

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

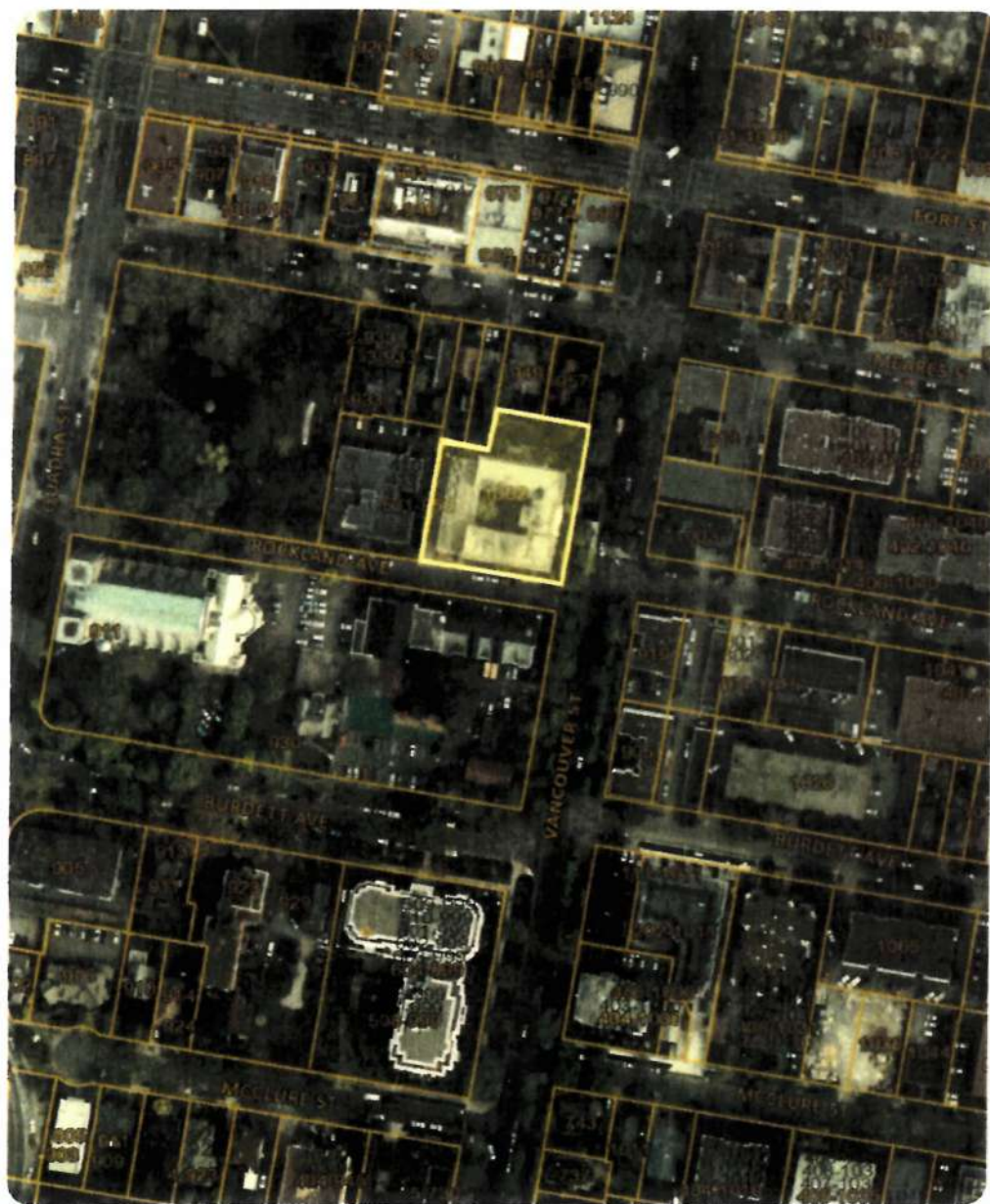
## VICTORIA COOL AID SOCIETY

- 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 m<sup>2</sup>) / 35%

### Building Area & Parking

- First Floor: 11,994 sf (1,114 m<sup>2</sup>)
- Second Floor: 12,138 sf (1,128 m<sup>2</sup>)
- Third Floor: 8,364 sf (777 m<sup>2</sup>)
- Basement/Misc: 5,220 sf (485 m<sup>2</sup>)
- 16 parking stalls

