enriched curriculum that provides them with a comprehensive education. In fact for the last several years we have been the 4th best ranked school in Victoria. We are also the last elementary school in the downtown core. This school is open for 50 weeks a year. Children are in the building from 7.30 am to 6 pm every weekday, all year long. It provides a valuable resource for working parents. Quality before and after school is vital for this community.

Your job as elected officials is to listen to the concerns of the citizens and ultimately to do what is right for the community.

Now it is time for you to do your job.

You need to vote no because this is a residential neighbourhood.

You need to vote no because the facility will be too large.

You need to vote no because it is not going to be seismically upgraded making it a hazard to the school and the neighbouring buildings.

You need to vote no because it is not being brought up to handicap accessible standards.

But most importantly, you need to vote no because schools require a safe buffer zone around them.

You also need to vote no because a Cool Aid run facility is far more dangerous to the health and well being of my child then a bicycle ice-cream vendor that must be 30 meters away from the school.

You need to vote no because it is common sense not to put a supportive housing unit of any kind, nevermind a large one such as this without any studies to support it next to an elementary school.

You need to vote no because it is the right thing to do for the elementary school age children and for the neighbours of this Cathedral Hill Precinct.

Thank you.

Sandi Love

Alicia Ferguson

Subject: RE: Please Vote "no" to Rezoning of Mt Edwards Court

From: Samantha Stone

Sent: July 25, 2017 11:27 AM

To: Leanne Taylor <ltaylor@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>

Subject: Please Vote "no" to Rezoning of Mt Edwards Court

Dear City Planners,

I am writing to ask that the City of Victoria oppose the rezoning proposal as put forth by Cool Aid for the Mount Edward's Court site at 1002 Vancouver Street. I am aware of the most recent proposal to house only low to moderate need individuals in the facility and the intention to increase the current number of 38 residents to 78 and then upwards closer to 100. The resolution regarding the question of drug use at the facility remains vague at best. I am also aware that BC Housing refuses to retain any legal accountability to the school or neighbourhood where this facility is concerned.

The truth is that Cool-Aid is unscrupulous when it comes to operating their facilities – they run a business, their commodity is the hard to house. It is also true that the hard to house population that will be living within the walls of the Mount Edwards Court is still unpredictable when it comes to their behaviours. This has been witnessed time and time again with pellet gun incidents, fires, overdoses and stabbings in the 800 block on Johnson and other facilities and at Beacon Hill park. Drug euphoric episodes in Cathedral School playground and needle stick injuries involving children in the neighbourhood and parks have all happened as well. There seems to be now a never ending sordid collection of individuals that lurk directly around the pioneer square park, Rockland greenway and drug deals at the bus stops on Fort Street are commonplace.

I understand the need to be compassionate but is Mount Edwards Court in direct proximity to an elementary school worth the risk?

I have attended the public service sessions misaligned as “consultations” and talked in greater detail to both Heidi Hartman and Malcolm McNaughton about this project. The BC Housing and Cool Aid plans for Mount Edwards Court actually are detrimental both to the school and to the residents it suggests it might be helping.

Cool Aid's own study in the CMHC (what year?) suggests a parameter of 35 residents who each have cooking facilities and own bathrooms. This current single room occupancy facility (SRO) does not and never will offer that possibility.

In addition, the building will not be seismically upgraded despite its age and need, nor will residents be safely moved so that the required asbestos removal on the third floor can occur. Although Mr. McNaughton assures us that it is unnecessary to displace the tenants during such a procedure as this is a practice performed regularly on the Vancouver East Side, one can't help but think about the due diligence afforded at the former St. Andrews site or at residential renovations where asbestos removal is considered. Not once during this conversation did the concern of the children's or neighbours' health get mentioned. The reference of linking Cathedral Hill Neighbourhood to Vancouver East Side was also not lost on me.

Please consider taking back control of our once charming and beautiful city and to do right by the neighbours of Cathedral Hill and Christ Church Cathedral Elementary School. Please set parameters and protocols with BC Housing about what is and isn't acceptable in our city. Let's plan this out with integrity and cease with the knee jerk reactions to address the 'hard to house population' and consider all of our citizens especially the elementary aged school children.

If BC Housing is unable to assure the school and to put forth a legal covenant with their intentions and accountability and their ability to reign in Cool Aid, then the assumption is naturally that none are intended. The current plan has no clear guidelines with restriction on drug use at the facility.

Please oppose the rezoning at Mount Edwards Court. Although the proposal is mildly better than that for other facilities, it is just not good enough for the risk.

