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2011-MAY-24

STAFF REPORT

REPORT TO: A. TUCKER, DIRECTOR OF PLANNING,
COMMUNITY SAFETY & DEVELOPMENT

FROM: J. HOLM, MANAGER, PLANNING SECTION,
COMMUNITY SAFETY & DEVELOPMENT

RE: REPORT OF THE PUBLIC HEARINGS HELD THURSDAY, 2011-APR-14, WEDNESDAY, 2011-APR-20, THURSDAY, 2011-MAY-05 AND WEDNESDAY, 2011-MAY-11 FOR BYLAW NO. 4000.506 (1406 BOWEN ROAD)

STAFF'S RECOMMENDATION:

That Council receive the report and the minutes of the Public Hearings held on Thursday, 2011-APR-14, Wednesday, 2011-APR-20, Thursday, 2011-MAY-05 and Wednesday, 2011-MAY-11.

EXECUTIVE SUMMARY:

Public Hearings were held on 2011-APR-14, 2011-APR-20, 2011-MAY-05 and 2011-MAY-11, the subject of which was one item. At the four Public Hearings, the cumulative total number of attendees was approximately 700. Minutes of the Public Hearings are attached.

BACKGROUND:

1. BYLAW NO. 4000.506:

RA270 – 1406 Bowen Road

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Corridor Zone (C-31) in order to facilitate construction of a supportive housing development. The subject property is legally described as LOT A, SUBURBAN LOTS 8, 9, 10, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7820, EXCEPT PART IN PLAN EPP8336 (1406 Bowen Road).

There were 93 verbal and 101 written submissions (including two petitions of opposition, one with 425 signatures and one with 600 signatures) received for this application.

This application appears before Council this evening for consideration of Third and Final Reading.

Respectfully submitted,

J. Holm
Manager, Planning Section
Community Safety & Development

B. Anderson
Manager, Community Planning Section
Community Safety & Development

for A. Tucker
Director of Planning
Community Safety & Development

Ted Swabey, General Manager
Community Safety & Development

/pm
Council: 2011-MAY-30
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MINUTES OF THE PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT, IN THE VANCOUVER ISLAND CONFERENCE CENTRE, SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC, ON THURSDAY, 2011-APR-14 TO CONSIDER AN AMENDMENT TO THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

PRESENT: His Worship Mayor J.R. Ruttan, Chair
Councillor W.L. Bestwick
Councillor G.E. Greves
Councillor W.J. Holdom
Councillor D.K. Johnstone
Councillor J.A. Kipp
Councillor J.F. Pattje
Councillor L.J. Sherry
Councillor M.W. Unger

STAFF: A. Tucker, Director of Planning
J. Holm, Manager, Planning Section
S. Herrera, Planner, Planning Section
J. Horn, Social Planner, Community Planning Section
P. Masse, Planning Clerk, Planning Section

PUBLIC: There were approximately 300 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 7:02pm and advised that members of City Council, as established by provincial case law, cannot accept any further submissions or comments from the public following the close of a Public Hearing. Mr. Holm explained the required procedures in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. He advised that the Public Hearing is the final opportunity to provide input to Council before consideration of Third and Final Reading.

1. BYLAW NO. 4000.506:

RA270 – 1406 Bowen Road

The Hearing on this agenda item commenced at 9:39pm.

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Corridor Zone (C-31) in order to facilitate construction of a supportive housing development. The subject property is legally described as LOT A, SUBURBAN LOTS 8, 9, 10, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7820, EXCEPT PART IN PLAN EPP8336 (1406 Bowen Road).

Mr. Tucker provided the following background information:

- Thank you, your worship, on behalf of the City of Nanaimo I would like to provide background on the proposal before Council this evening. In July, 2008, City Council adopted the Action Plan for Homelessness in Nanaimo.

- The plan was based on a review of best practices across North America and was developed using a public consultation process. The plan called for the construction of 160 units of low-barrier housing units.
- In November, 2008, the City entered into a Memorandum of Understanding (MoU) with BC Housing to construct new, low-barrier housing for the homeless.
- The MoU announcement listed five sites, three of which were City-owned; the other two sites are owned by Tillicum Lelum Society and the Provincial Housing Corporation.
- The subject of this evening's Public Hearing is the site at 1406 Bowen Road. The land was purchased by the City for the Quarterway Bridge project.
- Under the MoU, the City is required to provide development-ready sites, BC Housing provides funding for construction and 24/7 staffing. Support services are provided by VIHA mental health and addictions staff. The building would be operated by a non-profit society.
- The City's Action Plan for Homelessness is based upon a principle called "Housing First". Residents are provided housing without precondition; this is also known as low barrier housing. Once the resident's condition is stabilized through the provision of housing, support services are provided to deal with conditions such as mental health or addictions.
- The VIHA Homeless Outreach Support team currently has a caseload of between 250 and 300 clients. In addition, the VIHA Assertive Community Treatment team has a current caseload of 45 clients.
- As Mr. Holm stated, the subject property is proposed to house 36 residents in a building located on the eastern portion of the site.

Ms. Lynn Burrows, #15 – 9 Buttertubs Drive – In Favour

- Ms. Burrows' presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Councillor Bestwick asked the speaker if the Kelowna housing project that was referenced is an integrated and dry facility.

- Ms. Burrows' noted that it is her belief that the Kelowna project is a low barrier housing facility; however, she was unable to definitively confirm that. The Vancouver facility is definitely low barrier.

Councillor Unger asked Staff if a confirmation regarding the status of the Kelowna facility is known.

Mr. Horn stated that the definition used by the manager and operator at the John Howard Society states the Kelowna project is low barrier.

Mayor Ruttan asked those attending the Hearing to remember that everyone has an opinion and that Council needs to listen. Reminded those present that courtesy should be given to everyone.

Ms. Phyllis Swatnick, Asked that her Address Remain Unknown - In Favour

- The facilities in Duncan, Kelowna and Vancouver are efficiently run and are successful. Does not believe leaving uncared for homeless people on our streets is a solution.

- Believes that newspaper articles showing children holding up signs and the unruly behaviour at the Hearing is appalling; parents either made the signs for the children or influenced them to be ignorant by listening to fear instead of having compassion or love for fellow human beings.
- We have a responsibility to help our poor. Does not matter what faith you follow; the foundation of all faith is compassion and love for one another. The key to change is to let go of fear.
- Wondered how many people attending the Hearing currently live in "wet housing".
- Believes everyone deserves a roof over their head. Sometimes people need assistance. Quoted Winston Churchill and the Dali Lama. (Ms. Swatnick was loudly told to 'shut up' from someone in the crowd along with other comments and general heckling).

Councillor Bestwick noted that the evening is a long one with an extremely sensitive, emotional and complex issue; for the sake of civility he asked that when people are at the podium for the crowd to please be respectful of their point of view.

- Ms. Swatnick noted that she previously ran a cognitive behaviour group for mental health patients for 6.5 years. She learned to love these people and still cares for them; currently volunteers in town for many agencies.

Mayor Ruttan suggested that parents with small children should go ahead of the line and speak now.

Ross – Quarterway Student – Opposed

- In favour of wet housing, but does not believe it should be near a school. Believes Quarterway school will be broken if the housing is approved; friends will be forced to move, several are on waiting lists for other schools already. What was once Nanaimo's largest school will be torn apart.

Kayen – Quarterway Student - Opposed

- Low barrier housing is a good idea but not beside an elementary school. Many of his friends will leave the school if the housing is approved. Does not think low barrier housing should be placed beside children. There could be garbage and needles all over school property and the tenants could use school property regularly.

Desiree – Quarterway Student – Opposed

- What was once the largest school in Nanaimo will be turned into the smallest school because so many parents will pull their children out because they are worried they will be in danger. Please keep us safe.

Sierra – Quarterway Student - Opposed

- Walks to school almost every day with her sister, afraid they will lose that privilege if the housing is approved.

Ms. Kaitlin Dinvicky, Address Not Given – In Favour

- Currently works at the Nanaimo Women's Centre in the Tenancy Support Program for marginalized women and their families to obtain and maintain housing.
- It is evident that the market housing in Nanaimo is expensive and limited; has been fortunate to witness firsthand the positive changes people can make in their lives when the basic need of housing is met.
- Low barrier or supportive housing provides people with an opportunity to simultaneously access housing and services. This type of housing gives individuals access to shelter without having to subject them to a level of scrutiny that most of us do not have to overcome. This does not condone criminal behaviour but it does not deny people housing because of the assumption that individuals experiencing homelessness will participate in illegal activities.
- It is common knowledge that people who are currently housed of their own accord will and can use any number of substances and go undetected. Market housing is wet housing. Would like people to remember that these individuals are mothers, fathers, grandfathers, sisters, brothers, friends and we are all affected by this.