### Zoning

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

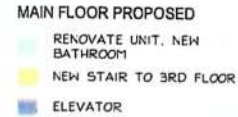
### Proposed Number of Units

- 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

## 1<sup>ST</sup> FLOOR PLAN



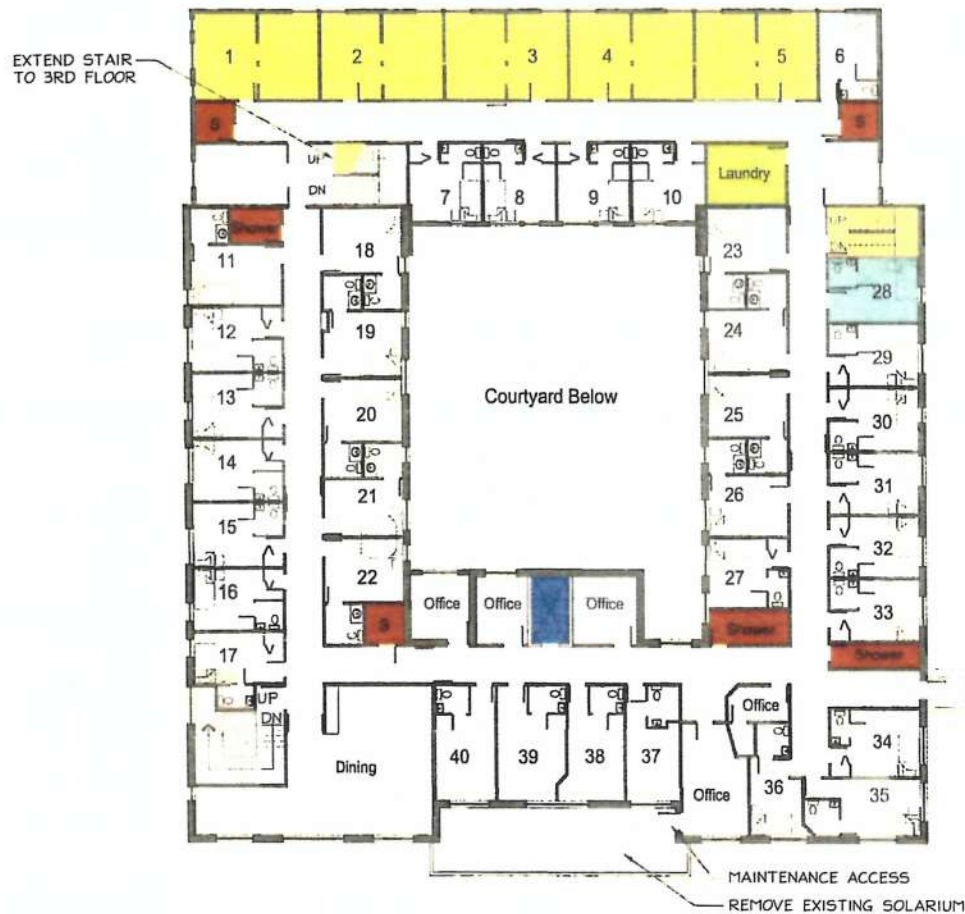
TOTAL 38 UNITS

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ARCHITECTS  
1100 | April 2017





