

Pamela Martin

Subject: FW: Woodwynn: support request
Attachments: C. Saanich TUP Lett March '17.jpeg; Woodwynn TUP Application 2016.pdf

From: Richard Leblanc <[REDACTED]>
Date: Wednesday, April 5, 2017 at 3:52 PM
To: "jjohnson@victoria.ca" <jjohnson@victoria.ca>
Subject: Woodwynn: support request

On Thursday, April 14, 2016, BC's Chief Medical Officer, Dr. Perry Kendall, declared a public health emergency in response to the rise in drug overdoses and deaths.

Since that date, overdoses continue to rise in our province, setting a record high for the year. That trend continues in 2017, along with rising homelessness, with yet more people sleeping in parks and vehicles.

Further, the mental health burden to our front line workers, emergency responders and our medical services continues to rise.

Our Woodwynn Farms organization continues to strive to bring a world-class solution to these crises. Our farm-based treatment program, based the highly successful San Patrignano, Italy program, currently has an application with the BC Agricultural Land Commission (ALC), to increase our capacity to 40 participants, over the next 3 years.

I am writing to ask that your Mayor and Council write a letter of support to the ALC, to assist in our efforts to successfully contribute a solution to our Capital Region's major issues of homelessness, addictions and mental health.

If you could also copy such correspondence to myself, for our records.

On behalf of our Board of Directors and those we serve, thank you,

Richard Leblanc
Founder & Executive Director
Creating Homefulness Society
www.woodwynnfarms.org

***"Believe in People...
...until they Believe in Themselves"***



The Corporation of the District of Central Saanich

March 16, 2017

File No. 3360-40-2/15
PL 000426

Richard LeBlanc
Creating Homefulness Society
PO Box 622
Saanichton BC V8M 2C5

Dear Mr. LeBlanc,

RE: 7779 WEST SAANICH RD– ALC Application for Woodwynn Farm

This is to confirm that, at the Regular Council Meeting held March 6, 2017 Council passed the following motion:

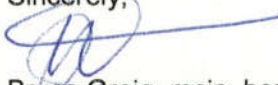
That (Resolution 118.17), with regard to the ALC Non-Farm Use and municipal Temporary Use Permit applications submitted by the Creating Homefulness Society for the property at 7779 West Saanich Road (Woodwynn Farm), Council forward the application with this staff report to the provincial Agricultural Land Commission (ALC) with the following comments:

1. *that the District, noting the concerns of the Agricultural Advisory Commission, looks to the ALC to judge the relative merits of the proposed farm plan and the current proposal for additional on-site housing;*
2. *that, if approved by the ALC, the District would consider authorizing the non-farm use of additional housing through a Temporary Use Permit (TUP); and,*
3. *if approved, the District looks to the ALC to comment on appropriate conditions to place on a TUP, including:*
 - a) *an accounting mechanism for reporting annual farm activities and production;*
 - b) *the ALC's role in monitoring the operation; and,*
 - c) *any other conditions the ALC would impose to ensure the protection of the land base and to mitigate any potential negative impacts on agriculture; and,*
 - d) *that the application be referred to the Tsartlip Band Council for comment.*

The District will be forwarding the application to the ALC shortly and you are encouraged to visit their website portal for updates.

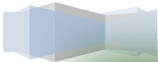
If you have any questions, please don't hesitate to contact one of us in the planning department.

Sincerely,

per: 
Bruce Greig, mcip, bcsla
Director of Planning and Building Services

1903 Mount Newton Cross Road, Saanichton, B.C. V8M 2A9

Phone: (250) 652-4444 Fax: (250) 652-0135



Homeless Feeding Ourselves



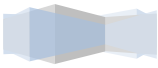
1. **Application: Non-Farm Use in the ALR
Agricultural Land Commission and
Temporary Use Permit (TUP) District of
Central Saanich**
2. **Strategic Farm Plan**

Woodwynn Farms Creating Homefulness Society

7789 W. Saanich Rd, Victoria, BC V8M 2C5 * Tel: (250) 544-1175

Richard Leblanc, Founder & Executive Director

www.woodwynnfarms.org



Creating Homefulness Society Woodwynn Farms

October, 2016



- 1. Application: Non-Farm Use in the ALR
Agricultural Land Commission and Temporary
Use Permit (TUP) District of Central Saanich**
- 2. Strategic Farm Plan**



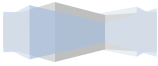
prepared by

Richard Leblanc, Founder & Executive Director, Woodwynn Farms

Brian Holl Ph.D.P.Ag. Professor Emeritus, Faculty of Land & Food Systems,
the University of British Columbia

Dr. Michael Bomford, PhD (Plant & Soil Science), Faculty Sustainable Agriculture
& Food Systems at Kwantlen Polytechnic University

“Believe in People...until they Believe in Themselves”



Friday, October 14, 2016

District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC V8M 2A9

Attention: Mayor and Council

re: Woodwynn Farms Temporary Use Permit (TUP) Application

Attached is our TUP application for the Woodwynn Farms property at 7789 West Saanich Road, in Central Saanich. This application document is not a continuation of any previous application, but rather is a completely new submission.

You will see clearly demonstrated that the sustainable optimization of our farm as a source of food crops and livestock for the broader community and the implementation of our therapeutic community for the homeless are inextricably connected.

Brian Holl Ph.D.P.Ag. Professor Emeritus, Faculty of Land & Food Systems, from the University of British Columbia and Dr. Michael Bomford, PhD (Plant & Soil Science), Faculty Sustainable Agriculture & Food Systems of Kwantlen Polytechnic University, make a very strong case for our developing farm model (see Farm Plan attached)

But the stakes are very high with our Woodwynn project and it's important to also address our societal priorities. Our therapeutic farming community is a vitally important contribution to solving some of our region's and our province's most major concerns - addictions, mental health and homelessness (see 'CBC Investigates' attached).

The recent fentanyl crisis in Victoria and province-wide is mirrored only by the inadequacy of housing and treatment solutions for those in need, resulting in what is now the highest per capita rate of fentanyl related deaths in Canada.

The associated financial and emotional costs associated with homelessness continue to spiral in our province due to a shortage of rehabilitation facilities. Meanwhile, the public and business community grow angry and frustrated with the blight on our streets.

The community needs both levels of government to recognize the significant impact our program will have, and to put into perspective such relative trivialities as thistles, a 'café' sign or skydivers, to name just a few.

We recognize and acknowledge NIMBY-like concerns from some of our neighbours. But Woodwynn has instead demonstrated an outstanding level of operational civility in dealing with the homeless, especially as contrasts to recent tent cities in both Vancouver and Victoria.

The fears expressed by the vocal minority in the early years of having “those people” live nearby have not been realized. Instead the participants rise each morning to yoga, and a day filled with structure, teamwork, reflection and accountability. They learn to adapt to a pro-social community in which their contribution is both respected and expected (see ‘Program Design - How It Works’ attached).

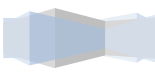
Ironically, our 'formerly homeless' have quietly taken abuse from some members of this vocal minority (documented), while maintaining a steadfast commitment to their day-to-day tending of our food crops and livestock, and rehabilitative activities. Our 'formerly homeless' have also undertaken high quality restoration projects, including building Vancouver Island's most beautiful farm market.

We request that the District of Central Saanich and the provincial government recognize and acknowledge the very significant expressions of support for our work, including:

- substantial donations of over \$6.5 million for the purchase and operating of our Woodwynn Farms project for over 7 years
- donations of 12 beautiful camper trailers (valued at over \$350,000) in direct response to our legislated housing challenges, to give our formerly homeless participants a warm, safe dry bed
- over 35,000 hours of support every year from local, regional and international volunteers
- strategic institutional collaborations with Island Health Authority, Kwantlen University's Institute of Sustainable Agriculture and Food Systems, University of Victoria, Camosun College, Royal Roads University, St Michael's University, San Patrignano Therapeutic Community and more...

The effectiveness of our model is grounded by our relationship with the highly successful therapeutic community rehabilitation centre, San Patrignano, Italy. They've worked with over 25,000 clients over a 40 year period and have a world-class 72% proven success as measured by long-term sobriety and self-reliance.

(see Huffington Post: <http://www.huffingtonpost.co.uk/news/san-patrignano/> and Richard Branson: <https://www.virgin.com/virgin-unite/leadership-and-advocacy/rehabilitation-happiness-is>)



Our own successes can be heard in the voices of those who have gone through the program, as well as the grateful family members who have their loved ones back, free from addiction and homelessness.