Ms. Nicole Sendey, #205 - 1620 Townsite Road - Opposed

- As a parent of a child attending Quarterway School and a former mental health support worker who has worked with homeless clients with mental health and addictions issues for the past two years as a casual relief worker, she has experience working with the homeless population.
- Stated she had to quit her casual relief work three days ago after she was informed she would not be permitted to speak against the proposed low barrier housing.
- Referred to the University of Alabama who concluded that abstinence-contingent housing to homeless substance abusers is effective intervention.
- Children should not be put at risk to house adults who engage in self-harming behaviour.
- Witnessed criminal activity by drug addicts while in her previous casual relief employment. No children were ever permitted on or in the premises of a wet house for safety reasons.
- Neighbours of the proposed housing should have had informed consent; property values will decrease.
- Would like to see the housing initiatives amended to reflect the need for seniors or families entrenched in poverty.

Councillor Sherry asked for clarification regarding the speaker's inference that someone indicated to her that she could not publicly speak about the housing proposal.

- Ms. Sendey stated that she had spoken at a previous neighbourhood meeting regarding the housing proposal. After that meeting all employees were told to defer to management for any and all comments and to not publicly speak about this proposal.

Councillor Unger asked for clarification on the identity of her previous employer.

- Ms. Sendey stated that her former employer is the Island Crisis Care Society (ICCS) who run several housing projects. Noted that her casual, relief work with ICCS was not her primary job.

Councillor Unger stated that no one has the right to tell anyone when they can or cannot speak to any issue.

- Ms. Sendey noted that contentious issues such as the housing proposal do not always bring out the best in people.

Mr. Dave Seymour, 1481 Bowen Road – Opposed

- Opposed to wet housing being located anywhere in Nanaimo and does not believe anyone wants low barrier housing in their neighbourhood.
- Children should be protected.
- The voting public has an opinion and elected officials are not listening.
- Believes criminal activity in the neighbourhood will increase and property values will decrease.
- Believes supportive housing should be smaller and spread throughout the city.

Councillor Kipp asked the speaker if he believes that homelessness is a lifestyle choice.

- Mr. Seymour stated that he believes we have failed as a society in the protection of people and that homelessness began when the federal and provincial government began eliminating hospital beds in psychiatric wards.

Councillor Kipp asked the speaker if he did not see the proposed housing as a way of helping people who were shut out of psychiatric hospitals.

- Mr. Seymour stated he does not believe the proposed housing is a way of helping those people; he believes everyone has a right to shelter but that you have to work for that shelter, which is difficult with rising costs. Believes dry housing is the only solution.

Councillor Pattje asked Staff for clarification regarding why the supportive housing site selected in the north end has not been named.

Mr. Tucker noted that the Dufferin Crescent site originally proposed 70 units, which was thought to be too dense. 35 of those units were then proposed for the north end site, which requires a review from the Treasury Board for funding reasons. The City has not yet received an answer from the Treasury Board.

Ms. Jennifer Grais, 1416 White Street – Opposed

- Does not agree with the name-calling at the Hearing from those with different opinions regarding the proposed housing.
- Does not believe that the neighbourhood is being listened to.
- She is already chasing people out of her neighbourhood who are doing drugs on the streets.
- As a recovering addict she does not believe she would have recovered if had she lived in a wet house. Addicts do not only steal from family, they steal from anyone they can. She was not vulnerable when she was an addict, the people around her were. Has been clean for over 20 years and is a productive, law-abiding, tax-paying member of society trying to raise her children in a clean environment where they feel safe.
- Believes property values in the area have been negatively affected.

Councillor Greves asked the speaker what her solution would be to the homelessness issue.

- Ms. Grais noted that she would not have hit bottom and recovered if she had been offered wet housing.

Councillor Greves asked the speaker what would be accepted in the neighbourhood in terms of supportive housing.

- Ms. Grais asked why there is a need for a wet house when there is no tolerance for a proposed wet house in the neighbourhood. Not opposed to helping the homeless, just opposed to wet houses.

Ms. Jo Ann Lawson, 1536 White Street – Opposed

- Has lived on her property for over 15 years. Has children attending Quarterway and Woodland schools; believes both schools will be negatively affected but that the Bowen Road proposal will affect her entire family and home negatively.
- White Street has only one access and egress. There are 24 homes and 26 children on the street. White Street has had its challenges; the neighbourhood has worked hard to clean it up. Does not understand how the children and seniors of White Street will walk by the driveway to the proposed housing without being in danger. Believes many will be forced to move.
- Drug addicts will do almost anything to satisfy their cravings. Believes criminal activity in the neighbourhood will dramatically increase. Homeless need help but they do not pay taxes like she does. There is no incentive for drug addicts to quit if living in wet housing.
- Believes the proposal would attract more drug use and drug dealers to the area.
- Was told by City staff in 2008 that the proposal was for low-income housing with retail on the bottom floor, not wet housing. She was also told that access and egress to the proposal would be from Bowen Road, not White Street. Believes she was purposely mislead by City staff and that housing projects in other municipalities do not allow drug use and are not successful, as indicated by the City.
- The addicted homeless need help but not at the risk of children. Listen to the concerns of the citizens of this neighbourhood.

Mr. Rex Regehr, 1496 White Street - Opposed

- Questioned who would be living in the proposed housing and whether or not they are from Nanaimo.
- Does not believe homelessness is a lifestyle choice; those living on the street with drug and mental health problems likely have a terrible background. The homeless need to be housed but not in a proposal like this.
- Questioned the vacancy rates of all supportive housing in Nanaimo and whether or not the homeless could be placed in other housing opportunities.
- Asked for clarification on the number of homeless people in Nanaimo.

Mr. Tucker cited the situation analysis completed as part of the Homelessness Action Plan, which identified a case load of approximately 300 people who are living on the streets and being served by the homelessness outreach team through VIHA. The Homelessness Action Plan proposes to build 160 units throughout the community.

- Mr. Regehr asked for a breakdown of demographics for the 300 homeless people of Nanaimo.

Mr. Tucker stated that the funding from the province for the Bowen Road proposal is for the hard-to-house, street-entrenched population. The Bowen at Meredith Road housing was for the working poor and the Wallace Street project was for people in need but not specifically for the hard-to-house.

- Mr. Regehr asked for clarification on what the costs are to house a drug addict.
- Asked if the proposed plans will need to be revised and whether or not bylaw amendments would be required. Asked if setbacks, easements and parking are appropriate for the proposal.

Mr. Tucker noted that the building has not yet been designed; added that the parking proposed is one parking space per 10 units, which is provided mainly for staff. All information regarding the proposal has been on the City website for approximately two years.

Mr. Paul Struthers, 1676 Chick-A-Dee Crescent – Opposed

- Mr. Struthers' submission is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Barb Wilson, 1105 Thunderbird Drive – Opposed

- Executive Director of the Hospital Area Neighbourhood Association.
- Ms. Wilson's submission is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. Adrian Atherton, 62 Pryde Avenue - Opposed

- He has four children and is concerned for their safety. Believes Council does not know what will happen to the neighbourhood if the housing is approved.

Ms. Lesley Clarke, 20 Acacia Avenue – In Favour

- Ms. Clark's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".
- Understands the concerns of neighbourhood residents; the alternative is to have their children witness the neglect of homeless individuals who will continue to sleep in parks and near schools. Wants her children to be proud to come from a community where we took action and dealt with all citizens equally and provided them with the fulfilment of basic human needs. Ignoring the tragic circumstance of homelessness does not absolve us of our communal responsibility to provide safety and security for all citizens of Nanaimo. We have no excuse for allowing homelessness when the resources are available to us. Cannot imagine the lapse of moral judgement to not use the capacity we possess to reduce suffering in our own community.

Mr. Wouter Bouman, 1001 Roxboro Place – Opposed

- In favour of housing individuals who are in distress or homeless, but not for drug addicts; he believes they will never recover from their addictions.

- Believes it is a waste of money. Believes homeless drug addicts should sleep under a bridge. There are more worthy people in our community who deserve housing. Believes City Council is enabling drug use.

Mayor Ruttan recessed the Hearing at 11:06pm and announced that the resumption of the Public Hearing is scheduled for Wednesday, 2011-APR-20, 7:00pm in the Shaw Auditorium, Vancouver Island Conference Centre.

