



November 22, 2017

Mayor & Council
#1 Centennial Square
Victoria, BC

RE: 3020 Douglas Street, Temporary Use Permit application

Mayor and council,

I am writing on behalf of the Burnside Gorge Community Association (BGCA) to reiterate community concerns about the disproportionately high concentration of shelters and supportive housing in the Burnside Gorge neighbourhood. This concentration of marginalized and vulnerable populations has put tremendous strain on businesses and residents across the neighbourhood. The efforts of service providers to manage their facilities and clients are not enough to remedy the substantial challenges that have come with the concentration of too many facilities in one small area of the City.

If you grant the Temporary Use Permit application for 3020 Douglas Street, filed by the Cool Aid Society, you will only add to the saturation of an already inundated community, further compounding the issue. We have heard loud and clear from exhausted local residents and businesses that they are bearing the costs of saturation in lost business, higher costs for damage, theft and security, and loss of pride in our neighbourhood. In the face of all this, the Burnside Gorge Community Association cannot, in good conscience, support the Temporary Permit Use Application. Further approval of facilities in Burnside Gorge erodes the public trust and undermines the community's engagement efforts.

Should you choose to approve the Temporary Use Permit Application, against the community's clear and evidence-based opposition and fully contrary to the Council-approved Burnside Gorge Local Area Plan, we request that you attach the following conditions:

1. The TUP is limited to a maximum of three years without extension.
2. The planning and design of the redevelopment is done in consultation with community and fully adheres to the new Burnside Gorge Local Area Plan zoning.
3. Within six months of issuance of the TUP, Cool Aid will have a schedule of project redevelopment detailing how the rezoning will be successfully completed and project construction substantially started by the end of the TUP three-year time period. This will include Cool Aid's plans for relocation of the residents to the new facility without need for temporary facilities or a TUP extension.
4. Within six months of issuance of the TUP, and with community consultation, Cool Aid will have a monitoring and management plan in place for mitigating impacts to the community.
5. The operating agreements for the facility must include contractual obligations that hold the service provider responsible for mitigation of community impacts.

The Burnside Gorge Community Association also requests that Council require development cost charges for the project in the form of an amenity contribution to the Burnside Gorge neighbourhood. Our Association has been disappointed by Council's repeated decisions to waive such charges for developers of supportive and shelter housing in Burnside Gorge, because this has created a cumulative negative



impact of failing to invest in the neighbourhood while concurrently adding more stressors to existing residents.

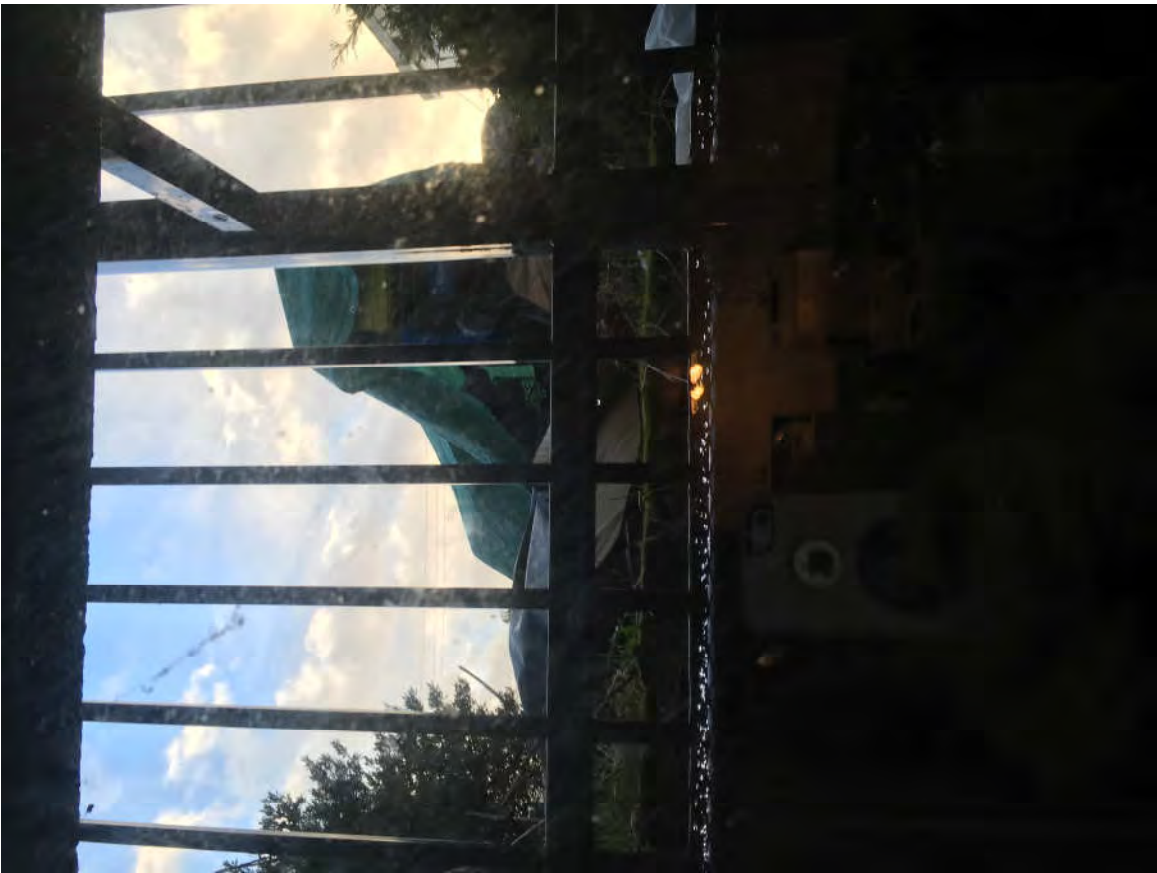
Additionally, at the October 12 Committee of the Whole meeting, Council passed a resolution requiring BC Housing to convene and meet with their operators to identify actions and resources necessary to mitigate neighbourhood impacts of Transitional and Supportive facilities in the City of Victoria and subsequently provide council with a summary report of actions arising from these meetings. In the interest of transparency and rebuilding trust, we ask that this report be shared with the community as soon as it becomes available.