Sincerely,

Samantha Stone B.A, B.Ed, M.Sci, M.Ed

Lucas De Amaral

From: Debbie [REDACTED]
Sent: Tuesday, July 25, 2017 5:01 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Christ Church Cathedral School and Mount Edward Court

Dear Sirs and Madame's,

I am a parent of two children who attended and greatly benefitted from their attendance at Christ Church Cathedral School. Having had children that spent the last 6 years attending I have noticed a marked decline in the safety of the neighbourhood since tent city and now that Mount Edward Court has come into being. This is a dangerous and unreasonable social experiment to be 16 feet away from an elementary school. In the last year I have seen prostitution and drug deals and drug use beside the school, in the parking lot of the church parking lot and in the surrounding area. This is highly inappropriate and quite frightening for the children. We are an independent school, and the last elementary school down town. Enrolment is suffering and I really do not see how this precious gem of a school can go on with such activities going on regularly next door.

Sent from my iPhone

Lucas De Amaral

From: Graeme Dempster [REDACTED]
Sent: Tuesday, July 25, 2017 9:13 PM
To: Victoria Mayor and Council
Subject: Cool Aid Proposal for Mount Edwards

To Mayor and Council,

As a concerned parent of 2 children at Christchurch Cathedral school, I wish to express my grave concerns about the Cool Aid Proposal for Mount Edwards.

I'm sure you will receive many long and passionate discourses with plenty of well researched information. So for my part, I just want to state unequivocally that I think the proposed facility is NOT appropriate considering the very close proximity to our most vulnerable of populations: children.

Please reject this proposal.

Best Regards,
Graeme Dempster
Victoria, BC.

Mayor Lisa Helps and Victoria City Council
City of Victoria
City Hall 1 Centennial Square
Victoria, BC V8W 1P6

July 25, 2017

RE: Mount Edward Court Re-Zoning Public Hearing

Dear Mayor Helps and Council,

I am writing you as a parent of two children that attend Christ Church Cathedral School, as a Board member of Christ Church Cathedral and as a concerned citizen of greater Victoria.

It is critical to that if there is to be a re-zoning of the Mount Edward Court facility that the school and the surrounding neighbors have a clear legal document that will ensure and enforce the compliance with the restrictions on the types of residents that are to be housed at the facility.

Hard drug use is to not be tolerated especially with a school directly across the street... Period.

I wish this letter to be included as part of the July 27th, 2017 public hearing for Mount Edward Court.

Thank you,

A handwritten signature in black ink, appearing to read "Jeff Bishop". The signature is fluid and cursive, with a long horizontal line extending from the left.

Jeff Bishop
4959 Thunderbird Place
Victoria, BC
V8Y 2A2
[REDACTED]

Lucas De Amaral

From: Michael Sharpe [REDACTED]
Sent: Wednesday, July 26, 2017 7:55 AM
To: Lisa Helps (Mayor); Councillors; Legislative Services email; Michael Sharpe
Cc: kstinson@CoolAid.org
Subject: Mount Edwards

July 26 2017

All

Before Mayor and Council even consider any further expansion by Cool Aid, shouldn't it be fair and reasonable for them to prove to the community at large that they are in fact able to handle their own existing affairs first?

Surely all of you have seen the social media footage of their Rock Bay Landing. If you have not seen it, I will provide it to you. They cannot operate safely or with any sort of respect for the surrounding community.

Remember when Street Link was on Store Street? Cool Aid seemed to embrace the disaster it created for the community and Mayor and Council endorsed it by allowing it to continue so long. What were the costs to the surrounding small businesses and residents? Lots more than were contributed by Cool Aid.

What financial repercussions will you ensure Cool Aid faces if they allow their already demonstrated model of 'good neighbours' continue in Fairfield? Will Kathy Stinson put her money where her mouth is and give a personal guarantee against her home to ensure that this proposed shelter will run as beautifully as she is suggesting to all of you? If not, you need to find out why she isn't as confident as she is leading you and the community to believe.

Developers have to put up bonds all the time. With the police and fire costs that their operation costs tax payers (which keep in mind are not paid by Cool Aid), this would not be an unreasonable request.

What is being done by the City of Victoria to ensure Cool Aid is not trying to open another Rock Bay Landing or Street Link in a residential neighbourhood?

Regards,

Michael Sharpe

Lucas De Amaral

From: Paul Longley [REDACTED]
Sent: Tuesday, July 25, 2017 10:11 PM
To: Lisa Helps (Mayor); Ben Isitt (Councillor); Pam Madoff (Councillor); Marianne Alto (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Chris Coleman (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor)
Subject: In Support of Cathedral School regarding Mt. Edwards...

Dear Mayor Helps and Councillors,

I would like to add my voice in support of Christ Church Cathedral School's efforts to prevent the operation and expansion of Mt. Edwards next door to the school.