While our program has been in operation for over seven years, it has only managed to help but a small proportion of those that it could.

This TUP application is for a gradual 3-year scaling of up to 40 participants with temporary, year-round farm worker housing onsite.

We repeat our invitations to you, as civic representatives of the citizens of Central Saanich to meet with us in an effort to work positively, and collaboratively towards realizing the full potential of the program and the creation of a most valued community asset.

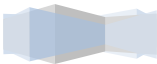
Join us in bringing to the community and to our province a world-class peaceful solution to a life threatening epidemic - The Program is Woodwynn Farms.

Thank you for your consideration.

Most sincerely,

Richard Leblanc
Founder & Executive Director
Creating Homefulness Society
Woodwynn Farms
www.woodwynnfarms.org

“Believe in people until they believe in themselves”



FARM PLAN - EXECUTIVE SUMMARY

Under the auspices of the Creating Homefulness Society, a registered charity, Woodwynn Farms in Central Saanich is in the process of establishing itself as a Therapeutic Working Community using the working farm model practiced worldwide and exemplified by the Italian community of San Patrignano. Program participants are trained to assist with crop and livestock production during their stay; the current community produces approximately 70% of the food consumed at Woodwynn, and partially offsetting program costs through cash crop production. The development of Woodwynn Farms involves a transition from land extensive and machinery intensive hay production to labor intensive organic crop and livestock production for on-farm consumption and direct-market sales. Analyses of farm labour requirements have shown that the provision of full-time labour accommodation on site generates greater productivity and reliability as well as reducing costs.

Woodwynn Farms consists of 193 acres of Class 2 and 3 land, of which 167 acres are farmable. The non-arable areas include barns, outbuildings, two houses, the riparian areas and the gravel roadway. The site includes diverse soil types that are capable of a range of agricultural production when managed with attention to the known limitations such as drainage and stoniness. Currently, 20 acres have been enclosed with deer fencing, within which more labor-intensive organic horticultural production has begun, including several acres of intensive organic vegetables, small fruits, stone fruit orchards, and two high polytunnels that extend the potential growing and harvest season for horticultural crops.

Outside the fenced enclosure, most of the land is currently used to produce hay for sale to local horse farms. As a perennial polyculture, hay is a good fit for the steeper slopes of the farm which would otherwise be susceptible to erosion. Some of these slopes will be transitioned to pasture for a multi-species management intensive rotational grazing system. This change will require increased labour, but will significantly increase the value of farm productivity. Multi-species rotational grazing improves economic returns by improving use of diverse pastures, offering access to different markets, reducing predator pressure, disrupting parasite cycles, and improving pasture health. The development of the livestock component makes a significant contribution to the therapeutic program of the Farm, and will provide both an important source of meat and animal products for on-farm consumption, and an enhancement of the range of products available to consumers.

The evolution of the farm from a land extensive operation to a labor intensive, high yielding organic system depends on available labor, which will be provided by the program participants. The labour input to scale up the farm operation as envisaged in this TUP application ultimately require a work force of approximately 40 individuals phased in over the three year period of the application. The phasing process will assist in the planned gradual increase in production capacity, the selection and training of new participants and the establishment of appropriate temporary housing on the site for residents.

1. Introduction

Agriculture is central to the therapeutic mission of the Woodwynn Farm operation. This application addresses the objective to establish a labour-intensive highly productive organic venture on the property. An essential element of that development is the availability of a continuing labour force throughout the year that will be provided by members of the therapeutic community resident on the farm property.

The use of the Woodwynn Farm property has, prior to the current ownership, been used for relatively low value livestock grazing and hay production as dictated by the prevailing soil and land conditions. A recent extensive meta-analysis of agricultural production across five continents concluded that organic agriculture was significantly more profitable than conventional production and had a higher benefit-cost ratio when organic premiums were applied, as well as providing additional benefits such as reduced environmental costs (negative externalities) and enhanced ecosystem services.

This application for a Temporary Use Permit (TUP) is a request to support increased labour-intensive organic agricultural production over the next three years through an augmented labour force of up to 40 residents accommodated in temporary housing on the site.

2. The Site Context

Woodwynn Farm is situated in the west end of the Mount Newton Valley, Central Saanich BC. It is bounded on the north by private residences on Mount Newton Cross Road; on the west by West Saanich Road; on the south by the Tsartlip Indian Reserve #1 and one private residence) and by a road allowance to the east. It is intersected by Hagan Creek (with approximately 30 acres south of the creek) (See aerial photo; p.3).

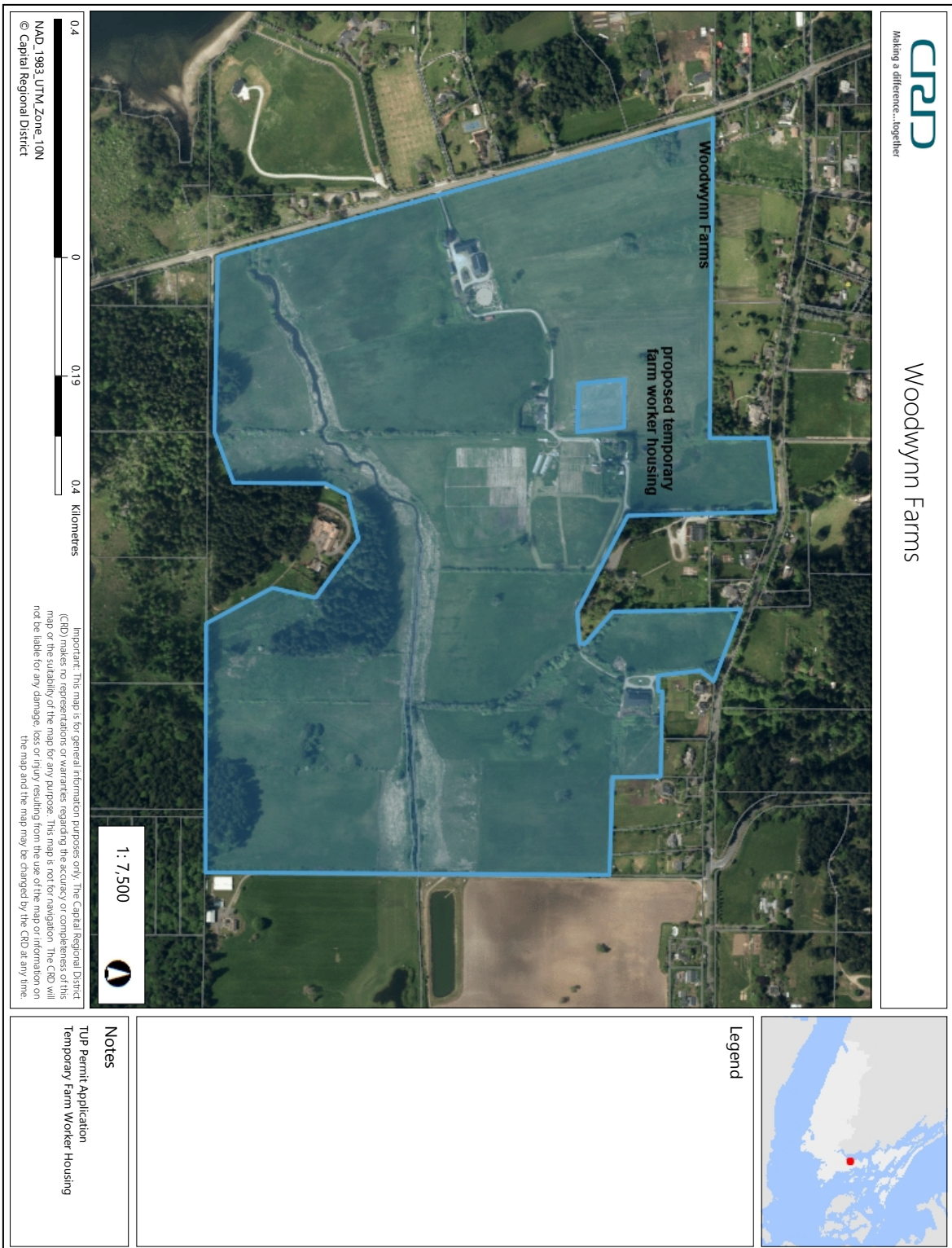
Southeastern Vancouver Island is in the Coastal Douglas fir (CDF) biogeoclimatic zone. It has a cool Mediterranean climate due to the rain shadow effect of the Olympic Mountains.