MINUTES OF THE RESUMPTION OF THE PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT, IN THE VANCOUVER ISLAND CONFERENCE CENTRE, SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC, ON WEDNESDAY, 2011-APR-20 TO CONSIDER AN AMENDMENT TO THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

PRESENT: His Worship Mayor J.R. Ruttan, Chair
Councillor W.L. Bestwick
Councillor G.E. Greves
Councillor W.J. Holdom
Councillor D.K. Johnstone
Councillor J.A. Kipp
Councillor J.F. Pattje
Councillor L.J. Sherry

REGRETS: Councillor M.W. Unger

STAFF: A. Tucker, Director of Planning
J. Holm, Manager, Planning Section
J. Horn, Social Planner, Community Planning Section
P. Masse, Planning Clerk, Planning Section

PUBLIC: There were approximately 220 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 7:02pm and advised that members of City Council, as established by provincial case law, cannot accept any further submissions or comments from the public following the close of a Public Hearing. Mr. Holm explained the required procedures in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. The Public Hearing resumes under Section 890 of the *Local Government Act*. He advised that the Hearing is the final opportunity to provide input to Council before consideration of Third and Final Reading of Bylaw No. 4000.506.

1. BYLAW NO. 4000.506:

RA270 – 1406 Bowen Road

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Corridor Zone (C-31) in order to facilitate construction of a supportive housing development. The subject property is legally described as LOT A, SUBURBAN LOTS 8, 9, 10, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7820, EXCEPT PART IN PLAN EPP8336 (1406 Bowen Road).

Ms. Anita Bereterbide, 1496 White Street – Opposed

- Was told by Mr. Horn that the proposal was for low income housing not a wet house. Believes the housing in Kelowna and Prince George are dry houses. Asked the "department of misinformation" if the homeless population in those cities has decreased.

- Understands the concerns about homelessness but does not believe this proposal is for the homeless, believes it is for drug addicts.

Mayor Ruttan noted that people can be homeless and drug addicted concurrently.

- Ms. Bereterbide noted she does not understand how active drug users and the homeless who are trying to get clean could intermingle.
- Asked how many wet houses are in Nanaimo and how many empty beds they have.
- Has experienced drug use problems, criminal behaviour and homeless people in the neighbourhood in the past; the neighbours banded together to form a 24-hour watch program which contributed to arrests and some improvements. The neighbourhood does not need any additional drug or homeless problems.
- Asked how many of the homeless come from other cities. Believes it makes sense to have wet houses in colder provinces as drug addicts would choose to stay indoors due to the cold weather.
- Asked Council to consider the petition of opposition with over 1500 signatures (sic: the petition City Staff received has 425 signatures).
- Asked Mayor Ruttan why the issue can't "be revisited".

Mayor Ruttan stated that the intention of his statement was to reiterate that members of City Council, as established by provincial case law, cannot accept any further submissions or comments from the public following the close of a Public Hearing.

- Ms. Bereterbide believes not being allowed to revisit this application is immoral, illegal and unconstitutional and that monies are being allocated by Council irresponsibly. Asked if there is a back-up plan if this proposal does not work and if people other than drug dealers and addicts can reside there.

Mayor Ruttan noted that only the qualified would be allowed housing in the proposal.

- Ms. Bereterbide asked if "she went off the deep end" if she would then be qualified.

Mayor Ruttan stated that those offered housing will be qualified and thoroughly investigated.

- Ms. Bereterbide asked if those housed would be checked by a professional in order to leave the building on any given day. Asked how many exits and entrances would be provided.

Mayor Ruttan noted that the building has not yet been designed but assured when and if it is it will be up to code as it would be built by the province.

- Ms. Bereterbide believes Council members need to fear for themselves; the neighbourhood has already experienced fear and it is time for Council to feel that fear.

Ms. Winnie Hull, 2815 Departure Bay Road – Opposed

- Ms. Hull's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".
- If Council proceeds with the proposed wet houses they are "no better than drug addicts themselves". Treatment or detoxification facilities would be acceptable. Asked the Mayor who decided the facility should be a wet house.

Mayor Ruttan noted that the proposal was collaborated with the province; the City provides the land and the province provides the funds and constructs the buildings.

Mr. Tucker stated that the proposal came from a provincial program that was announced in 2006 called Housing Matters, which was the outcome of the Premier's task force on mental health and addictions. The decision was made by the province that the Housing First approach was to create low barrier housing throughout BC. It is a provincial program that is funded through BC Housing with support services provided by Vancouver Island Health Authority (VIHA); however, it is the health authorities across the province that are providing the supportive services, such as counselling and addictions assistance.

- Ms. Hull believes Council lied to its electorate.

Ms. Amanda Stewart, 1556 White Street – Opposed

- Was originally told that the housing project was intended for low-income families. Believes housing the homeless is important; she has volunteered in many homeless shelters and has met amazing people. Does not believe housing should be provided to active drug users across from a pub, close to a school and in a neighbourhood with a park.
- Does not believe it will be safe for neighbourhood children or pets. Believes criminal activity will increase in the neighbourhood.
- Would like to see this placed somewhere else in the community in a hospital setting. Believes the money should be spent on families in need, seniors or disable people.
- Believes Council will do what they want regardless of what neighbourhood residents say.
- Noted drug activity currently occurs on White Street, believes this would only add to that problem.
- Supports a solution just not this solution. The proposal should be controlled, regulated and dry. Suggested a trial-basis treatment centre or placing the current proposal in an industrial setting.
- Concerned about possible dangers to the children of the neighbourhood.

Councillor Holdom asked Staff to clarify whether or not the primary purpose of the proposed housing is for the homeless who may or may not suffer from mental health issues and / or drug addiction.

Mr. Tucker stated the Housing First Strategy is based upon the harm reduction approach, which provides housing alternatives and support services for someone dealing with mental health or addictions issues. The situation analysis, which preceded the City's plan on homelessness, stated that homeless people are typically involved in substance abuse. That is the reason the City has been open to this approach and has been so transparent about it. Concerns regarding drug and / or alcohol abuse are valid; however, the target population for this housing proposal is homeless people. Substance abuse or mental health issues may be the reason they are homeless, this proposal would provide housing and support services. Noted that the building will have 24/7 supervision provided by the non-profit society housing operator of the building. VIHA's Homelessness Outreach Team will provide support services and the community response team will also provide support services to the residents.

Councillor Holdom asked if a person who is addicted to drugs and already properly housed would be eligible for this housing proposal.

Mr. Tucker stated that the screening process would not consider them as they are not homeless and would not satisfy the primary criteria.

Ms. Susan Knight, #2 - 1659 Dufferin Crescent – Opposed

- Ms. Knight's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Cathy Manson, 6191 Garside Road – Opposed

- Ms. Manson's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Councillor Holdom asked for the name of the author the speaker referenced.

Ms. Manson stated the author name of "In the City of Gardens: The Other Side of the Fence" is Patrick J. Schnerch.

Ms. Sarah Nickolet, 4030 Brighton Place – Opposed

- Ms. Nickolet's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Theresa Forbes, 411 McKay Avenue – Opposed

- Asked if the proposed 35 units would be single or double occupancy.

Mr. Tucker noted that the units would be single occupancy.

- Ms. Forbes asked for confirmation that the proposal would be staffed 24/7 and how many staff that would entail.

Mr. Tucker confirmed that the building would be staffed 24/7 and would include VIHA staff providing support services during the day and one staff during the evening.

- Ms. Forbes asked if an operator has been obtained for the proposed housing.

Mr. Tucker noted that the Expression of Interest has not been issued by BC Housing; the City cannot identify an operator until that time.

- Ms. Forbes noted her concerns regarding an operator not being named due to the danger the proposed residents pose to the neighbourhood.

Mr. Tucker explained that an Expression of Interest is to identify the operator of the building. Once an operator is identified they secure an architect, engineer, environmental consultant, construction supervisor, etc. The funds are not released by BC Housing to construct the building until the operator has met all BC Housing standards. Noted the support services include the Homeless Outreach Team, which has a current case load of 250-300 clients as well as the Assertive Community Treatment team, which has a current case load of 45 clients and has a staffing capacity for up to 85 clients. Both of these teams are VIHA funded, which is currently in place. Seeing as the operator has not yet been identified, City staff cannot comment on who will operate the building; however, one is required prior to moving forward with the proposal.

- Ms. Forbes stated that the neighbourhood already has safety concerns regarding the Quarterway Pub patrons and homeless people in the park. Feels the taxpayers will end up funding the proposal. Does not object to housing the homeless, but does object to paying for a place for them to live with no conditions or expectations to get sober. The residents should be working, tax-paying citizens. Drugs are illegal and therefore should not be allowed in the proposed building.

Ms. May Partridge, 1689 Woobank Road – In Favour

- Ms. Partridge's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Councillor Holdom asked the speaker if her research suggested a difference in effectiveness between smaller and larger housing projects.

- Ms. Partridge stated that many projects tended to be smaller, although some were larger and integrated with other types of housing. Added that a smaller project would contain 12-15 units.

Councillor Pattje asked if the speaker would explain the experiences of the First Unitarian shelter and any effect to the Brechin Hill School located across the street.

- Ms. Partridge noted that the shelter in the church received no complaints from the school across the street and they experienced no problems in any way, shape or form. The church has a working relationship with the school and it is agreed that the principal will indicate any problems whatsoever and there have been none.