My son recently graduated CCCS after 9 years (K-8) and has grown and matured in the school's wonderfully nurturing environment. The school staff are like family to us, and it is heartbreaking to see the anxiety and concern they are experiencing as they struggle to find middle ground with Mt. Edwards. They are in the most difficult of positions, balancing their living practice of Christian charity with their responsibility to protect the children in their care from the risks, scenes, and unwelcome encounters that Mt. Edwards can present. If development of Mt. Edwards continues, I find it difficult to believe that we will not witness the slow attendance decline and eventual closure of the school, and with that the Cathedral neighbourhood and downtown Victoria will have lost something special and as important as any heritage site or cultural icon.

Mt. Edwards, in its current use and at its current population, is simply too large and too close to Christ Church Cathedral School, and I encourage each of you to consider other roles for the facility that are better suited to the demographics and cadence of the school and the neighbourhood at large.

Thank you for your consideration,

Best Regards,

Paul Longley, P.Eng.

1343 Slater Street, Victoria, BC V8X 2P8 [REDACTED]

Lucas De Amaral

From: Ross Walton [REDACTED]
Sent: Tuesday, July 25, 2017 11:46 AM
To: Lisa Helps (Mayor)
Cc: Victoria Mayor and Council; Leanne Taylor; Lucas De Amaral
Subject: RE: Mount Edwards

Mayor Helps:

Thank you for your response to my email. I whole-heartily support the type of project that you mentioned in your response, whilst not at this location.

Regarding this proposed location, I do have two real concerns with that project.

The first is the size. It is beyond Cool-Aids scope to manage a facility of the proposed size and there is no real-world evidence to the contrary, that it is manageable.

The second and my biggest concern is that neither BC Housing or Cool-Aid are prepared to enter into a legal binding agreement with the Cathedral and/or School on how that property will be used/managed over the years and decades to come. Whether it be a legal binding agreement or covenants placed on the property, makes no difference to me. I just want to know that the school will always remain in the loop and have a legitimate voice when it comes to the use of 1002 Vancouver Street. Please refer to my earlier comment that Kathy Stinson glosses everything over because she literally has no choice. This agreement will keep the gloss shiny for years to come.

I quote an excerpt from a letter sent out by Malcolm Read, Chairman of the School's Board of Directors:

"through discussions with BC Housing and Cool Aid over the past year we have come to some 'understandings' and the bulk of those understandings were evident in Cool Aid's proposal presented to the CALUC. However, we still had not reached agreement about a legal mechanism that would provide accountability and a pathway to enforcement if BC Housing and Cool Aid strayed from the agreement in years and decades to come."

I agree with that excerpt and I ask you to use whatever powers your position empowers you with, to urge BC Housing & Cool-Aid to enter into such an agreement and if not, to decline their rezoning application. It would also go a long way in minimizing the concerns, if they were to reduce the size of the project.

Thank you again for your reply and for taking the time to read my correspondence.

Cheers,

Ross Walton
141 South Turner St.
Victoria, BC

-----Original Message-----

From: Lisa Helps (Mayor) [mailto:mayor@victoria.ca]
Sent: Monday, July 24, 2017 10:27 PM

To: Ross Walton [REDACTED]
Subject: Re: Mount Edwards

Mt Edwards is being proposed as housing for low-income seniors who don't use drugs. This is in response to a request to BC Housing from the school.

Thanks and take care,

Lisa

--

Please excuse brevity, sent from my phone!
www.lisahelpsvictoria.ca<<http://www.lisahelpsvictoria.ca>>
250-661-2708

"When in doubt do the kindest thing possible."
- Unknown

On Jul 24, 2017, at 9:25 PM, Ross Walton [REDACTED] wrote:

Mayor Helps:

As a resident of Victoria, living in James Bay, I am emailing you my observations/concerns regarding the proposed rezoning application by Cool-Aid for the Mount Edwards property.

I am not going to get long winded, bring up a plethora of facts or start ranting and raving about this proposed rezoning. I only want to bring up a few points:

1. We are discussing two at risk populations. The first being adults, that for whatever reasons, now need a facility, such as the proposed Mount Edwards project. The other are children, ages 5 – 14. I will not patronize you with further definitions of each group. You are an intelligent person and know of which I speak. Unfortunately, it has become a us vs them situation. Which population do you choose to support? Your decision will speak volumes.

2. One thing that the province and it's municipalities have in common is that there is a basic understanding of a no fly zone (for the lack of a better term) around schools when it comes to what other types of businesses/facilities can locate within a certain distance to them. I can't believe that the City of Victoria may actually consider compromising that safe zone, with the Mount Edwards project.