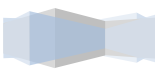
Southeastern Vancouver Island has warm sunny summers and cool rainy winters that generate relatively little snowfall. During the winter the temperature rarely drops below 0°C.

The site vegetation and soil types are highly diverse. Natural vegetation on the uncultivated portions of the site include Garry Oak (>50%) woodland, mature coniferous forest (60-100 years old), and riparian areas adjacent to Hagan Creek (approximately 13 acres). The Farm lies over the Mount Newton Aquifer. The north-south draw to Hagan Creek and respective slopes are within the Hagan Creek watershed). Hagan Creek is a designated salmon stream emptying into Brentwood bay to the west.

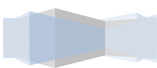
The property is located wholly within the Agricultural Land Reserve and includes Land

Use categories primarily for forage and grains, with some smaller pockets of grassland pasture and horticulture. The agricultural capability has been designated as Class 3





(80%) to Class 2 (20%) with capability of Class 2 under irrigation. Agricultural capability is restricted by excess water (other than that from flooding), undesirable soil structure and/or low permeability, and stoniness that interferes with tillage, planting and harvesting.



Woodwynn Aerial View - 2016

3. The Community Context

The Woodwynn Therapeutic Community is managed by the Creating Homefulness Society - a registered charitable society in Victoria BC. A Therapeutic Work Community (TWC) is designed to help homeless men and women gain and maintain meaningful self-reliance through employment. Offering a comprehensive and structured integration of counseling, housing, legal and medical support, life skills, and vocational skills training. Each individual is supported as a “whole person,” and develops confidence, a positive value system, and a career plan to maintain personal stability and gainful employment. An essential element of that program approach is the interaction and development of community that is associated with the residential context of the farm.

The concept of agriculture as a therapeutic strategy has been widely applied throughout the world using a broad spectrum of models. The utilization of agricultural farms as a basis for promoting mental and physical health and social well-being is an interesting example of multifunctional farming (variously described as care farming, social farming and green care). Such multifunctional agricultural programs are in place in many countries of Europe, Scandinavia and in a number of US states. While these models are disparate in their specific organizational structure, they share the primary objective to integrate disadvantaged individuals into the broader community as productive citizens. The positive experiences have been shown to be similar in different countries: working on the farm contributes to self-esteem, social skills, rehabilitation, inclusion, responsibility, physical health and sense of purpose.

The Woodwynn Farm program is modeled after that developed in San Patrignano, Italy in 1978, an institution that has transformed the lives of thousands of people and features a 72% success rate (freedom from drug use and employed).

The proven and lasting impact of TWCs, which consistently transform high-risk populations into productive contributors to society also alleviates demand for emergency, medical, judicial, housing and social services. A TWC can provide the broader community with an effective means to provide meaningful assistance to a significant segment of the homeless population in Greater Victoria. Individuals currently requiring support as dependents often gain (or regain) full and productive lives as active taxpaying citizens.

4. The Working Farm Model

While no longer in fashion due to changes in public policy (primarily deinstitutionalization), the working farm model as a cornerstone of the setting for people recovering from mental illness, tuberculosis, and as a therapeutic community for the mentally disadvantaged is a significant part of British Columbia history. It was also, historically, a significant rehabilitation component within the federal prison system.

The working farm model is designed to promote mental and physical health through supervised, structured programs of farming activities, including animal husbandry, crop and vegetable production and woodland management. A significant number of such farms focus on organic methods that require more extensive manual labour and provide direct contact with plants or farm animals. The application of organic methods has also been associated with a focus on local markets to address the needs of the regional community interested in buying local and sustainable food.

The working farm model is the ideal setting for our therapeutic community - a farm that will increasingly produce locally grown and marketed organic produce embracing an environmentally responsible stewardship of a significant heritage farm property and sustaining an important part of Vancouver Island's precious farmland.

5. Farm Development Plan

5.1. Principles

Woodwynn Farm operations are guided by the following principles:

- Food security is an emerging and important issue for residents in the Saanich Peninsula and Capital Regional District;
- In order to conserve land for food production, the farmstead/homestead will be carefully designed and the footprint minimized;
- The Farm is committed to stewardship of the land in a sustainable manner that is compatible with local biodiversity and the enhancement of ecosystem services provided by the site;
- We are open to labour-intensive production techniques that draw from organic agriculture, as well as bio-intensive, biodynamic and permaculture techniques;
- Our primary production will be focused on food production, as well as the revenue generation potential of herbs and other plant products that may be used to generate value-added products such as herbal teas, infused vinegars and fruit jams;
- Intensive small scale livestock production will be integrated livestock production and will be integrated into the program to use areas of the farm that are potentially productive, but not amenable to cropping;
- Where possible, production decisions will be made to either complement or enhance existing regional agricultural production and processing/storage capability;
- All products sold from the farm will bear the Woodwynn Farm brand

5.2. Objectives

The farming component of the Woodwynn Therapeutic Community has been established as a working farm to provide an integrated healing/working/training revenue-generating environment.

The Farm provides an attractive healthy natural setting for residents to reconnect with the earth and nature, as well as a structured framework within which members of the therapeutic community can apply the generic work skills that they will learn in an agricultural and value-added food processing setting. Furthermore, it will offer residents an effective environment to learn and practice meeting employment requirements.

The farm will provide the Woodwynn Therapeutic Community with locally grown organic food. In addition to feeding participants in the program, the current goal is for farm operations is to generate sufficient revenue by year three of the TUP to meet 50% of the farm operating costs through marketing of produce and value-added products.

5.3. Agricultural Context

Farming practices on the Woodwynn Farm are market driven, compliant with established regulations and guidelines, economically and ecologically sustainable, and consistent with the established principles for a therapeutic farm community.

The *BC Agriculture Plan* developed by the BC Ministry of Agriculture outlines five overarching themes:

- Producing Local Food in a Changing World;
- Meeting Environmental and Climate Challenges;
- Building Innovative and Profitable Family Farm Businesses;
- Building First Nations Agricultural Capacity; and
- Bridging the Urban/Agriculture Divide.

The operational farm plan for Woodwynn farm is consistent with these themes. Our primary agricultural focus is on local food production using techniques that will improve the environmental sustainability of the site and enhance its contribution to regional ecosystem services. The farm operation will support an innovative, profitable business in which the Therapeutic Community represents the 'family'. Given our location, immediately adjacent to the Tsartlip First Nation, there may also be future opportunities to address the building of First Nations agricultural capacity.

5.4. Human Resources

The Board of Directors of the Creating Homefulness Society function as the property owners and provide governance to the Society. The Society is managed by the Executive Director who is responsible for all operations of the Society including Woodwynn Farm. The Executive Director will establish and direct the Farm Management Team.

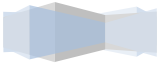
5.4.1. Farm Management Team

The head of farm operations (Farm Operations Manager) reports directly to the Executive Director. All Woodwynn farm staff report directly to the Farm Operations Manager. The Society has also established an Advisory Group to assist the Farm Management Team.

5.4.2. Farm Operations Team

5.4.2.1. Farm Operations Manager

The Farm Operations Manager will have direct experience in production agriculture with preference given to experience with multiple enterprise management, organic production, or related experience (e.g. urban agriculture, permaculture), complete with supervisory and financial management expertise. Experience working with volunteers is considered an asset.



5.4.2.2. Farm Trainer(s)

The farm trainer function will be provided by individual(s) experienced in agriculture training and skill development. Requisite credential would normally be at the College Diploma (Technology) designation complete with 10 years experience in both institutional and industry settings, preferably working with people who have minimal experience. It is envisaged to integrate several farm trainers with varying specialized expertise (e.g. horticulture, floriculture, crop production, mechanics, food processing).

5.4.2.3. Farm Workers

The farm workers will consist primarily of members of the Woodwynn Therapeutic Community particularly those engaged in the farm worker training program. This arrangement reinforces the symbiotic relationship between the essential farm labour requirements and the opportunity for members of the WTC to develop skills development and explore future farm/industry employment prospects.

5.4.2.4. Farm Volunteers

An underlying feature of the program involves the integration of appropriate volunteers into the farm community as mentor/ trainers to strengthen both the therapeutic and the skill development components of the program.