Mr. Christian Szalla, 1633 Dufferin Crescent – Opposed

- Mr. Szalla's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Caroline Beecraft, 1633 Dufferin Crescent – Opposed

- Ms. Beecraft's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. Lance Geselbracht, 76 Pryde Avenue - Opposed

- Mr. Geselbracht's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".
- Believes the conduct at the previous Public Hearing was reprehensible as the Mayor should have never allowed 10 agenda items to occur prior to this proposal.

Mayor Ruttan asked the speaker to lower his voice as the speaker was shouting.

- Mr. Geselbracht shouted a demand that the Mayor "pipe down" as it is his turn to talk and he did not want to hear from the Mayor until he is finished.
- Believes Mr. Horn has been deliberately misleading.

Mayor Ruttan noted that the previous agenda items were important applications to those involved in them and deserved as much Council attention as this item does. Took responsibility for the agenda progression with the intention that the first 10 items could have been dealt with relatively quickly and devote the rest of the Hearing to this bylaw. Business of the City continues on and these other agenda items needed to be heard, the response was sometimes longer than expected.

Mr. Bryon Williams, 1453 White Street – Opposed

- Mr. Williams' presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Camryn McKay, 1605 Venlaw Road – Opposed

- Ms. McKay's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mayor Ruttan asked the crowd if it preferred to try and finish all speakers this evening, even if it goes past 11pm or to recess the Hearing to 2011-MAY-05.

Councillor Sherry stated that the Hearing on 2011-MAY-05 has one item already set on the Hearing Notice that will be dealt with prior to the resumption of the Hearing for this bylaw.

Mr. Gord Fuller, 604 Nicol Street – In Favour

- Mr. Fuller's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Dr. Brett Hayward, 5701 Vandernuek Road - In Favour

- Mr. Hayward's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".
- Thanked Council for donating the land and for attempting to take care of Nanaimo's people.
- The support planned for the housing proposal is what is key; there will be two people there every day and one there every night. Social and support workers will be making sure this proposal works.
- Current society does not work, something different needs to be done and Housing First has been proven to work. They get someone off the streets and into a home, lower their anxieties, stabilize their mental health issues and their need for addictions falls off. The current system of the choices being either rehabilitation or the street just does not work.

Mr. Jordon Belveal, 1535 and 1537 White Street - Opposed

- Majority of people attending the Hearing would like to see something done about homelessness, just not in this location.
- Thanked people for contributing to the democratic process.

- Scolded Councillors Holdom and Greves for vacating the Hearing when they heard something they didn't like. Believes they embarrassed the people who voted for them and that they are deplorable.

Councillor Kipp stated that when a member of the public tells the Mayor to shut up you will hear and see a response from Council members.

Councillor Greves noted that he left the auditorium to visit the men's room, not because he was upset with the speaker's comments.

Councillor Holdom noted that he is here to listen to people that are trying to communicate not people who are shouting at Council. He is moving towards a decision on this proposal rationally and reasonably, but when someone starts shouting at him or his Mayor the process breaks down.

Councillor Bestwick stated that we all have different views and perspectives yet he believes everyone has been generous with their time and research in regard to their position on this matter. He is obligated to be respectful, as all of us should be, and does not think anyone should take anything personal if someone raises their voice or offers a differing perspective. This is not a debate it is about listening to what people have to say.

- Mr. Belveal noted the neighbourhood is passionate about this issue. Believes it is easy to be in favour of this proposal if you do not live in the neighbourhood.
- Believes the property values in the area will decrease dramatically and is opposed as a property owner in the neighbourhood and as a realtor. Believes there was a lack of consultation from the City and that they were dishonest and underhanded.
- His duplex on White Street has been for sale for 6 months, this proposal will ensure it will not sell. Believes no one will want to purchase a home in the area if this proposal is approved. His business has suffered since buying the White Street duplex.
- Believes a different location should be chosen for the housing.
- Mayor and Council are the citizen's employees and have been hired to run the city effectively, including making Nanaimo a safe place for all citizens, creating an economically viable community and enhancing property values. Does not believe Council has held up to its mandate.

Ms. Karen Fraser-Gitlitz, 555 Vancouver Avenue – In Favour

- Thanked Mayor and Council for choosing a Housing First strategy as it is incredibly important to the citizens of Nanaimo. The approach of supporting people while they do not have housing clearly does not work. Housing First ensures they have housing while being supported, providing stability and the ability to make good choices in their lives.
- She is the currently Minister of the First Unitarian Fellowship on Townsite Road. She has firsthand experience dealing with the homeless from the shelter at the church and she finds the range of people surprising. There is a high degree of substance abuse and mental health issues but not all of those who are homeless are addicts. All studies regarding Housing First suggest that the quality of supervision is what makes the difference. When there is a caring and understanding relationship between those supervising and those living in the house that is when positive changes occur. Has volunteered at the Portland Housing Society in Vancouver and has seen the difference that it makes when people make a connection.
- The Unitarian shelter has worked hard to keep the surrounding community informed and brought them into the shelter to see firsthand what it is like. Encouraged residents to volunteer in the Fellowship and get to know those being helped.

- There needs to be a way to communicate about this issue and how to make it work. Encouraged Council to establish a community development process to allow for communication and progress on this issue.
- The Unitarian shelter is across the street from a school, has worked with the school and has not had any problems. The biggest problem with the business owners around the shelter is that people have been concerned, due to the quality of the debate surrounding this proposal that the Unitarian shelter may get shut down. Communication needs to change.
- The Unitarian shelter during the winter season had 1,787 beds used, which is one bed, one night, one person. Clearly there is a need for this form of housing in Nanaimo.

Mr. Mathew Palmer, 1937 Cinnabar Drive – Opposed

- Mr. Palmer's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Helga Struthers, 1676 Chick-A-Dee Crescent – Opposed

- Ms. Struther's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms Lorena Vichert, 3471 Falcon Drive – Opposed

- Ms. Vichert's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. Dave Lee, 1685 Creekside Drive – Opposed

- Would like some reassurance from those who are in favour of this proposal that it will be safe. Has not heard any convincing arguments.
- Supporting the homeless is a great idea but he believes the proposal is understaffed and over-populated.
- His daughter spoke at the first Public Hearing, he and his wife did not put her up to speaking against this proposal and she attended this Hearing by her own decision.

Ms. Cindy Shillington, 1481 White Street – Opposed

- Her husband has owned their property for 15 years and has helped try and clean up the neighbourhood in the past. The housing would be directly behind her property and she would not feel safe if it were approved. Believes criminal activity will increase in the neighbourhood and it is already rife with problems and criminals.
- Does not understand how a wet house will help addicts be more responsible for their actions. Willing to support a recovery or treatment centre but not a wet house.

Ms. Jackie Thompson, 142 Pryde Avenue – Opposed

- Ms. Thompson's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Roxanne Scoretz, 946 Bruce Avenue – Opposed

- Feels deceived by planning staff and believes they have offered selective statistics regarding the safety of low barrier housing and mistruths about funding being withdrawn if this proposal is denied.
- Believes in housing the homeless and in the spirit of this initiative but not at the proposed density.

Ms. Colby Althouse, 2071 Honeysuckle Terrace – Opposed

- Believes criminal activity will increase in the neighbourhood if wet housing is approved. Beban Park is beautiful and she would not like to see it ruined by drug addicts.
- Understands that Council has a fiduciary duty to look after all citizens of Nanaimo, but they should protect the citizens of this area as well. Will hold any Council members responsible if a crime is committed against her family.

Mr. Dr Ben Williams, 2233 Arbot Road – In Favour

- Mr. William's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

The Mayor recessed the meeting at 11:01. Resumption of the Public Hearing is scheduled for Thursday, 2011-MAY-05 at 7pm in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC.

MINUTES OF THE RESUMPTION OF THE PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT, IN THE VANCOUVER ISLAND CONFERENCE CENTRE, SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC, ON WEDNESDAY, 2011-MAY-05 TO CONSIDER AN AMENDMENT TO THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

PRESENT: His Worship Mayor J.R. Ruttan, Chair
Councillor W.L. Bestwick
Councillor G.E. Greves
Councillor W.J. Holdom
Councillor D.K. Johnstone
Councillor J.A. Kipp
Councillor J.F. Pattje
Councillor L.J. Sherry
Councillor M.W. Unger

STAFF: B. Anderson, Manager, Community Planning Section
D. Jensen, Community Development Planner, Community Planning Section
J. Horn, Social Planner, Community Planning Section
P. Masse, Planning Clerk, Planning Section

PUBLIC: There were approximately 120 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 8:14pm and advised that members of City Council, as established by provincial case law, cannot accept any further submissions or comments from the public following the close of a Public Hearing. Mr. Anderson explained the required procedures in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. The resumption of the Public Hearing resumes under Section 890 of the *Local Government Act*. He advised that this is the final opportunity to provide input to Council before consideration of Third and Final Reading of Bylaw No. 4000.506.