## 2<sup>ND</sup> 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**

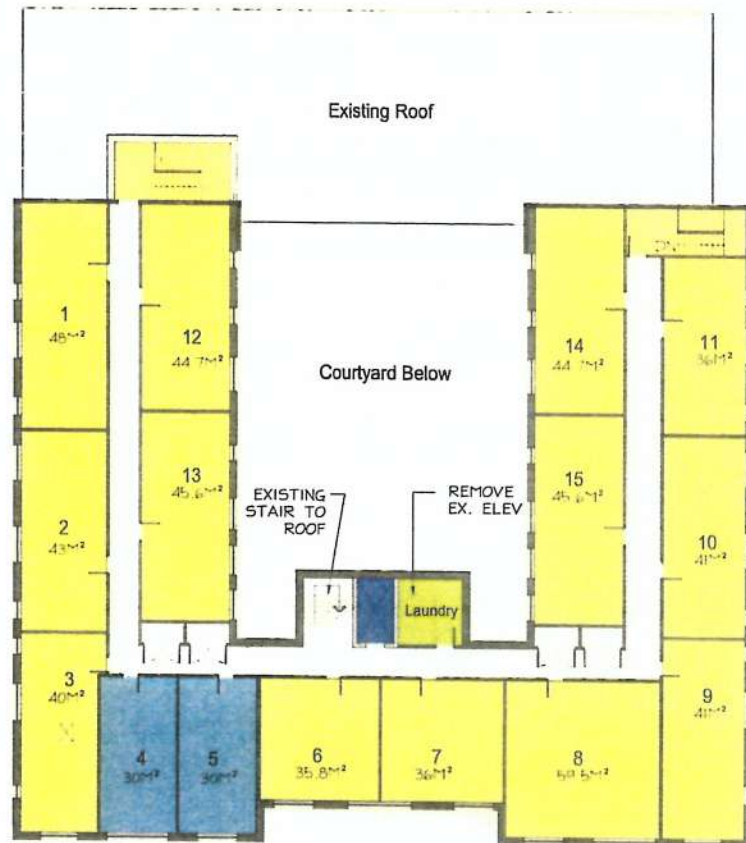


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# How Are We Doing It?

## 3<sup>RD</sup> 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



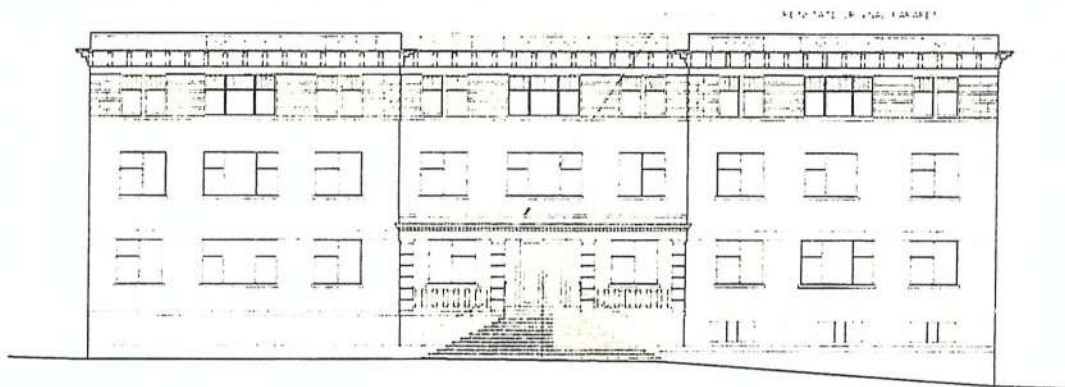
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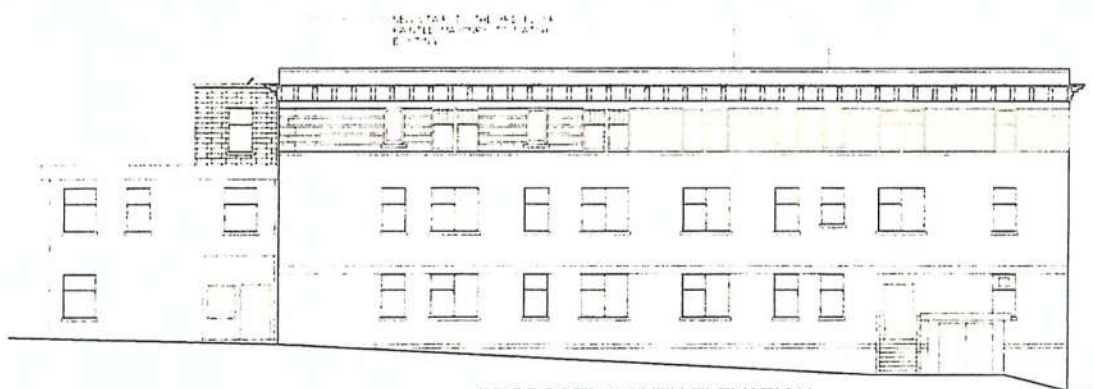