3. I applaud Cool-Aid and their efforts with the homeless and I fully understand why Kathy Stinson needs to gloss everything over. It is not pretty, there isn't enough money and if she told it like it is, she wouldn't make any headway, in any area of Victoria. She isn't telling it like it is with the Mount Edwards project either. How could she?

4. This is an opportunistic project, one brought about by the lack of action, then a flood of not well thought out action, by the previous provincial government. I think we can all agree that with proper consultation and a well-defined community plan regarding these types of facilities, not one member of council would raise their hand and say, "Hey, I've got an idea, why don't we put this next door to an elementary school." Well, unless they were looking to get a laugh.

I urge you to decline this application and help Cool-Aid find a more suitable location for their much-needed facility.

Thank you for taking the time to read my note.

Sincerely,

Ross Walton
141 South Turner Street

Victoria, BC

Lacey Maxwell

From: Lucy Edwards [REDACTED]
Sent: July 25, 2017 10:40 AM
To: Lisa Helps (Mayor)
Cc: Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Mt. Edward Court

Dear Ms. Helps,

We are parents of children in Christ Church Cathedral School, located adjacent to Mt. Edward Court. We understand important decisions on Mt. Edward Court are being considered currently and write to you today to ask you and Council to ensure the children of Christ Church Cathedral School and the community remain safe.

Please consider carefully both the resident profile and the number of residents/units at Mt. Edward Court. Most importantly, please ensure Cool Aid is held accountable so that the resident profile remains appropriate for the community and that there is actionable recourse in the form of an agreement if Cool Aid fails to deliver on its business model.

It is comforting to know that outdoor security will continue at Mt. Edward Court. We believe this has worked well over the past year.

We have an opportunity to showcase our community as world class on the topic of affordable housing and homelessness. At the same time, we must be proactive by protecting children in the community. This can be done by appropriately setting the stage at the establishment of the future of Mt. Edward Court. Resident profile, accountability and security are paramount in the decision making process.

Sincerely,

Lucy Edwards & Jordan Fairlie

Copied to:

Councillor Marianne Alto
Councillor Chris Coleman
Councillor Ben Isitt
Councillor Jeremy Loveday
Councillor Margaret Lucas
Councillor Pamela Madoff
Councillor Charlayne Thornton-Joe
Councillor Geoff Young

Lacey Maxwell

From: Debbie [REDACTED]
Sent: July 25, 2017 5:38 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Re: Christ Church Cathedral School and Mount Edward Court

Sent from my iPhone

> On Jul 25, 2017, at 5:01 PM, Debbie [REDACTED] wrote:
>
> Dear Sirs and Madame's,
> I am a parent of two children who attended and greatly benefitted from
> their attendance at Christ Church Cathedral School. Having had
> children that spent the last 6 years at Christ Church Cathedral School
> I have noticed a marked decline in the safety of the neighbourhood
> since tent city, and now that Mount Edward Court has come into being.
> This is a dangerous and unreasonable social experiment to be held 16
> feet away from an elementary school. In the last year I and my 12 year
> old child have witnessed prostitution (including acts of fallatio and
> sexual intercourse), drug deals and drug use beside the school, in the
> church parking lot and in the surrounding area. This is highly
> inappropriate and quite frightening for the children, parents and
> neighbours. We are an independent school, and the last elementary
> school in the down town area. Enrolment is suffering due to this
> increased criminal and obscene activity and I really do not see how
> this precious gem of a school can continue to exist with such
> activities going on regularly next door and in the surrounding area.
> Fire alarms, fires and police visits aside, having a low barrier
> shelter with a population of people hard to house such as people
> struggling with multiple addictions and severe mental health issues
> beside an elementary school is a bad idea that lacks common sense and
> any kind of urban planning. The building is unfit and unsafe for its
> occupants. Perhaps it could be sold and purpose built for seniors or
> low income families. We very happily lived with the Seniors home there
> and were both good neighbours for many years. The children interacted
> on a regular basis with the elderly population and both benefited
> greatly from their time together. Now we require a security detail
> during school hours to protect our children from the current
> population next door. I am disappointed and alarmed that the city has
> allowed Cool Aid to house a population of this nature next to an
> Elementary School and that Cool Aid now wants to increase the number
> of occupants with no previous experience to base the safety of the
> neighbourhood on. It is obvious that Cool Aid cares only for it's
> clients and not the well being or safety of the neighbourhood, as is
> seen at Rock Bay Landing and other Cool Aid facilities around
> Victoria. I am very sorry that I will be unable to attend the meeting
> on Thursday, July 27 as I will be out of town. I, along with my family
> and friends, will be waiting to hear the outcome of this meeting and
> we will all be considering all of our options when it comes time to
> vote for our city counsellors. Sincerely, Debbie Stevens-Reznick Sent
> from my iPhone