5.4.3. Farm Advisory Team

In keeping with the philosophy of the therapeutic community and the commitment to inclusiveness, Woodwynn Farm has established a farm advisory team to provide guidance to the Farm Management Team and ultimately the Board of Directors of the Creating Homefulness Society. The Farm has also developed a growing list of regional experts who are available to provide assistance on both a fee-for-service and/or voluntary basis.

6. Land and Soil Resources

Woodwynn Farm consists of approximately 193 acres, of which 167 are considered arable. Non-arable components (25 acres) include the two farmstead main houses, ancillary building, barns, and entrance roadway), the riparian area along Hagan Creek (approximately 13 acres) and woodlot.

The current allocation of the 167 farmable acres includes approximately 100 acres of improved forage and cropped as hay, 35 seeded acres allocated to grazing (fenced pasture), and 19 acres for undesignated use (paddocks). The remainder of the farm is currently allocated into 19 designated fields ranging in size from 1 acre to 14 acres.

6.1. Slope and Aspect

From the northern boundary, the property slopes significantly (approximately 1:20) down to the creek; the north west portion of the property has a south-southeast aspect while the north-east portion of the farm has a more southerly aspect.

South of Hagan Creek, the south-east portion of the property slopes steeply to the creek (north aspect), while the south-west portion of the farm slopes more gently to the creek (north-northwest aspect).

This topographical variation provides the opportunity to design a diverse agricultural system that is responsive to the various landscape and microclimate patterns on the site. It is also conducive to the restoration and maintenance of non-arable areas as significant contributors of ecosystem services within the regional community.

6.2. Soil Description

The diversity of Woodwynn Farm is characterized by the range of soil types that are found on the site (See soil map; p.11).

Brigantine (BE)

- The predominant soil type in the upland portion of the farm;
- Loamy soil or sandy loam fluvial and marine deposits over silty marine deposits
- Drainage is imperfect; perched water table
- Variant of note - gravelly, shallow BE soils in the west end of the farm property.

Saanichton (SA)

- Located in the mid-zone of the farm
- Silt loam and silty clay loam marine deposits
- Drainage is imperfect
- Suitable for a variety of agricultural production with drainage management

Cowichan (CO)

- The predominant soil in the low-land
- Silty clay loam or silt loam marine deposits
- Drainage is poor; high water table
- Can be productive with drainage and good agronomic management.

Crofton (CF) and Metchosin (MT)

- These soils are found throughout the riparian area of Hagan Creek.
- Crofton soils are shallow organic

Qualicum (QU), Fairbridge (FB), Parksville (PK) and Mill Bay (MB)

- These are minor soils found throughout the site.

The agricultural classification of these soils is Class 2 (20%) and Class 3 (80%) with the potential to improve to Class 2 with appropriate management. The primary limitations for agricultural capability relate to excess water (other than flooding), undesirable soil structure, low permeability, and stoniness.

While agricultural capability is described in terms of restrictions, it is important to note that those restrictions are comparable to Class 1 land, and that Class 2 and Class 3 soils can be very productive when farmed appropriately for their limitations. Historical agricultural use of the property has been for grazing and hay production. Because of the soil diversity, topography and cultivation limitations, the property is not particularly amenable to larger scale, machine-driven conventional agriculture.

CRJ
Making a difference...together

Woodwyn Farm Soils

Map of Woodwyn Farm Soils, showing various soil types and geographical features. The map includes a legend, scale bar, and north arrow.

Legend

- Known Fish Presence (points)
- Other Stream Mouths
- Salmon Sample Sites
- Salmon Stream Mouths
- Sport Sample Sites
- Sport Stream Mouths
- Central Samish Soils
- BD - Barids (map labels indicate dominant)
- BE - Brigantine soil type, dominated by
- BE - Brigantine sub-dominant
- CO - Corvian
- CR - Corvian
- DN - Douglas
- FB - Fairbridge
- HT - Hillbank
- KE - Kedar
- MT - Metic. Types
- MT - Matchless
- PA - Palisade
- QU - Quailum
- RY - Royston
- RY - Runway
- SH - Shewagen
- NO - Bedrock
- PO - Ponds
- Municipal Boundaries
- Highways
- Major Roads
- Roads
- Parks
- Federal Park
- Provincial Park
- Provincial Ecoversure
- Regional Park
- Future Regional Park
- Municipal and Community Parks
- Protected Area
- Lot Boundaries
- Major Lakes

Scale: 1:10,381
Created: June 9, 2008

Map Description: The map displays the Woodwyn Farm Soils area, characterized by various soil types (e.g., BE, CO, CR, DN, FB, HT, KE, MT, PA, QU, RY, SH, NO, PO) and geographical features (e.g., roads, highways, parks, lakes). The map includes a legend, scale bar, and north arrow.

6.3. Farm Planning Context

The soil, topographic and vegetative diversity of this site present significant limitations to the scope of conventional mechanized agriculture. The use of the property has historically been for relatively limited livestock grazing and hay production as dictated by the prevailing conditions.

Nevertheless, the diversity of the site conditions represents a unique opportunity to establish labour-intensive, small scale, high value integrated agricultural production using principles that have been derived from the permaculture system concept, including:

- Recognition of site ecological patterns and integrated cultivation of crops and livestock consistent with the diverse ecological conditions on the site;
- Integration of the agriculture and therapeutic community strategies;
- Cultivation of site biodiversity for ecological and economic benefit; and
- Enhancement of margins and edges (notably at the intersections of arable land with riparian and non-arable land areas).

From the perspective of global food and ecosystem security, organic agriculture has been identified as a farming system that provides a more effective vehicle to address multiple sustainability goals. The financial competitiveness of organic production has often been challenged by proponents of conventional agriculture. A recent meta-analysis of a dataset extending over 55 crops grown across five continents concluded that organic agriculture was significantly more profitable and had a higher benefit-cost ratio when organic premiums were applied¹. In the absence of such premiums, organic production retained a profit advantage when factors such as environmental costs (negative externalities) and enhanced ecosystem services were included in the calculation. These authors also concluded that the evidence from this wide spectrum of studies supports the perspective that labour-intensive organic farming can be a significant contributor to food security and to the revitalization of rural communities.

It is within this structural framework that the agricultural program for Woodwynn farm has been developed. The approach is predicated on the economic, ecosystem and social values of a labour-intensive production system. It is a program that is consistent with the objectives expressed in most regional agricultural plans to support local agriculture and the sustainable use of farm land to address sustainable regional food security.

¹ David W. Crowder and John P. Reganold. 2015. Financial Competitiveness of organic Agriculture on a Global Scale. *Proc. Nat. Acad. Sci.* **112**. 7611-7616.

7. Built infrastructure

The farm currently includes the basic infrastructure necessary to support the agricultural plan. Deficiencies in building and or equipment requirements are being identified and strategies developed to address these challenges over time.

7.1. Buildings

The major farm buildings include a heritage style gambrel roof dairy barn (that has been renovated for use as the farm market), a heritage style horse barn, a modern storage shed (hay and or equipment), and several outbuildings of heritage vintage, many of which are in need of serious renovation and some of which may not be serviceable.

7.2. Equipment

A range of equipment was included in the farm sale. For purposes of the intended operation of the farm the basic equipment needs are available. The current contract hay agreement has not always been able to deliver harvest in a timely fashion to ensure the highest quality product. Some provision may be made to acquire on-farm expertise and appropriate haying equipment if the contract route cannot be improved. In support of the more intensive horticultural production, the Society is currently preparing an application for funding to acquire transplanting equipment, additional hoop houses for seed starts, and to drill an additional 500 foot well to augment the existing water supply.

7.3. Other Improvements

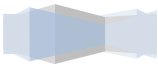
7.3.1. Electrical

The farm is serviced primarily with 110 amp service to most of the buildings and with 220 amp service to the workshop. No significant electrical constraints to the operation of the farm as planned have been identified.

7.3.2. Water & Irrigation

The farm is serviced by potable water from three shallow wells and by additional irrigation water from Hagan Creek in compliance with the farm's existing Water License. The three wells on the property are now fully functional and include the east barn well (5 gal/min), the white house well (5 gal/min) and the west barn well (10 gal/min).