# How Are We Doing It?

## ELEVATION PLANS



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

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April 2017

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**PLANNING CONSULTANTS**



# 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 2<sup>nd</sup> Floor

AUGUST TO  
NOVEMBER 2017

Renovations to 3<sup>rd</sup> Floor

TBD


\*Open House for public feedback



# 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](mailto: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](mailto: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

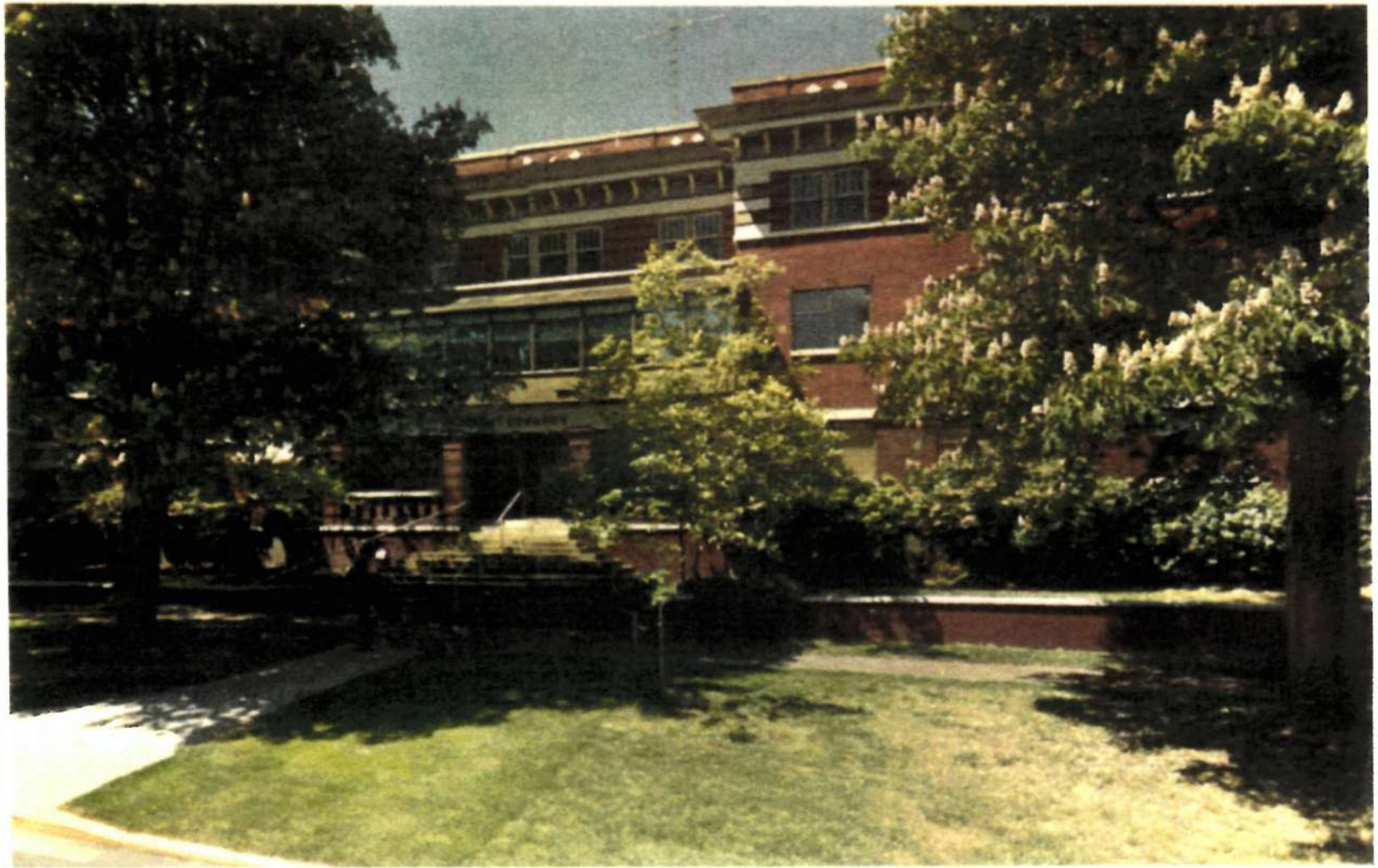
Planning & Development Department  
Community Planning Division