1. BYLAW NO. 4000.506:

RA270 – 1406 Bowen Road

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Corridor Zone (C-31) in order to facilitate construction of a supportive housing development. The subject property is legally described as LOT A, SUBURBAN LOTS 8, 9, 10, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7820, EXCEPT PART IN PLAN EPP8336 (1406 Bowen Road).

Mr. Anderson noted that those members of the public who were at the previous Public Hearing and placed their name on a speakers list would be invited to the podium first to present their views to Council regarding Bylaw 4000.506.

Mayor Ruttan gave a summary of issues raised in relation to Bylaw 4000.506 at previous Public Hearings. This summary is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. Fred Taylor, 204 Emery Way – Opposed

- Mr. Taylor's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".
- Asked for a tally of submissions to date that are in favour and opposed. Noted that one of the submissions is a petition of opposition with over 400 signatures.

Mr. Anderson noted that Staff has received a total of 72 submissions of opposition and a total of 15 submissions in favour of the bylaw.

- Stated he was refused access to the file at City Hall by Mr. Horn.

Mr. Horn confirmed the file is open to the public and can be viewed at City Hall.

Ms. Anita Scouten, 1480 Boundary Crescent - Opposed

- Asked why 1598 Townsite Road was changed to Dufferin Crescent and why a Public Hearing has not been held for the Dufferin Crescent housing proposal.

Mr. Anderson noted that it is the same property; while in discussions with the neighbourhood the reference to Townsite Road did not indicate where the site was located. The property has legal frontage on both Townsite Road and Dufferin Crescent and the Dufferin Crescent address seemed more appropriate.

Councillor Unger stated that the zoning is already in place for Dufferin Crescent so no Public Hearing is required.

- Ms. Scouten noted that there is no access to the Townsite Road property off of Dufferin Crescent and Boundary Avenue.

Mr. Doug Armour, 5955 Metral Drive – Opposed

- Has issue with the many different terms being used to describe the housing proposal. Noted the terms "low barrier" and "hard to house" includes individuals that have been involved in the justice system which could include pedophiles. Believes a risk assessment should be conducted by the City. Tenants could include criminals with mental issues.
- Concerned for children who attend Quarterway School.
- Noted that VIHA wants to incorporate people with AIDS and other diseases into their overall scope of housing; not only could drug paraphernalia be littered in the area but it could result in area residents contracting HIV and / or hepatitis.
- The City will have no say in who gets placed in the housing proposal; where are the safeguards? Does not believe there has been full disclosure as to what kind of people will be housed in his community.
- Was on the board of directors of a 206-unit housing co-operative that included people with mental health issues. They lived well together and it was successful. There is a need for this type of housing; he is not opposed to housing those in need, he is opposed to how Council has presented the proposal, how they hid facts and how the neighbourhood has been treated. Resents being called "a noise".
- Council will do what they see fit, but they should remember the peoples' will.

Councillor Holdom asked for clarification regarding the difference between the terms "low barrier" and "no barrier" housing.

Mr. Horn noted that the term "low barrier" means the potential residents are not required to embrace sobriety in order to reside there and does not mean "no barrier", which means no rules. Low barrier does not require tenants to have gone through a sobriety program in order to obtain residence.

Councillor Holdom asked if it is possible that low barrier housing would be used as a half-way house for rehabilitating criminals.

Mr. Horn confirmed that low barrier housing would not house rehabilitating criminals.

Ms. Larelie Rozzano, 147 June Avenue – Opposed

- Has attended all Hearings regarding this housing proposal. Noted that there is not a potential decrease in property value in the area, it is a fact. It has been stated that the Warmland supportive housing in Duncan has had no incidents, noted that there was a stabbing attempt which, to her, is a dangerous incident.
- Noted her concern about the north end site for supportive housing and why it has not been disclosed.
- Appreciates the time Council has taken on hearing the concerns of the neighbourhood.
- Has lived in the Quarterway area for 12 years, her husband grew up in the area. Speaking as a resident and as someone who has struggled with addictions in the past.
- Bought their home at a reasonable price and has put a lot of effort and money into it and the neighbourhood. Proud of her community and their efforts at halting this proposal.
- Was homeless for a couple of nights in the past, slept under a ramp in the winter. Had she been provided a home with the right to continue drug use she is sure she would not be alive.
- Works in the field of mental health and addiction. Addiction is a compulsive, psychological and physiological need. When an attempt to cease is undertaken it causes severe trauma to the body. Cognitive impairment results including delusion, psychosis, paranoia, a lack of impulse control and a loss of ability to govern behaviour.
- Her greatest concern is putting children at dangerous risk with no risk assessment.
- Agrees with helping the homeless in any way we can, does not believe this will help them as the neighbourhood is so opposed to them.
- Thought Council would listen to concerns of the citizens; believes Council is relying on Staff input and some of the information from Staff has been skewed or directed for one outcome.
- Our most vulnerable citizens are not the homeless; they are the children in the Quarterway area if this housing is approved.
- There are many ways to help the homeless, Council should talk to people who work in the field and have experience. Erecting buildings that aid in the continued use of substances only adds to the torment of souls that are already lost.
- Asked Council not to do what is best financially or politically but to do what is best for the people in the Quarterway community.

Councillor Unger thanked the speaker for her presentation. Asked the speaker where the housing should be placed if no residential area is appropriate. Noted that other housing proposals of this type in the province include proper medical treatment, dry beds and three meals. Asked the speaker if she agrees that there is a need for a new approach to homelessness with a proper treatment facility.

- Ms. Rozzano noted that she appreciates what Council has done by taking tax dollars to widen Bowen Road and add to the Police force. Would gladly pay more tax dollars to keep the community safe. Most drug addicts have mental health issues; if you don't treat the addiction you cannot treat the mental issue.
- Putting homeless into a neighbourhood that may be vigilante would be worse and will result in the police to be called to the area many times. If something bad were to happen due to this housing the value of Council would be deteriorated in the community.

Mr. Ian Gartshore, 353 Seventh Street - Opposed

- Was previously in favour of social housing, but cannot support this proposal due to the four storeys backing on to other lots and because of the kind of activity already taking place in the Quarterway neighbourhood.
- Has experience with homeless people and has had more than one live in his home in Harewood, where he saw a very angry crowd speak against the rezoning of the Fire Hall for a shelter that would provide food to the needy. People there were afraid for their neighbourhood as well.
- Concerned not just for children but also for seniors.
- Believes we need real solutions for the homeless in our communities. Does not believe City Staff and the Quarterway community have been able to work together to come up with a plan to help the needy that are already in that community. The result is fear that has turned into anger. It is not possible with this amount of anger, animosity and yelling, to come up with a solution that will work for everyone involved.
- The homeless also live with a tremendous amount of fear, which results in them resorting to drugs and alcohol to try and cope.
- All communities should work together to solve problems while feeling heard and actually helping the needy. The community does not feel heard and City Staff do not feel heard.

Ms. Lorena Vichart, 3471 Falcon Drive – Opposed - Redress

- Ms. Vichert's presentation (including a petition including 600 names in favour of not permitting wet housing within 500m of a school) is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Eileen Tatton, 1503 Townsite Road - Opposed

- Owner of Eileen's Aesthetics for 15 years. Drug paraphernalia and condoms are already being found on school property and in the park.
- Believes some homeless are street-wise and manipulative.

Mr. Doug Catley, 2165 Nictash Place, Cedar - Opposed

- Mr. Catley's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. Jim Nelson, Address Not Given – In Favour

- Applauds Council for spreading social housing throughout the community; it is all of our responsibility to help the homeless and needy.

- Difficult to find a balance that satisfies everybody, due to fear and difference of opinion.
- Believes it is important that we listen to each other and then come together for a solution.

Mr. Roy Harris, #220 - 1633 Dufferin Crescent – Opposed

- Does not believe the community is being listened to. Believes Mr. Horn lied to him when he informed him that property values would not decrease.

Mr. Dave Seymour, 1481 Bowen Road – Opposed – Redress

- Noted that no homeless people have attended any of the Public Hearings for this proposal, even though the meetings have been well advertised. He would assume if you give a homeless person something for free they would "jump at the opportunity" and he does not believe they are.
- Believes the addicted people with mental health issues that Council is trying to house are not too concerned about their problems.
- Believes the homeless should be housed but that use of illicit drugs is against the law. If Council allows people to use drugs they are in violation of federal laws. Believes Council is conspiring to commit illegal offences and would need to be prosecuted to the fullest extent of the law.
- Has become very informed in the process of Council during this process. If Council approves this proposal with this much opposition he will develop multiple family dwellings in single family neighbourhoods, which Council will have to approve as there will be less in opposition than in this proposal. They will be setting a precedent.
- So upset with Council for what they are forcing on his community that he is going to run for City Council in November; he has a lot of support and integrity. Believes Council and Staff lack integrity and it needs to be restored. He will be supporting Councillor Bestwick for Mayor.