The irrigation system is supplied from a pump house (460 gallons per minute capacity), approximately 600 feet of 5" mainline (buried) alongside Hagan Creek as well as approximately 900 ft between fields 7 and 9 deadheading at the east edge of the Dairy Barn site. The latter location provides a point source for fields 10 (both west and east) and 8. Additional 5" surface pipe supplies irrigation capability to fields 5 and 3. Approximately 600 feet of 3" surface pipe with two rows of sprinkler heads are available to generate 2 - 8 hour irrigation cycles.



The current limitations to irrigation are a function of labour availability (rather than pump capacity or water availability), and the reliability of an antiquated aluminum surface pipe system.

7.3.3.Fencing

Most of the historical cattle fencing was removed by the previous owners. A single field of food crops is deer fenced. Movable electrical fencing is being used to control grazing livestock.

7.3.4.Bridge

There is a metal cattle bridge across Hagan Creek that connects the north pastures to the south pasture. It is in need of obvious deck repairs, but no specific engineering assessment of the state of the structure is available at this time.

7.3.5.Cattle Handling Facility

The cattle handling facility adjacent to the horse barn appears to be functional, but is overgrown with blackberry bushes and is in need of considerable repair.

8. Residential Labour Force

Labour is a critical element of the working farm model envisaged for Woodwynn farm. The ability to find and retain farm labour has become increasingly challenging for farms of all types. The Farm Worker Housing Policy Review prepared by the Community and Social Planning Council in August 2010, identified the challenge of supporting agriculture, providing a stable labour force, and minimizing negative impacts on agricultural land. The importance of full-time housing on site was reinforced by feedback from farmers described in the report; where housing on-farm was provided there was an increase in worker productivity and reliability, as well as reduced travel time and costs. The report also noted that in some jurisdictions, recreational vehicles (as proposed in this application) are an acceptable form of housing if supported by the appropriate ancillary infrastructure (power, water etc.).

The current residential population of Woodwynn Farm is approximately seven individuals. The proposed increases in crop and livestock production and generation of value-added products will require additional personnel. Diversified organic agriculture operations typically demand more than 50 hours of labor per acre for each week of the growing season. With a three year target of approximately 20 acres of crop production, five high polytunnels and 100 animal units 1,340 hours of farm labor would be needed to maintain the operation. Each program participant contributes about 30 hours of farm labor weekly, with the balance of his/her time used for food processing and preparation, other therapeutic activities, and personal time. To meet the anticipated labour demand by year three, it is anticipated that about 40 program participants would be engaged.

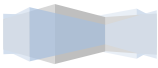
From an operational perspective this increase is planned to occur in a phased strategy as follows:

2016: Current ~ 7 residents
 2017: Increase up to 15 residents
 2018: Increase up to 25 residents
 2019: Increase up to 40 residents.

The phased approach will facilitate:

- a) the timing required to select, integrate into the farm community, and train new residents;
- b) a planned increase in production activities and access to the funds necessary to support the program; and
- c) provide for adequate temporary housing as new residents are added to the labour force.

This proposal provides for the location of temporary housing on the site located immediately to the north of the main service road into the farm adjacent to two building clusters and the current fenced area that is being used for production. That location is also serviced by electricity and water. The area forms a small (< 1.5%) area of the arable land base on the property that is more than compensated for by



the increased productivity that will result from the more intensive production that will be established on the other areas of the site.

9. Cropping & Livestock Strategy

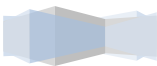
A wide range of agricultural options have been identified for the Saanich Peninsula based on soil and climate conditions. These include a range of annual crops (vegetables, herbs, overwintering species, grains) perennial species (herbs, forage crops, small fruits, berries, tree fruits, nuts), greenhouse production, poultry and livestock, and agro-forestry systems.

The current development of Woodwynn Farms involves a transition from land extensive and machinery intensive production of hay for off-farm sales to labour-intensive organic production of horticultural crops and high-value animal products for on-farm consumption and direct-market sales. This transition requires accommodation for farm labourers who can participate in the daily activities associated with the labour-intensive farming enterprise.

Outside the fenced enclosure noted below in Section 9.1, most of the land is currently used to produce square baled hay for sale to local horse farms. As a perennial polyculture, hay is appropriate for the steeper slopes of the farm, which would be susceptible to erosion if used for annual crop production. The cutting and baling work has been contracted out because it requires equipment operation and training that is not currently consistent with the farm's therapeutic mission. However, contractors have not always been able to cut hay when its nutritional value is highest, resulting in a lower value product and fewer annual cuttings than desirable. Many of the slopes that are currently under hay will be gradually transitioned to pasture a multi-species grazing system incorporating beef cattle, pigs, chickens, goats, and sheep (see Section 9.2).

9.1. Crop Management

Twenty acres of the property have been enclosed with deer fencing, beginning the transition to more labor-intensive organic horticultural production that complements the farm's therapeutic mission. The fenced area currently includes several acres of intensive organic vegetables, small fruits, stone fruit orchards, and two high polytunnels that extend the potential growing and harvest season for horticultural crops. There is also a spiral herb garden (a highly efficient use of space for growth and access to plants) that includes several hundred sage and lavender plants for direct marketing, or as source material to generate additional value-added products. The area dedicated to organic horticultural production will be expanded within this fenced zone, and more high tunnels will be constructed as labor and resources allow. Cropping in 2016 included more than 25 species of leafy greens and vegetable cultivars, 13 species of herbs as well as apples, pears, plums, figs, blueberries, raspberries, blackberries and grapes.



9.2. Livestock Management

The livestock component of the farm is intended to supply an important source of meat and animal products for on-farm consumption by program participants, as well as adding diversity to the products available to outside customers through the marketing system.

While the transition from hay production to grazing will increase the farm labor requirement to manage animals and move electric fences regularly, it will also increase the value of the farm's output from that portion of the land base, decrease dependence on machinery maintained by off-farm contractors, and increase retention of soil nutrients. Some hay production may be retained on land that is not amenable to other arable uses, but new contract arrangements will have to be established to ensure a timely harvest to generate a higher quality product.

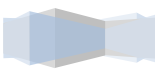
The framework for livestock management is based on the philosophical pasture-based approach described by Joel Salatin and consistent with the holistic grazing management system described by Allan Savory. Both of these individuals describe an approach to agriculture that is predicated on the belief that effective land management is linked to the culture, beliefs and values of the people occupying it. Practical land management is most effective when people, their land and their economy are treated as a single whole. This management approach is consistent with the therapeutic community initiative.

Planned grazing is based on effective use of the animals' natural behaviour to minimize overgrazing through maintaining high graze/trample/recovery rates on the land at all times. It involves high physical impact on the land for brief periods interspersed with much longer periods for plant and soil recovery. Multi-species grazing improves economic returns through more efficient use of the diverse pasture types found on Woodwynn Farm, offers access to different markets, reduces predator pressure, disrupts parasite cycles, and improves pasture health. It is a management process that is particularly adaptable to situations where the responsible individuals have minimal prior training. The higher labour requirement of such systems, often considered a drawback, is ideally suited to the residential therapeutic program of Woodwynn Farms.

Livestock production in 2016 has included primarily pigs and broilers.

10. Ecosystem Services

In addition to the direct provision of food from the land base, there are a range of other contributions that the development of an organic regenerative agriculture can deliver to the community. These may be broadly defined as ecosystem services and include the benefits that are derived from effective nutrient recycling in the soil,



clean water, habitat preservation and/or enhancement for natural pollinators and pest predators. There are a number of areas on the property, including the riparian setback along Hagan Creek that have been identified as opportunities to enhance some of these natural processes. These areas are being intentionally retained in their uncultivated state.

11. Marketing

To date, the primary outlet for the produce generated on site has been to feed the residents. Approximately 70% of the diet used to prepare approximately 10 people (residents, staff & volunteers) three meals per day has been produced on the property. In addition to feeding program participants, the farm supplies local markets (e.g. Red Barn) for organic produce and value-added products through direct-market sales at the on-site farm market as well as distribution to some off-site markets and restaurants.

The farm market building was only completed in late summer 2016 and has made available some of the surplus produce (particularly garlic and apples), as well as broilers. The latter is anticipated to generate more than \$12,000 gross revenue this year.

The key to marketing products from the farm will be to establish the Woodwynn Farm 'brand' and to draw clientele to the farm market that has been located in the renovated dairy barn. The branding exercise will focus on the local, sustainable and organic nature of the products.

The planned gradual expansion of production will allow the Farm to supply the market with a more consistent source of product as well as addressing the potential for continuing to supply local groceries with Woodwynn-branded produce. All profits from off-farm sales are used to support the funding of the therapeutic programming.