# Mount Edwards Court

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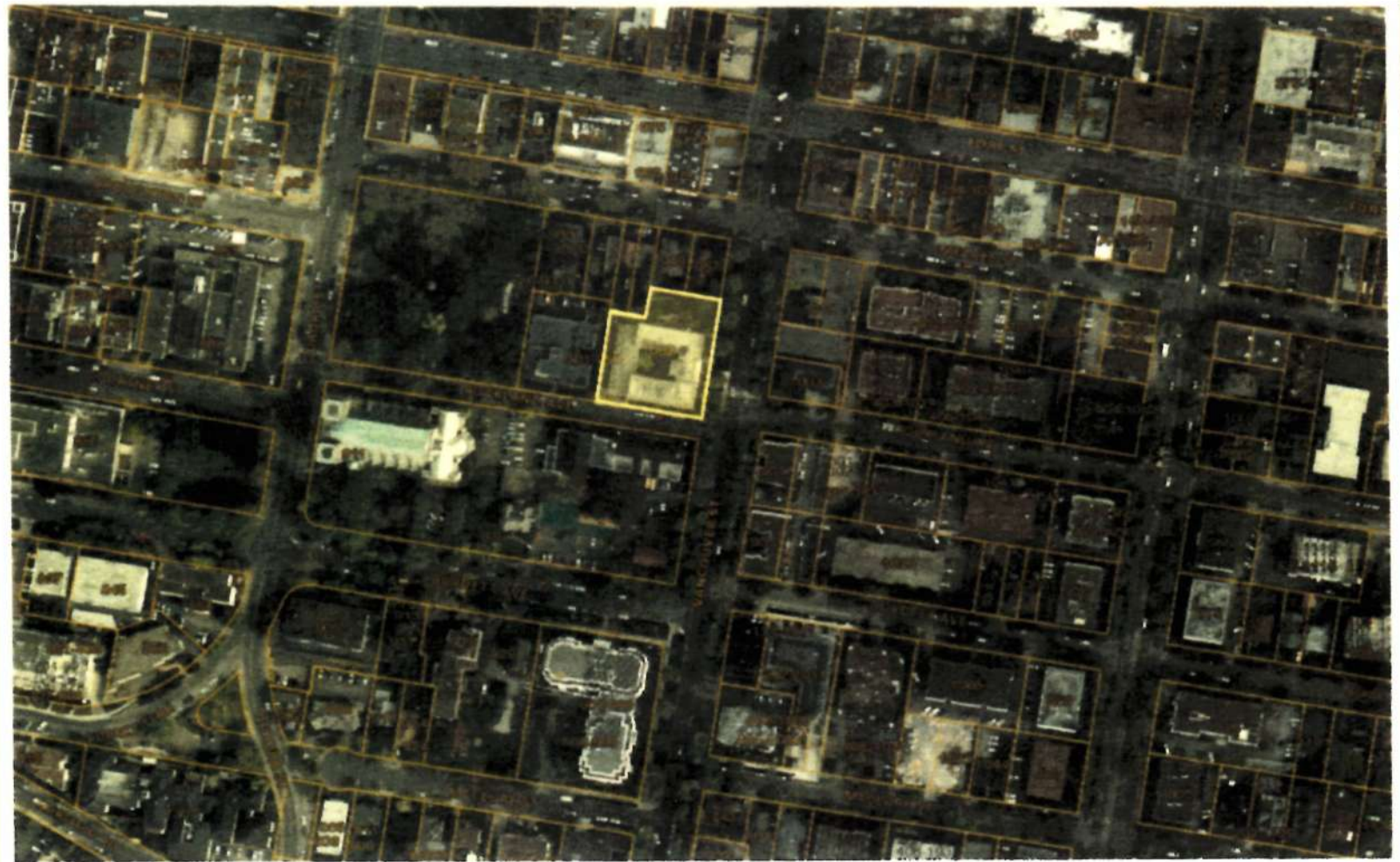
Rezoning & Supportive/Affordable Housing Project







# 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 23<sup>rd</sup>, 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 3<sup>rd</sup> 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

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### Proposed Number of Units