Thank you for your attention to the concerns and wishes of our community.

Sincerely,

Avery Stetski
President







November 21st, 2017

Victoria, B.C.

Dear Mayor & Council,

My name is Gabrielle Decelles. I am a full-time student at Camosun College. I also have two part-time jobs so that I can afford to pay my rent and bills. I live at 723 Field Street. The building is in a convenient location near downtown and it allows dogs. I thought it would be perfect. I didn't realize that the Cool Aid Society building located behind my apartment would cause me so many issues. Ever since I have moved in, I have called the police countless number of times. I've had my life threatened, and I am afraid to walk my dog at night.

Due to my apartment being located on the ground floor, I am unable to open my blinds or leave my windows unlocked/opened when I am not home or I am sleeping. Every day I open my blinds and there's junkies shooting up/smoking and sometimes homeless encampments made out of carts and tarps. At first, I called the Queen's Manor and I even spoke with the upper "management" of the society regarding this matter and nothing has been done. They assured me that they would try to have better security, yet people are still out there every day. I have now resorted to calling the police, it usually takes them a while to get there as it not deemed an emergency.

Yesterday, I had a guy covered in blood near my window with a huge metal rod in his hands acting erratically (obviously under the influence of drugs). I have also been cat-called multiple times by tenants of the Cool Aid Society and so have other female tenants at Field Street. I've had to avoid multiple needles when walking my dog. A month ago, a woman associated with a tenant from Queen's Manor threatened my life when I was walking my dog out. She called me a whore and literally tried to get in my building and courtyard so she could "break my fucking face in", she also told me that she would kill me if she ever saw me again. A fellow tenant, almost got her car stolen by a man that ran back to Queen's Manor following the incident. These are things that we deal with on a DAILY basis.

The lack of security needs to be addressed. I find it unfair that I pay outrageous rent prices only for my peace, privacy and safety to be totally jeopardized by tenants and friends of tenants of the Queen's Manor. I work hard, pay taxes and go to school and try to better my life each and every day. They need to establish constant patrolling security that ensures that there is no spill over to surrounding businesses and housing. I was recently reading on the proposed plan to turn Tallyho into another homeless housing. I do not believe that implementing more homeless housing is what Victoria needs at the moment, due to the fact that businesses and residents of housing surrounding the current homeless housing buildings are being seriously affected by the lack of security. In my opinion, more money needs to be invested in rehabilitation, counselling and proper medication. And, turn those buildings into affordable or student housing so that contributing members to the society can have a convenient, affordable and safe place to live?

Sincerely,

Gabrielle Decelles

[REDACTED]

Pamela Martin

From: Public Hearings
Subject: FW: No More transitional/supportive housing units or emergency shelters in Burnside Gorge
Importance: High

From: Sherry Arlt [REDACTED]
Sent: November 22, 2017 10:27 PM
To: Sherry Arlt <[REDACTED]>
Subject: No More transitional/supportive housing units or emergency shelters in Burnside Gorge
Importance: High

I believe in the right of individuals to safe and secure housing and believe we (residents of the Burnside Gorge area) are doing more than our fair share to address the challenges of homelessness in Victoria. **Within less than three square kilometers, our area has the highest concentration of supportive housing units of any neighbourhood in Victoria or the region**, many of them built in the past six years, and now we are faced with several proposals that will increase the concentration even more.