Ms. Barb Wilson, 1105 Thunderbird Drive – Opposed

- Ms. Wilson's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Nikki MacDonald, 5616 Big Bear Ridge - Opposed

- Believes Quarterway School has decreased enrolment rates due to this proposal. Concerned about children's safety. Does not believe the provincial funding would be lost if this proposal was denied. The Unitarian Church shelter does not operate during school hours so it is not comparable to this proposal.
- Could teach her child not to pick up used needles or condoms but she should not have to; schools should be safe. Would love to enrol her child in Quarterway School but she is unsure if it would be safe enough.
- BC Minister of Housing has noted that people who have been jailed could be incorporated into this kind of housing proposal. Asked Staff to confirm that there will be no pedophiles permitted into this proposal.

Councillor Kipp stated that the Police Department does not allow pedophiles to live within a 500m radius of a school. Stressed that Council can also enforce that.

- Ms. MacDonald noted that Council can enforce that a pedophile not be permitted within 500m of a school but that could change in three years at Council's whim. Promises are not always upheld.

Ms. Marilyn McNeil, 1251 Bush Street - Opposed

- Believes that active drug users located in the same housing project with those trying to recover would be too tempting.
- Concerned for the one night staff member of the proposal and that it would be unsafe for them. Believes the homes on White Street will lose their privacy. 35 people in the proposal is too much.

Ms. Eleanor Nielson, 1104 Thunderbird Drive - Opposed

- Believes many in Nanaimo are the working poor who live in sub-standard homes and are emotionally and financially exploited by landlords. These are the people who need help.
- Drug or alcohol related homeless people do need help but they cannot afford to go to treatment. The housing proposal should not be wet housing, it should provide counselling, rehabilitation and medical attention so they can become productive citizens again.
- Listed the permitted uses of the C-31 Zone, which does not include wet house.
- Has lived in her home for 37 years and bought it due to the safe, family atmosphere. Wants the same for her grandchild. Bowen Park is already a concern, this would make it worse.
- Senior housing would be better suited as a proposal.

Ms. Jana Zelenski, 1635 Casper's Way – Opposed

- Ms. Zelenski's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. John Garson, 1468 White Street – Opposed

- Believes his family could be exposed to harm if the proposal is approved. Crime will increase in the neighbourhood. Asked all Council members to comment on why the proposal was set in motion in the first place.

Councillor Pattje noted that the proposal dates back to 2006 when the Premier's Task Force on Homelessness and Substance Abuse was initiated. The previous Council decided that these proposals would be Nanaimo's response to homelessness. The issue is an inherited one which this Council did not create.

Stated that he has attended each of the Public Hearings on this issue with an open mind, as the law requires, and with a mind that can be changed. He is listening and doing what his job requires him to do. He has taken copious notes and lost sleep and when the time comes to make his decision he will base that on what he has heard at these Hearings.

- Mr. Garson asked Councillor Johnstone to provide her answer to the question.

Mayor Ruttan noted that this Hearing is not a forum for a debate or a question and answer period; the Hearing is for Council to hear statements from the public regarding this proposal.

- Mr. Garson noted that he will run for Mayor in the November election if this is approved and if he is elected he will tear it down or turn it into a "popcorn factory and move the tenants somewhere else". Added that he will "go after" Council and make them accountable.

Mayor Ruttan noted the speaker should be careful about uttering threats; the proceedings are recorded.

Ms. Sandy Clark, 465 Sunderland Road – Opposed

- Ms. Clark's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Councillor Holdom asked the speaker if she would be in favour of a dry housing proposal.

- Ms. Clark stated that she would be in favour of dry, small-scale housing.

Megan, Quarterway Student - Opposed

- Megan's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Marie Boichuck, 2153 Starlight Trail - Opposed

- Ms. Boichuck's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".
- Asked if the City can buy existing land and / or buildings for small-scale, dry housing spread throughout the city built near services like soup kitchens and clinics.

Councillor Holdom noted that it could be possible, although it is not in the existing agreement, but the province seems to be fairly flexible. It has to be new construction, so existing buildings would not be suitable. Asked the speaker if she would be willing to approach the Housing First team in Victoria to inform them what projects work better as they have informed Council the reason we cannot reduce the numbers in any of the proposals is because they could not afford the funding for the staffing in the future. Asked how the City could muster support for social housing projects and if she is willing to participate in that process.

- Ms. Boichuck noted that she would be happy to learn about it, admitting she does not know much about the science behind site choice and smaller density options.

Councillor Bestwick asked Staff for clarification on other possible properties to provide social housing. He was led to believe that Council did entertain other properties that were pre-built and that those opportunities were declined.

Mr. Anderson noted that there was a list of properties that were assessed.

Councillor Unger noted that the sites were chosen by the province not by the City.

Mr. Pierre Barre, #101 - 1633 Dufferin Crescent – Opposed

- Has never received any official notification from the City regarding the housing proposals on Bowen Road or Dufferin Crescent. Does not believe there has been any transparency. Does not believe the housing should be located near a school. Property values have decreased in the neighbourhood. In favour of housing the homeless but not wet housing; they should be rehabilitated. Believes Council will do what they want regardless of public input.

Ms. Jo Ann Lawson, 1536 White Street – Opposed - Redress

- Ms. Lawson's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. Wouter Bouman, 1001 Roxboro Place - Opposed - Redress

- Urged Council to reconsider the proposed housing project. Believes Council does a good job even though it is a difficult one.
- Insulted by Mr. Tucker at the first open house because he had to sit and listen to what a "fabulous idea it is to house drug users next to a school, a pub and a park". Believes that anyone that spoke against the proposal at the open house was "cut off". Angered by Mr. Tucker asserting "it is a done deal" and asked why he was allowed to say that.

Mayor Ruttan noted that a final decision has not been made and can only be made by Council.

- Mr. Bouman believes many lives will be destroyed if this proposal is approved. Warned Council that if they propose this form of housing in the north end of the city the backlash will be extensive.
- Believes one staff at night is insufficient; noted that two caretakers take care of one "crazy" in institutions.
- Ridiculous to spend $34 million on one third of one percent of the Nanaimo population. Many hard working poor need help, not drug addicts that do not want to change.
- Does not believe Council should let Staff tell them what to do; does not know why Staff is "hell bent" to push this through with lies and misinformation.
- Nanaimo has 16% unemployment, does not agree to spend $36 million on 300 people.

Mr. Rob Anderson, 5821 Hammond Bay Road – New Hope Centre – In Favour

- Future operator of a business on Bowen Road in the neighbourhood the proposed housing would be housed if approved.
- When the New Hope Centre opened in 2007 it was low barrier housing. The criteria for being accepted into the housing was you had to be homeless, have a history of addiction and a history of mental health issues. In 2009, after working and supporting the clients and building relationships with them, 16 residents left the facility. One has since passed away, one returned to the shelter 11 months after leaving and a second has returned since then. In two years only two people have returned to homelessness. 13 are now housed in market housing.
- By putting supports around the disadvantaged of this community it does not take away from the neighbourhood, it adds to it. The New Hope Centre has improved the downtown area around it. It works.

- Thanked Council for addressing this issue as so many communities have stuck their head in the sand and ignored it.

Mr. Bill Hedges, 103 Berkeley Place – In Favour

- Has attended all of the Hearings on this issue. He, along with his wife, was a volunteer coordinator for Unitarian shelter for three years. Got to know a lot of the people who made use of the shelter. They are people like you and I; they are not predators and are not to be feared. They, and others like them, would benefit greatly from this proposal.
- Unitarian shelter is located across from Brechin School, there were never any problems and the school worked closely with the shelter. Opened at 7pm and closed at 7am; very few problems for the most part.
- Urged Council to revisit the number of staffing available for the proposed housing. If that and the size are revisited it will be a win / win situation for all.
- Does not believe the children in the Quarterway neighbourhood are in any danger and believes the area will be enhanced and not detracted from.

Mr. Louis Goames, Address Not Given – Opposed

- Vancouver eastside has many wet houses, believes Nanaimo is too small of a community to have any wet houses, but if there is any they should consist of no more than 6 units.
- Wondered if some of the addicts from Vancouver will be "shipped" to Nanaimo to free up development space in Vancouver.
- Left Vancouver because of the social housing issues, does not want to face it here.
- Bought two multi family properties in Nanaimo and would like to invest more, but is questioning whether or not he should; he is not seeing what he wants to see in the neighbourhood.
- Believes there should be more development in the area that aids the neighbourhood and takes advantage of the widening of Bowen Road. There must be a better location for the proposed housing. Does not believe area businesses will survive if this housing is approved. Believes all of Nanaimo will be adversely affected by this proposal and that crime will increase over the entire city.