CBC Investigates

'It's like pulling teeth': No treatment bed for B.C. fentanyl addict who returned from the dead

Methadone is 'liquid handcuffs' for Bryson Diaz while he tries, like many others, to find a spot in treatment

By Natalie Clancy, [CBC News](#) Posted: Sep 12, 2016 2:00 AM PT Last Updated: Sep 12, 2016 2:00 AM PT



Trinity Diaz and her son Bryson, 23, who can't find a spot in a publicly funded residential drug treatment program. (CBC)

About The Author



Natalie Clancy, Investigative Reporter | CBC News Vancouver
Natalie Clancy has a 25 year track record for breaking stories. Her investigations into the deaths of children in care, sexual harassment in the RCMP, real estate scams, and violence against nurses have won several awards, including 4 from the Canadian Association of Journalists.

Bryson Diaz has overdosed 11 times in his 23 years.

The last time, back in November, was with his pregnant girlfriend, under the bridge where they lived.

Both took the "tiniest little bit" of [bootleg fentanyl](#) and both would have to be revived by paramedics.

"My girlfriend split it into two and by the time she had hit it, I was hitting mine and we were just gone like that," Diaz said.

"It was within seconds it was all black and I was being woken to a paramedic cutting my shirt and resuscitating me."

He says the paramedics told him he'd died. They brought him back with repeated doses of [naloxone](#), as well as CPR.

'I'd be happy to go'

Perhaps it's the addiction talking, but Diaz, now sweaty and fidgety and overdue for his daily dose of methadone to kill his cravings, says he wishes they'd let him die that day.

'I lived down in the dumps for so long that if a fentanyl dose killed me I'd be happy to go.'- *Bryson Diaz, 23*

"I was pissed off when the paramedics woke me up because of the fact I'd have to go through this again," the Coquitlam, B.C., man said of his struggle to stay off opioids.

"I lived down in the dumps for so long that if a fentanyl dose killed me I'd be happy to go."



Bryson Diaz says paramedics told him he'd died during his last overdose. (CBC)

Diaz, who's struggled with addiction disorders since he was 13, is one of many addicts in the province who can't get a publicly funded treatment bed.

He's on a methadone maintenance program, which, for now, is keeping him away from fentanyl, but he's not getting any counselling or therapy.

"I'm just trying to do it on my own, because just to get into a bed, it's like pulling teeth," he said.

'The system is failing him'

His mother, Trinity Diaz, says the treatment bed shortage in B.C. is costing lives and she blames Premier Christy Clark's failure to meet her election promise of adding 500 new beds by 2017.

So far, the province has only created 220 new beds and pushed the deadline to "in 2017," which basically amounts to a 12-month extension.

"She said whatever she needs to say to get elected and if it was her child things would be a lot different than they are now," Trinity Diaz said.

"You are calling around place to place and yet your son needs to get in there because if he doesn't, he's gonna use again."



B.C. Premier Christy Clark pauses during a July 27 news conference where the government announced the creation of a task force on drug overdoses. (Darryl Dyck/Canadian Press)

The single mother says the only treatment centre she found that was willing to take Bryson was a private company that wanted \$50,000 for a two-month program.

"Because I don't have that kind of money, I believe the system is failing him, passing him through, and they don't

care."

She's angry the province hasn't done more to prevent drug deaths since a public emergency was declared in April.

This story is part of a CBC investigative series on the fentanyl addiction crisis in B.C. and its implications for the rest of Canada.

A CBC News investigation of B.C.'s addiction treatment system reveals a patchwork of private and publicly funded programs that are outdated, ineffective or very hard to access. CBC contacted every treatment program in the province and found wait-lists up to six months for publicly funded treatment, and private centres charging as much as \$40,000 a month.

"What I'm finding they do the most is pass the buck," Trinity Diaz said. "They tell you to call someone else or call another facility and then when you call them they tell you to call somewhere else."

'Liquid handcuffs'

In the meantime, her son's on methadone to control his cravings — she calls it "liquid handcuffs."

Bryson's dose is 90 milligrams, which is too high for most treatment centres, but his mother worries if the dose is lowered, he'll go back to street drugs.



Bryson Diaz takes methadone to control his fentanyl cravings. (CBC)

He says his addiction has ruined his life and destroyed his chance to raise his daughter, who was born in January. He talks as if relapse is inevitable, along with the unbearable sickness that always follows. Fentanyl withdrawal, he says, is ten times worse than coming off heroin.

He knows from experience.

"I'd get dope sick within six hours ... stomach hurts, my skin's on fire, melting off me, I'm puking, no energy to do anything, constantly going to the bathroom, sweating hot and cold ... it's the worst feeling."

Bryson's mother fears his next relapse will be his last.

In June, Premier Clark announced a task force to try to curb overdose deaths in B.C., but even its co-chairman admits the group of experts has limited resources.

"We have a constrained budget, a finite budget," said Dr. Perry Kendall, the province's health officer. "We have a lot more demands on the budget than the budget is able to meet, so it's a question of where to strategically get your best bang for your buck."

Trinity Diaz has a demand of her own: the province should fund psychological counselling for all addicts waiting for treatment beds.

CBC NEWS INVESTIGATES

If you have information on this or any other story we should investigate, email us: Investigate@cbc.ca

Edited and packaged by Dave Pizer

Are there enough beds for drug treatment in B.C.?

Quality and quantity of facilities for substance abuse treatment varies wildly

[CBC News](#) • Justin McElroy and Natalie Clancy September 11, 2016



Some of the faces of British Columbians who've died after overdosing on fentanyl. (CBC)

The B.C. government says that when it comes to providing options for people struggling with drug addiction and looking for help, they have a "strategy to provide a comprehensive spectrum of care to meet the needs of people

experiencing substance use challenges."

But an investigation by CBC reveals that when it comes to people trying to get help for their loved ones through direct residential care, the system is muddled and patchwork.

There is no centralized resource saying how many beds there are in the province for people seeking drug addiction treatment, where they are, who the beds are available for, and what services they provide.

Some regulation, but varying quality

The provincial government deregulated the recovery home industry in 2002.

Following a spike in recovery home deaths, the government introduced a new system in 2013, allowing operators who register in the Assisted Living Registry to be eligible for provincial funding of \$30.90 a day for each client who is on social assistance.

As a result, options available to people seeking treatment run the gamut from high-quality, high-cost facilities in both the public and private sector to more basic places for those on social assistance.

Our methodology

[Two CBC producers phoned up every drug treatment facility with beds they could find in B.C.](#), posing as the mother of a 16-year-old girl and a 23-year-old man, respectively. They asked how many beds were available, how long the wait was, what the cost was, and what treatment options are available.

We created our fictional profile to be sure we got an accurate picture of available treatment.

- [Here is a link to the data](#)

Because the government would not provide detailed bed counts, our numbers may not be accurate. However, the data we've found provides an accurate snapshot of what is available for a member of the public, searching on their own, as British Columbia's opioid crisis drags on for more than a year.

[Here's what we found.](#)

What we learned phoning every drug rehab facility in British Columbia

In B.C. right now, it's possible to get quick, affordable and effective help, but it's difficult

By Yvette Brend and Manjula Dufresne, [CBC News](#) Posted: Sep 11, 2016 7:00 AM PT Last Updated: Sep 11, 2016 12:15 PM PT



As part of its series on the opioid overdose crisis, CBC News in British Columbia called every drug rehabilitation centre in the province to understand how hard it is to access treatment.

We've been doing something that a mother hopes to never have to do.

For one week in August, [we called all the drug addiction rehab facilities in British Columbia we could find](#), pretending to be the mother of "Chelsea", a 16-year-old girl addicted to heroin, or "Dustin", who's 23 and addicted to opioids.

That's how we introduced ourselves to drug recovery homes and detox centres across the province as we looked for help, learning that mothers of adult addicts face a confusing patchwork of options with no clear path.

The first-hand research was done to get a picture of what parents encounter when they are trying to help their child. We created our fictional profile to be sure we got an accurate picture of available treatment.

In B.C. right now, it's possible to get quick, affordable and effective help. But it's hard.

We spoke with many compassionate people across the province who really want to help, but they can't always.

There's no drug rehab TripAdvisor — you can only hope that well-meaning people will guide you.