- CoolAid is currently in the process of converting the TallyHo to supportive housing
- CoolAid has applied to triple the size of the Cedar Grove Facility on Gorge Rd
- BC Housing and Portland Housing Society are planning to open up a 50-bed 24/7 low barrier shelter in the Super 8 on Douglas and serve a similar clientele as the Rock Bay Landing Shelter.

Our neighbourhood currently contains multiple half-way houses, non-profit run motel conversions, low-rent/long-stay motels, subsidized and affordable housing, transitional housing, and a shelter. **In total, we have over 500 units of supportive housing in less than three square kilometers - we are 7% of Victoria's population yet we have 77% of all the shelter beds and 36% of all the supportive/transitional housing beds.** This saturation has created an environment that is turning a livable neighbourhood into an unsafe, unhealthy and increasingly unattractive area.

The recent vandalism to my building, Bristol Park, has included various tagging, attempted forced entries through the parkade gate and the surrounding fencing, vandalized fob readers that look like they've been repeatedly struck with a baseball bat, drug paraphernalia littering our property adjacent to Manchester Green indicating drug usage and even human feces left outside an exterior door! While walking my dog in my neighbourhood I am constantly watchful for his safety from discarded needles, not to mention my own. These are just a few of the recent examples of unacceptable activity we have been experiencing, and it's escalating.

Bristol Park is my home! In one short block I live directly across from Pacifica Housing subsidized housing and a John Howard Society half-way house. Overlooking Gorge Road, I can see two Dispensaries from my kitchen window, and the location of a planned safe needle injection site! I

watch people walk past me countless times a day that are so strung out they're screaming obscenities at no one, and at night I listen to them through my window.

I have already observed, from other facilities such as Princess Street, Rock Bay Landing, Cedar Grove, that **they pose a serious challenge to our neighbourhood's livability**. The operations have been increasingly challenged as Cool Aid, the operator, is not upholding their part of the *Good Neighbour Agreements*, creating a serious lack of trust in the community that I do not know if it can be repaired.

I have observed inadequate security, inadequate staffing, rampant drug-related activity, and documented violence and gang-related activity. There is a serious lack in policing in this area. These issues overflow into the surrounding neighbourhood, as individuals choose to shoot-up and congregate in front of neighbouring houses at all hours of the day and night. When Rock Bay Landing was initially approved for rezoning, CoolAid and the City of Victoria assured us that the problems that existed at the former StreetLink would not re-occur. **That promise has been completely broken and the trust has been severed.**

I fully support more affordable housing options for low income seniors, singles, couples and families in Burnside-Gorge but we have reached saturation for high needs, low barrier housing in our neighbourhood. While I welcome the addition of mixed-use, affordable housing options for low income individuals, I strongly oppose the addition of any more shelter or supported/transitional housing. **Furthermore, I question the City's wisdom in increasing these numbers to such a high saturation point.** We have only to look as far as Vancouver to see the possible outcome of this beautiful community where I live.

The chart below shows a snapshot of how BC is supporting low- to moderate-income individuals, senior and family households in the 4 communities in our area. These numbers are as of March 31, 2017:

Community	Victoria	Saanich	Langford	Oak Bay
Total Investment (2016/2017)	\$ 52,483,000	\$ 18,399,000	\$ 9,816,000	\$ 841,000
Total Subsidized Units	5,589	2,332	603	447
Emergency Shelter & Housing for Homeless	1,172	121		
Transitional Supported & Assisted Living	983	376	179	168
Independent Social Housing	2,303	1,330	189	176
Rent Assistance in Private Market	1,124	505	235	103
Units in Development or Under Construction			73	

When comparing the **total number of subsidized units**, Victoria has 2.4 times more units than Saanich; 9.3 times more than Langford and 12.5 more than Oak Bay. Take those figures a step further and in Victoria alone, our small pocket of the city has 77% of Victoria's shelter beds and 36% of Victoria's supportive/transitional housing beds.

Burnside Gorge residents spent more than eighteen months in consultation with the City of Victoria to create a new Neighbourhood Plan that clearly outlines our vision as well as the practical planning

tools for this area. Another emergency shelter and more low-barrier housing absolutely contravene the planning process, the approved Plan, and the goodwill, efforts and aspirations of local residents to have a healthy and balanced community.

I am asking the City and BC Housing for the following:

1. Place a moratorium of any further shelters or supportive/transitional housing in our neighborhood.
2. Take immediate steps to ensure that the existing Rock Bay Landing shelter operates in a manner that increases clients' and neighbouring residents' safety
3. Begin meaningful consultation with the Burnside-Gorge neighbourhood with respect to increasing the supports and structures needed to deal with adverse impacts of the large number of existing shelter and supportive/transitional housing facilities in our neighborhood.

Sincerely,

Sherry Arlt
#412 535 Manchester Road

Sherry