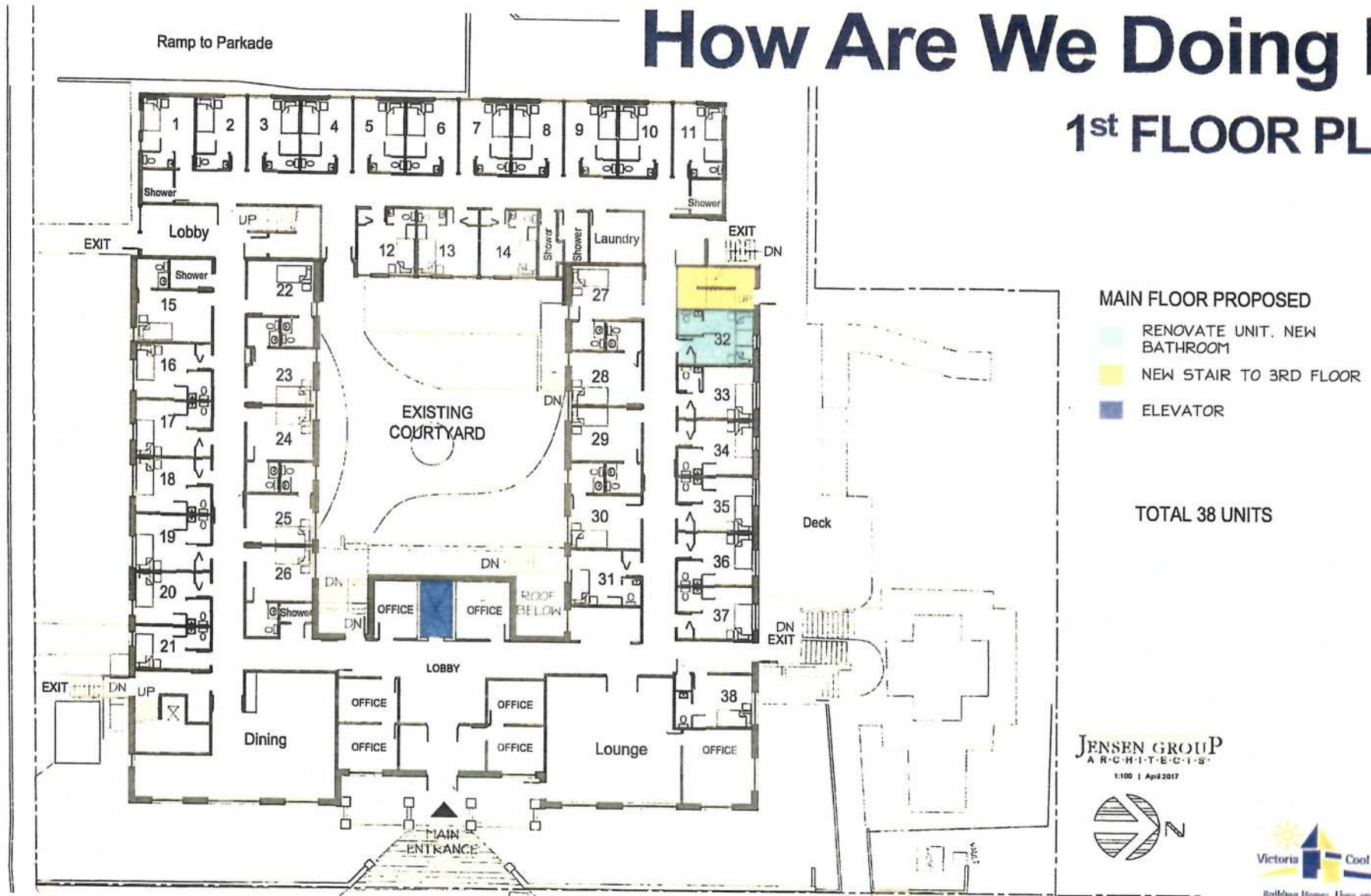
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### Heritage

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- Proposed: Heritage Designation