One critic even ranted that it was a crime there were no report cards, no regulators and no list for parents looking for good rehabilitation centres that were ministry-accredited.

Young offenders, First Nations have designated spots

If your son or daughter is under 19, access to government-funded programs depends entirely on where you live in the province, whether your child is in the justice system or whether they are Aboriginal.

Most programs are not residential or full time. Timing is everything. Somebody leaves or graduates and a spot is available.

But, we called any and every possible addiction service hoping that one will have the answer we sought: A full-time rehab facility that could take our child right away and help her beat the addiction and put it behind her.

In total, we phoned over 150. Here's what we found:

Wait times fluctuate wildly

A day. A week. Seven to eight weeks. Six months. It varies. Timing is everything. People quit, spots come up.

Wait times can be as long as six months for the places in high demand, but many rehabs won't tell you that. They just say a bed is just coming up. The addict must call in every day and try to snag it. Mothers say that can translate into weeks, even months. A call and a failure every day.

This can be devastating as the window of opportunity is crucial — one mother lost her son during the waiting period, as she was denied Suboxone and rehab for him, despite calling every day.

'Rehab' means different things at different centres

With adult rehab centres, the quality and range of service is all over the map. A few offer evidence-based medical care, fold in yoga, acupuncture, neuro-feedback and more, and charge a lot of money.

Others adhere to a faith-based, cold turkey boot camp rules approach, and even subsidize the stay. Others are focused on taking your son's social assistance cheque, even to help him set up an account, but don't have much to say about programming.

Off the record, intake workers will warn you off places that are only interested in the cheque. It's difficult to discern over the phone who those are, but they often will accept people high on Suboxone or methadone.

These places are described as "three hots and a cot," only with no real program, rules or concern if your loved one slips.

Pushback against evidence-based treatment

Facilities have limited beds for people on maintenance drugs, as that requires trips to the pharmacy and more care. They explain that they only accept addicts on low levels of maintenance drugs.

Many more — in fact the majority that we spoke to — adhere to AA or 12-step regimes, and resist harm reduction as a waste of time. They insist it's all nonsense, despite compelling science.

A few ban drugs entirely — even anti-depressants, which can be dangerous. They especially discourage methadone, calling it "the government taking over as the dealer."

They warn to avoid methadone and Suboxone and find a place where the user can be stripped bare of any chemicals — ignoring science that has proven Suboxone's ability to lessen withdrawal symptoms and really help people kick opioids and saves lives.

The drug is supposed to be the first line of treatment for opioid addiction in B.C.



Alberta was one of the first provinces to cover suboxone which can be prescribed to help with opiate withdrawal.

Only works with buy-in

How do you gauge the quality of the place you are sending your loved one? The price can range from signing over his social assistance cheque to \$10,000 a month. There are no guarantees that more expensive treatment works.

Some parents describe their child returning from expensive rehabilitation care only to overdose days or weeks later, once out of the control of a strict rehab environment in a remote location.

And ultimately, in the public system a person has to want treatment — even people under 18 have to go voluntarily. Success depends on commitment.

"They have to want to do it," is the phrase you hear over and over — a mantra that seems to suggest the only person failing an addict is that addict.

CBC NEWS INVESTIGATES

If you have information on this or any other story we should investigate, email us: investigate@cbc.ca

Analysis

'There's definitely blood on the premier's hands': B.C. government fails to deliver fentanyl crisis fix

Christy Clark not on track to meet campaign promise to add 500 treatment beds by 2017

By Natalie Clancy, [CBC News](#) Posted: Sep 10, 2016 2:00 AM PT Last Updated: Sep 11, 2016 1:54 PM PT



Michelle Jansen and her son Brandon the day before he died of a fentanyl overdose. (Courtesy of Michelle Jansen)

The way Michelle Jansen sees it, if a gunman were killing two young people a day in B.C., the government would send in a SWAT team.

She's the sixth grieving mother I've met who lost a child to a fentanyl overdose this year.

Her [son Brandon](#), 20, died in March and she's also grieving her younger son's 16-year-old girlfriend, [Gwynevere Staddon](#), who died in August.

"It's a crisis and nothing has been done," said the outspoken critic of the federal and provincial response to B.C.'s public health emergency.

This story is part of a CBC investigative series on the fentanyl addiction crisis in B.C. and its implications for the rest of Canada. Read more in the upcoming series:

- **Monday | 'It's like pulling teeth': No treatment bed for fentanyl addict who returned from the dead**
 - **Tuesday | 'A small Band-Aid on a big cut': Vancouver firefighters race to revive fentanyl addicts**
-

"There's definitely blood on the premier's hands."

The Coquitlam mom says appointing a cash-strapped task force was a woeful response from Premier Christy Clark.

"If it were the premier's son or daughter who lost their life ... I wonder how quickly would you move to make some changes?"

Premier playing catch-up

Clark campaigned 3 ½ years ago to create 500 new addiction treatment spaces in B.C. by 2017, and she insists the province has made progress.

"That progress is never going to be enough for someone who has lost a loved one," she said in an interview with CBC News. "Every one of those losses is a tragedy."



'People have an absolute right to blame Christy for not delivering those beds,' says the NDP's Sue Hammell of B.C. Premier Christy Clark's expected failure to create 500 new addiction treatment beds in the province by 2017. (CBC)

A statement from B.C.'s Health Ministry says the government is "committed to opening 500 substance use beds and are on track to meet our target in 2017."

On track?

When did "by 2017" change to "in 2017"?

In a crisis where minutes matter, a delay of up to 12 months will cost lives.

The province has only created 220 new beds.

"We said 2017, we mean in 2017, so if we can get there in the middle of 2017 rather than September, or we can get there in February, we are keeping that promise" Clark said.

Lack of resources

The fact is the province is struggling to play catch-up in this fentanyl crisis. There's no way to spin it, try as Clark might.

"Every one of these deaths is preventable," the premier said on July 27, as she announced her task force of experts to tackle the problem.

Task force co-chairman Dr. Perry Kendall, the provincial health officer who declared a public health emergency in April, admits the group is limited.

"Will we get everything we want? We know we are in fairly tightly constrained budget times," said Kendall, who explained that any resources for the task force must be diverted from other government programs.

Overdoses [killed 249](#) people in B.C. last year, and 62 per cent of those were linked to fentanyl. The fact that death toll could triple this year is no surprise to anyone who's been paying attention.



Some of the faces of British Columbians who've died after overdosing on fentanyl. (CBC)

[The home-made and deadlier version](#) of the powerful painkiller is also headed east and some of Clark's fellow premiers might soon have to come up with a response of their own.

Late last year, 73 addiction specialists handed Clark's government [a report](#) urging it to act quickly to save lives.

[Eighty people died](#) of drug overdoses the next month alone.

Missed opportunities

The report recommends urgently investing in evidence-based addiction treatment for opioid users, to focus spending on treatment that actually works and to stop funding old-fashioned abstinence programs that have a high failure rate for opioid addiction.

"If these evidence-based recommendations are enacted quickly, B.C. has the potential to dramatically reduce fatal overdoses," the report concludes.



Dr. Keith Ahamad says he's frustrated by the barriers that remain for his patients seeking help. (CBC)

Dr. Keith Ahamad, one of the report's authors, says he's frustrated by the barriers that remain for his patients seeking help.

"Because of the stigma of addiction, any other disease we would have mobilized a long time ago," he said.

He was relieved when the province lifted restrictions on suboxone, a pill version of methadone, in July — eight months after the report recommended it.

Most treatment not evidence-based

Suboxone is a proven treatment for opioid addiction, but CBC News found only 35 per cent of the province's treatment providers allow the drug, which curbs cravings and withdrawal symptoms.

Even the task force's co-chairman wonders why the province continues to fund recovery beds that use outdated methods.



NDP addictions critic Sue Hammell says if the province was faced with some other kind of deadly disease outbreak, 'there would be a fix right now.' (CBC)

"If you look at the addiction system, a lot of what's done out there

isn't evidence-based and it's not very effective ... so there's a lot of change that needs to happen," Kendall said.

Internal documents show the Health Ministry knew back in 2015 that it wouldn't meet its 500-bed promise by 2017, and blamed "unexpected delays such as not being able to identify a qualified vendor, necessary renovations, and human resource issues."

Human resources? Vendors? NDP addictions critic Sue Hammell says if the province was faced with some other kind of deadly disease outbreak, "there would be a fix right now."