The Mayor recessed the meeting at 11:03. Resumption of the Public Hearing is scheduled for Wednesday, 2011-MAY-11 at 7pm in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC.

MINUTES OF THE RESUMPTION OF THE PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT, IN THE VANCOUVER ISLAND CONFERENCE CENTRE, SHAW AUDITORIUM, 101 GORDON STREET, NANAIMO, BC, ON WEDNESDAY, 2011-MAY-11 TO CONSIDER AN AMENDMENT TO THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

PRESENT: His Worship Mayor J.R. Ruttan, Chair
Councillor W.L. Bestwick
Councillor G.E. Greves
Councillor W.J. Holdom
Councillor J.A. Kipp
Councillor L.J. Sherry
Councillor M.W. Unger

REGRETS: Councillor J.F. Pattje
Councillor D.K. Johnstone

STAFF: E.C. Swabey, General Manager
B. Anderson, Manager, Community Planning Section
J. Horn, Social Planner, Community Planning Section
P. Masse, Planning Clerk, Planning Section

PUBLIC: There were approximately 100 members of the public present.

CALL TO ORDER:

Mayor Ruttan called the meeting to order at 7:03pm and advised that members of City Council, as established by provincial case law, cannot accept any further submissions or comments from the public following the close of a Public Hearing. Mr. Anderson explained the required procedures in conducting a Public Hearing and the regulations contained within Section 892 of the *Local Government Act*. The resumption of the Public Hearing resumes under Section 890 of the *Local Government Act*. He advised that this is the final opportunity to provide input to Council prior to consideration of Third Reading of Bylaw No. 4000.506 at the Special Council meeting of 2011-MAY-30.

1. BYLAW NO. 4000.506:

RA270 – 1406 Bowen Road

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Corridor Zone (C-31) in order to facilitate construction of a supportive housing development. The subject property is legally described as LOT A, SUBURBAN LOTS 8, 9, 10, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7820, EXCEPT PART IN PLAN EPP8336 (1406 Bowen Road).

Mayor Ruttan gave a statement: "With fairness in mind to all in attendance, and to ensure everyone wishing to be heard has had an opportunity to address Council, we are requesting input from those who have not yet addressed Council during the past three Public Hearings.

Council has been provided a list of prior speakers and will be monitoring this list to ensure that those who have not spoken are afforded the opportunity to speak first. Please respect your fellow citizens and their right to be heard. Council is hopeful that with respectful and succinct presentations we will be able to hear from all members of the community who wish to address Council on this matter and conclude the proceedings today, so that Council can move forward with a decision respecting the rezoning application. We are asking that each speaker make his / her comments within a five minute timeframe. Should you have comments that go beyond a five minute time allotment, we ask that you return to the microphone following all new speakers. We will be monitoring the input received and will remind speakers if there is a continuous duplication of issues being brought forward. The purpose of the Hearing is to allow Council to gather input from the public to assist in its decision making capacities."

Mr. Bob Winkler, 152 and 156 Pryde Avenue – Opposed

- Drove a cab at night in downtown Nanaimo for two years out of necessity. Saw drug activity and prostitution. Nobody wants that kind of activity in their neighbourhood. Believes it will be a "warehouse for crack heads or junkies" and they need more help than that.

Mr. Paul Farrow, 3647 Sandra Road – In Favour

- Mr. Farrow's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. Gary Gardiner, President, Dufferin Court Strata Council – Opposed

- Lives across the street from one of the low barrier housing proposals.
- Not opposed to a scattered, low density concept with adequate rehabilitation and training for homeless persons that would build on the successes of Toronto's 'Street to Homes' program. Believes the provincial funds could be used to renovate existing commercial and residential spaces that could be suitable for the housing.
- He was a previous consultant to the Ford Foundation, who built high density housing for the poor and homeless. Most of those projects have since been demolished.
- Not opposed to moving homeless persons out of the downtown area but that goal does not have to contradict the goal of helping the homeless.

Councillor Sherry asked the speaker if he feels the density should be adjusted for the proposal and what he considers low density to be.

- Mr. Gardiner noted that the history of high density housing tends to produce social difficulties. Believes low density housing leads to more effective supervision, rehabilitation and tenant training. Stated that high density would comprise of 35 or more tenants in a building and low density would comprise of no more than 6 to 8 tenants in a building.

Mr. Lance Martin, 620 Hillcrest Avenue – Opposed

- Does not believe this is the correct location for the proposal, suggested the lot on Labieux Road at the end of the City's Public Works yard as a location for the social housing proposal as it is not residential or near a school.

Mr. Ian Browett, #16 – 25 Pryde Avenue – Opposed

- Mr. Browett's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Christina Pendergast, 861 Linwood Lane – Opposed

- Ms. Pendergast's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Heather Northrup, 750 Churchill Avenue - Opposed

- Ms. Northrup's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. Tom Simpson, 1375 Boundary Crescent – Opposed

- Has lived in the neighbourhood for 40 years. Believes the proposal is too close to schools, play areas and parks. Does not feel this would be safe for children.

Mr. Bruce Monroe, 1609 Bowen Road – Opposed

- Proud of the Quarterway residents; they are passionate about their community. The neighbourhood has cleaned up the "derelicts and the druggies" that were in the area, adding this proposal is unfair.
- Believes City Hall is spending tax dollars that it does not have. Asked how much was paid for the property on White Street that will be used as access to the housing.

Councillor Kipp noted that it is his belief that the purpose of the lane is to service the area so that anyone from the bridge to Bush Street can access off of White Street and go south on Bowen Road.

There was general heckling and disruption at the Hearing.

Mayor Ruttan asked those attending to please respect people and their opinion.

- Mr. Monroe believes the access lane is a "sunk cost" that used tax dollars; feels this is incompetent as the housing proposal may not be approved.

Councillor Holdom noted that if the subject property was rezoned for multifamily, conventional housing the access lane would still be required for the property, the widening of Bowen Road and the new bridge.

- Mr. Monroe is concerned how the tenants of the proposed housing would obtain food as they have no money and there are no grocery stores in the neighbourhood.

Mayor Ruttan noted that BC Housing would operate the housing and will address all housing needs.

- Mr. Monroe stated he asked tough questions that Council does not know the answer to.

Mayor Ruttan reiterated that a Public Hearing does not include debate or question and answer periods; it is for Council to hear from the public regarding the proposal.

- Mr. Monroe noted that Mr. Horn had indicated that the only way the proposal would succeed would be if the community supported it. Noted that the Quarterway neighbourhood does not support it.

Ms. France Tellier, 920 Vancouver Avenue – In Favour

- Works at the John Howard Society; every time they offer dry, low density social housing they face opposition. Noted that those in opposition often state they are in favour of the social housing model but it is always opposed and rejected by the neighbourhood. Social housing has the right to be in every community within the city.
- There is a current need for a continuum of care for shelters and for social housing. The province has offered to fund approaches to these problems and the City has responded to the challenge positively. Noted that all housing is low barrier. This proposal will help the neighbourhood because drug issues and the homeless already exist in the area. Visited a similar project in Kelowna and the surrounding neighbours now support the housing and the tenants are very grateful.

Ms. Carmen Barclay, 898 Townsite Road – Opposed

- Born in and loves Nanaimo. Unsure if she will continue to live here if Council approves this kind of social housing.
- Attended the previous Public Hearing and saw passionate people, some who want to preserve their own lifestyle and some who want to improve the lifestyles of others.
- Believes all people want to help the homeless, it is only the location that people oppose.
- Encouraged Council to watch the documentary "Through the Blue Lens" and asked if those are the kind of neighbourhoods they want to create in Nanaimo. Believes the needy that access the Unitarian shelter often sleep in the dumpsters in the area.
- Believes wet housing does not support the addicted. Asked why no homeless people have spoken in favour of the housing and if they even want this proposal in a neighbourhood where they are not wanted. Does this proposal help people or hurt people?

Ms. Bonnie Dormuth, 1495 White Street – Opposed

- Bought her property in 1982 because it was affordable and safe for her children. There has been drug related problems in the area but it is a close community where everyone cares about making it better.
- Concerned about Bowen Park, does not want to see more drug use or homeless there.
- Does not want a four-storey building looking into her backyard. Does not agree with wet housing, although she is unsure of its definition due to all the different input.

Mr. Wallace Melay, 3513 Planta Road – In Favour

- Does not reside in the Quarterway neighbourhood but was homeless in the past. He survived his mental health issues and homelessness, understands the stigma of the stereotype and the experience of it.