# How Are We Doing It?

## 1st FLOOR PLAN





## 2<sup>nd</sup> FLOOR PLAN



-  RENOVATE UNIT NEW BATHROOM
-  NEW STAIR TO 3RD FLOOR
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-  CONVERT TO SHOWER ROOM
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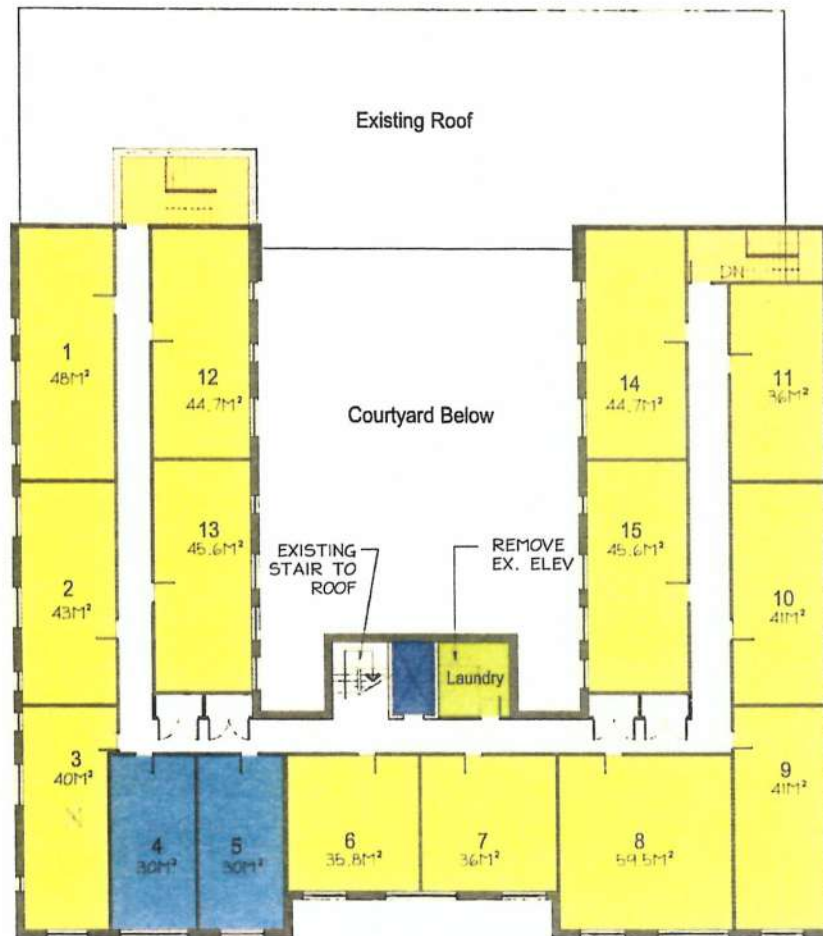


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# How Are We Doing It?

## 3<sup>rd</sup> FLOOR PLAN



### 3RD FLOOR PROPOSED

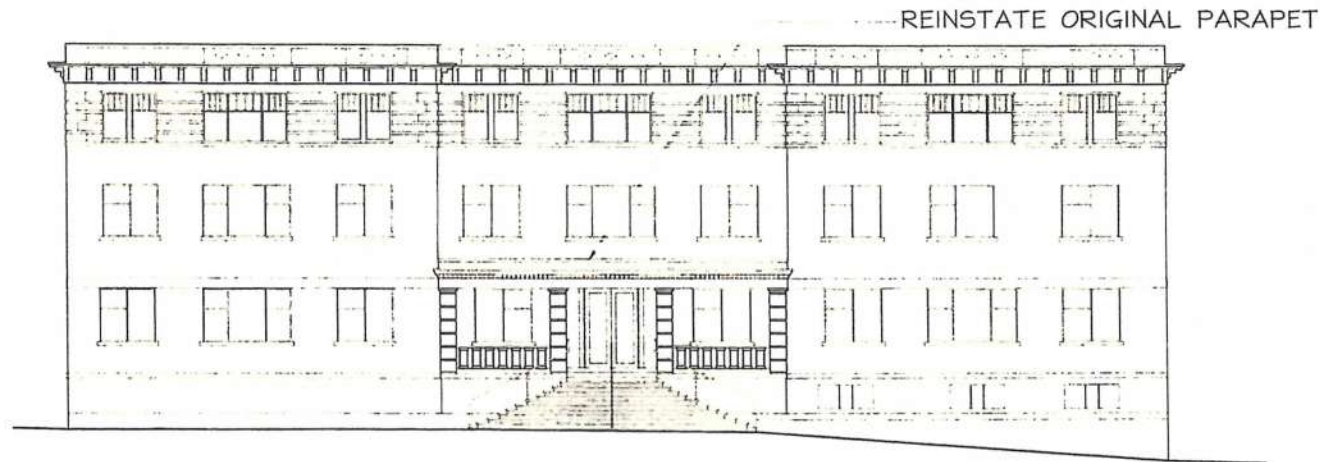
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- ELEVATOR