"The consequences have been life or death, so this is not acceptable"

Where are the youth beds?

The Health Ministry says there are 203 publicly funded residential treatment beds for addicts ages 12 to 18, but CBC researchers could only verify 117.

We also found only 24 private beds, which charge as much as \$76,000 for a six-month program.

B.C.'s child advocate insists only 20 provincially funded addiction beds are available, after [her recent review](#) of the province's addiction services.

When CBC News asked for a list of all youth treatment beds, the ministry suggested we file a Freedom of Information request.

"There are safety and privacy concerns about revealing the location of specific youth substance use services," spokeswoman Kristy Anderson said in a statement.

To which the NDP's Hammell responded: "I can't find them and families can't find them, you can't find them, I don't think they exist."

'I don't have \$50,000'

Veronica Staddon couldn't find one earlier this summer when her daughter [Gwynevere needed rehab](#).

The only bed she found was at a private centre that required cash upfront.

"I don't have \$50,000 available," Staddon said.



Veronica Staddon couldn't find a publicly funded treatment spot when her daughter Gwynevere needed one. The teen died from a suspected fentanyl overdose in a coffee shop washroom. (courtesy of Veronica Staddon)

The Coquitlam teen took her last hit of

fentanyl a week before her 17th birthday.

She was found unresponsive in a coffee shop washroom and couldn't be revived.

"To say you get treatment for your kid depending on how fat your wallet is, is unacceptable," Hammell said.

So is pretending your drug crisis strategy is on track when it's clearly so far behind.

- ['It's going to take you,' warns B.C. man who lost brother and girlfriend to fentanyl overdoses](#)
- **READ MORE|** [Ongoing coverage of fentanyl crisis](#)

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Edited and packaged by Dave Pizer

Program Design - How It Works

Commitment: Participants' Mission Statement

"We have made a commitment to change ourselves by creating a respectful, clean, and sober environment, where we will heal our minds, bodies, and spirits. We will grow through individual and community challenges, changing our thoughts, beliefs, attitudes, and behaviours. We will succeed and take our rightful place in our communities"

To start – Basic Needs: Without meeting ones basics needs, it is difficult if not impossible to heal/improve. Attempting to get back on ones feet while struggling to obtain the very basic necessities of life can be overwhelming, and in many cases drive or worsen issues.

At Woodwynn farms each participant has a warm, safe, dry bed; 3 healthy meals each day; and an environment with no drugs or alcohol, and no tolerance for violence including verbal abuse.

By providing for these basic human needs the individual can focus on healing, recovery, and personal development.



Key Design Elements

- 1 Healthy distance from downtown: Woodwynn is an approximately 25-minute drive from our nearest city, Victoria, BC. It is extremely effective to bring participants away from negative triggers of day-to-day life (dealers, pimps, familiar people and locations for 'getting high' etc.) Simultaneously, we are close enough to the healthy and supportive individuals in their lives; the positive people in their families and relationships who don't mind the drive to the farm for a Sunday visit.
- 2 Structure and Routine: A life of chaos and disorder is replaced with structure and routine (see below) in both our daily schedules and our environment. This brings on a gradual calming effect for all of us
- 3 Mindfulness Exercises: As their personal lives unravel, the individual thinks and worries obsessively about past woes and mistakes, current urgent needs and fears for the future. At Woodwynn, there are 7 Mindfulness exercises seamlessly woven into the daily routine. These are a natural part of our daily lives.



- Participants, staff and volunteers all report benefits from these
- 4 Sleep: It is most common for the street entrenched to be sleep deprived. Sleeping rough is cold and wet. Sleeping in shelters is loud and chaotic. Personal safety is a 24-7 fear for both men and women. Typically, an individual will experience interrupted sleep during the night, and try to catch up on rest during the day. Extended sleep deprivation leads to a variety of mental health issues. A warm, safe, dry bed at Woodwynn is a deceptively simple, calming, stabilizing ingredient to the therapeutic process.
 - 5 Healthy consumption: Street life often includes a disastrous mix of various drugs and alcohol. These are exacerbated by extremely unhealthy diets from either food banks, shelters and of course garbage bins. (Food banks unfortunately primarily provide expired dry goods (Kraft Dinner is their #1 item)) It is also common for a homeless person to drink 20-40 cups of coffee per day (see 'Sleep' above) Coffee and sugar as staples exacerbate biochemical dependencies to drugs and alcohol. It's a harsh mix. In contrast, our participants eat a more healthy diet than 99% of North Americans. They are gradually limited to 2 cups of coffee/day. They are also limited to one sugar treat per week (desert with Sunday dinner). These combine for a remarkable return to vitality, over time.
 - 6 Physical activity: Street life can be largely sedentary. In addition to daily yoga, farm life can be active, outdoors, and varied. Lifting, pulling, twisting, turning and pushing various tools, supplies and equipment are a natural part of farm community activities. Strength and stamina return fairly quickly to all participants, regardless of age or condition
 - 7 Meaning and Purpose: street life can reduce an individual to a reality of perceived meaninglessness and purposelessness. Beyond attending to his/her immediate needs, there are little or no positive goals and aspirations. Farm life unyieldingly commands meaning and purpose. Every contribution, every day, from every individual matters to the operations of the farm community. And it quickly becomes obvious to the individual that they matter and are valued. New participants are given the mantra "How can I help?" Farm chores must be done. Laundry and dishes must be done. When all work together, daily life is quite pleasant and smooth. The primary focal point for meaning and purpose is the dinner table. There is a daily awareness that each person contributed directly or indirectly to the contents of the meal. Negativity is replaced with positive purpose : "We need to get X done today".
 - 8 Farm Community: While all of the above issues are vital, it is important to note that the isolation and loneliness of street life are the most soul-destroying of all aspects of street life. The individual is surrounded by plenty of perceived evidence of



worthlessness. Their educations and careers have not worked out. Healthy family and friends relationships have mostly been shattered. Hundreds or thousand of people surrounds them on the streets...and yet they are alone. At Woodwynn, we do everything as Community. We eat and work together. Nobody eats alone...ever. Our mealtime conversations are priceless. We learn more about each other, and from each other, over a bowl of soup than countless hours of counselling can sometimes discover.

- 9 Broader Community: We have tremendous variety of volunteerism at Woodwynn. Volunteers come from around the world, (Brazil, New Zealand, Australia, the UK, Italy, Denmark etc.) and contribute to our therapeutic farm operations for periods of time ranging from 2 weeks to 14 months. Further, we are blessed with a steady stream of local volunteers, including Sparks (5 yr. old girl guides), elementary, middle, and high schools, college and university groups, and a wide range of church groups). Participants are exposed to an extremely broad range of society, in a positive, productive and affirming manner. Typically, our participants become 'foremen' of the day and develop interpersonal and leadership qualities.
- 10 Values: Our Woodwynn program places great emphasis on improving the quality of relationships in 3 key areas: with ourselves, with each other and with Nature. We explore raising the quality of these relationships thru giving active meaning to our 11 Core Values: Dignity, Respect, Honesty, Integrity, Honour, Loyalty, Compassion, Support, Accomplishment, Celebration and Love. Every day, we explore ways to assist remaining true to our values thru times of temptation, conflict and adversity. Daily repetition and reinforcement has proved effective. The community setting on Woodwynn Farms has proved an ideal place to test and practice healthy relationships
- 11 Hope: When all the above come together, the individual's conversation and outlook transitions to the positive. Planning around relationships, education and vocation becomes more concrete and realistic. Thru the support of other agencies and educational institutions we've slowly begun to help participants realize more positive futures for themselves.



Daily Routine (Monday to Friday)

5:45am Yoga
 7:30 am Breakfast
 8:30am Morning meeting
 9:30am Farm community work
 12:15 Tools down
 12:30pm Lunch
 1:15pm Farm community work
 4:30pm Tools down
 5:30 Dinner

Evenings are to themselves.

Generally, participants watch television, read or go for a walk.

Participants are not allowed off the property unsupervised.

Their day is full, physical and with minimal stimulants. Therefore participants are generally in bed by 8:30 or 9:00pm.

Saturdays we skip yoga and the morning meeting and have breakfast a little later. This is to give a bit of a break, and help coordinate the frequent volunteer work parties.

Sundays, we skip yoga, the morning meeting and most farm work.

Participants are tasked with cleaning the white house and their personal spaces and do their personal laundry.

Sundays also include visitations or phone calls to family.

