

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.

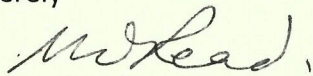
http://publications.gc.ca/collections/collection_2011/schl-cmhc/nh18-1-2/NH18-1-2-184-2007-eng.pdf

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



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

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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