TOTAL 15 UNITS

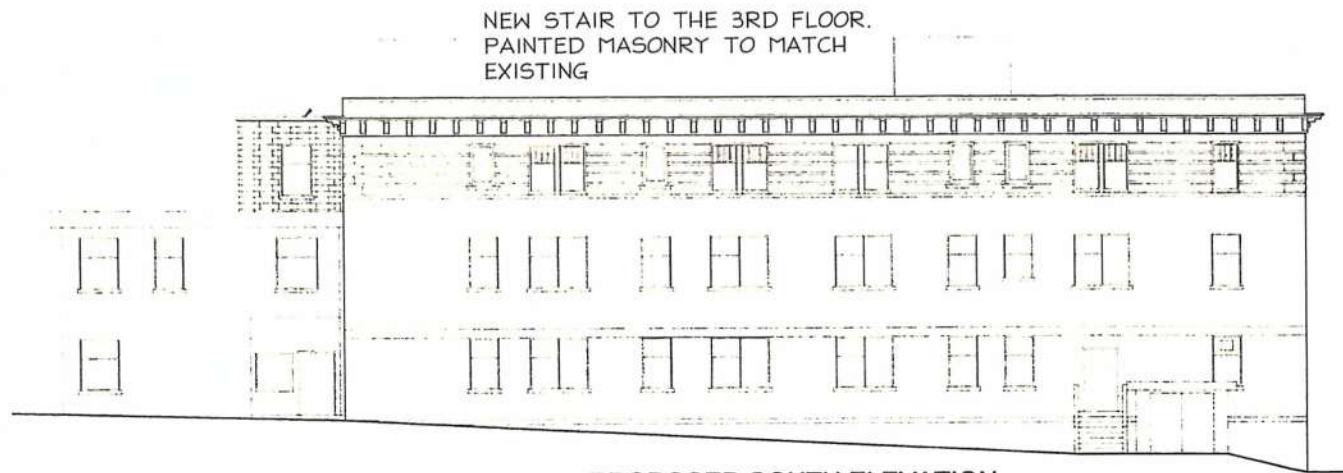


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# How Are We Doing It?



PROPOSED EAST ELEVATION



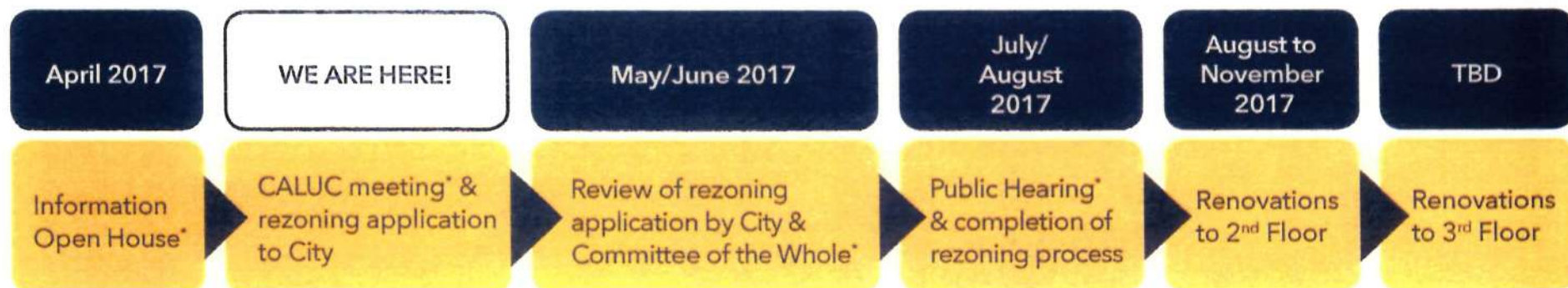
PROPOSED SOUTH ELEVATION







# When Are We Doing It?



*\*opportunities for public feedback*