- Lived on the streets of Victoria, moved to Nanaimo five years ago with nothing; the community supported and helped him.
- He recovered and get sober but it took time, the most difficult to overcome was not having a safe environment. This proposal is a safe environment and is needed. There are 24 existing facilities for the marginalized of our community.
- When he was homeless he was not a pedophile, a rapist, a murderer or a thief and he takes great offence at those who have stated that being homeless equates to being a criminal.
- He recovered, went back to school, works with the Canadian Mental Health Association and is part of the downtown outreach team; he is on the front lines for those in need. Was part of the team that supported the Balmoral and saw all the neighbourhood opposition to that project; the transition has been amazing and some of the strongest opponents are now in full support of it.
- Understands the fear the people have when they listen to the media or hearsay. These people in need are mothers, fathers, sons, and daughters. There is good and bad in all of our community, not just the homeless. The proposal would have 24-hour support.
- Would like to be proud of a community where everyone in that community is cared for.
- Hopes Council has the wisdom to see beyond the fear, hysteria and ignorance of some who have painted all homeless people as rapists and criminals. It is not factual and the proposed tenants will not harm children. Noted that the children of the community are being taught segregation and the refusal to help the marginalized. Poverty is the issue, not homelessness. If those opposed are concerned about the children in the neighbourhood then they should show that concern by not only by keeping them safe but also by teaching them compassion and social responsibility.
- Invited those in opposition to go to the 7/10 Club and meet some of the people they assume they should be fearful of instead of judging without knowledge.

Ms. Cathy Manson, 6191 Garside Road – Opposed – Quarterway PAC - Redress

- Ms. Manson's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Councillor Holdom asked Staff if BC Housing or VIHA had been invited to speak at the Hearing with the purpose of answering any questions that Council cannot answer.

Mr. Anderson noted that BC Housing and VIHA were not invited to the Public Hearing but that they are clearly supportive of the concept of Housing First and supportive housing; they have been partners with the City in the delivery of this proposal.

- Ms. Manson noted that she has been to all four Hearings on the proposal; understands people are emotional but does not believe interrupting or yelling when people are speaking is helpful regardless of their point of view. Everyone has a right to their opinion and to be heard, even if you do not agree you might learn something. Please listen and be open to other opinions.

Ms. Lorna Simpson, 1375 Boundary Crescent – Opposed

- Ms. Simpson's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Mr. Gord Spicer, 1415 Boundary Crescent – Opposed

- Believes neighbourhood residents and the City's Response to Homelessness Action Plan are being ignored.
- Quoted several articles and letters from the Daily News.
- Does not believe Council understands the negative affect this proposal has had on the residents of the Quarterway neighbourhood or they would have withdrawn the application by now.
- Stated that Mr. Horn said the proposal is a "done deal". Believes the proposal is wrong for the neighbourhood and that notification was not handled correctly. Concerned about the safety of children. Believes other neighbourhoods should be responsible for social housing.

Mr. Dave Rozzano, 147 June Avenue – Opposed

- Long family history in the Quarterway neighbourhood. Would support social housing if it was dry and small.
- Was close to homelessness in the past; the only reason he got sober was because he was not given any more. Believes he would be dead if he were given free housing. He was a hindrance to his society. Has been sober for 14 years because he got help, not because he sat in a room and thought "maybe it will all go away". Believes the addicted are capable of murder; they do not think rationally and do not care about anything other than themselves.
- He is a success now after proving himself and working hard. His company gives to the community on a daily basis.

Mr. Murray McNabb, 4659 Yellowpoint Road - Opposed

- New Hope Centre is a dry facility and is very strict in its rules; does not believe this proposal should be compared to it. Columbian Centre Society on Rosstown Road is a wet house with 10 tenants that offers counselling and rehabilitation.
- Does not believe this proposal can be compared to the Warmland Centre. When the Warmland Centre was built it was in an area known to police for drug activity, believes that is why the schools have not had any complaints as they are "used to it".
- Does not believe any developer would be permitted to have poor signage like the existing rezoning signage for the proposal.
- Does not believe the proposal is fair to the existing residents; a two-storey complex with commercial businesses on the ground floor would be more reasonable.
- Believes Staff "dropped the ball" and the neighbourhood was not properly consulted.
- Suggested that the proposal be built in north Nanaimo as there are already enough social housing facilities in central and south Nanaimo.

Mr. John Neville, 920 Vancouver Avenue – In Favour

- Has earned doctorates in Social Work and Criminology, grew up in Vancouver's downtown eastside. Does not live in the Quarterway neighbourhood and would like to speak to the proposal from an unemotional point of view.
- In favour of the proposal as it is part of a full-spectrum housing process, which is required for any form of treatment. The support services team will need to assess the tenants as to their specific required needs and this housing will provide them the ability to do that.

- There is no statistical evidence whatsoever that would suggest a correlation between the size of a social housing project and an increase in crime. In fact, there is statistical evidence that indicates a decrease in crime because social housing reduces poverty and homelessness.

Ms. Rita Camp, 112 Pryde Avenue – Opposed

- Does not believe people who want to recover from alcohol addiction will succeed living so close to a pub.
- Lives on the corner of Pryde Avenue and Bowen Road, has often witnessed severe criminal behaviour in the neighbourhood.
- Does not believe this housing proposal will help those in need and the neighbourhood will suffer for it. Concerned for the safety of children.
- The homeless need shelter, food and love; they do not need wet housing.

Ms. Christine Sergeant, 260 Harwell Road - Opposed

- Grew up Surrey where there was a high crime rate and many drug related issues which resulted in a 10-foot fence being constructed around the neighbourhood playground. That is why she is scared.

Ms. Laurie Lee, 1685 Creekside Drive - Opposed

- Believes you become like the people you surround yourself with. Does not think a tenant in this housing proposal who wants to recover will succeed when surrounded by others who do not want to recover. Would love to see this proposal succeed and for the neighbourhood to be proud of it. Majority of neighbourhood would support this proposal if it was dry.

Ms. Patricia Leahy, 1590 Fuller Street - Opposed

- Recovered addict. Believes each tenant will have 10 to 15 other people staying with them in their rooms and will destroy the building with vandalism. Believes Council could be legally accused of attempted murder if the proposal is approved.

Mr. Michele Legase, 1621 Moray Road – Neither Opposed nor In Favour

- Rents his home for himself and his children. Had a difficult time finding someone who would rent to him because he is single. He is a hard worker who is not an addict.
- Does not believe people should judge drug addicts or alcoholics; there is a reason they are addicted. If there are prostitutes in your neighbourhood it is likely because someone in the neighbourhood uses the services.
- Actions speak louder than words; those that say they want to help the homeless should help the homeless. Support them by volunteering in shelters to see it from their perspective.
- Understands the homeless need housing; the density of this proposal may be too high.
- Understands the passion of the neighbourhood and why they fear this proposal.

- Believes it would be very difficult to be a homeless person or a drug addict; people judge and are cruel. No one asks to be homeless or a drug addict. They are all people and were children once.
- Has attended every Hearing in order to understand the issues of the proposal. Believes Staff should have been more open about the process with the neighbourhood.

Ms. Annette Roulick, #11 - 1601 Bowen Road – Opposed

- Read aloud from the newspaper advertisement the City prepared regarding the land transfer for the access to the proposed housing.
- Believes the working, tax-paying, law abiding citizens will pay for this proposal through provincial tax dollars and that a wet housing proposal would be a detriment to the neighbourhood. Does not believe this type of housing should be allowed in any neighbourhood.
- Believes the City has lied about the proposal in the past and that the widening of Bowen Road was used to hide the proposal. Believes the City has been misleading to compare the Bowen Road proposal to the Meredith Road proposal.
- Believes the concerned citizens in opposition to this housing proposal are the only reason the City has finally informed the neighbourhood.
- Read one definition of wet housing.
- Believes the City has provided for a Public Hearing for show only and hopes that some of Council is "starting to listen". Believes Staff and Council have been deaf to any person opposing the proposal, with the exception of Councillor Bestwick.
- Asked Council if they had listened to previous speakers who are former addicts. Quoted several past speakers.
- The rezoning signage indicates the applicant is Mr. Horn, not the City. The application itself notes Mr. Corsan as the rezoning applicant. Believes the proposal represents a conflict of interest as the applicant is the City of Nanaimo. Does not believe the proposal should have received First and Second Readings. Questioned why some documentation indicates 1402 Bowen Road and why some documentation indicates 1406 Bowen Road. Does not believe the funds will be available to continually staff the proposal. Suggested the land in question be sold instead to clear up the conflict of interest of the City applying to itself.

Councillor Holdom stated that an accusation of conflict of interest is a serious matter and is completely unfounded. There is no conflict of interest. This is a statutory procedure that Council must complete, regardless who the applicant is for a rezoning. If the City wishes to rezone a piece of property they have to go through the same procedure as any private land owner or developer would, which is required by law and is not a conflict. The only way to bring an application to Public Hearing so Council can hear from members of the community and how they feel about the proposal is to approve First and Second Readings. To imply there is a conflict of interest is unfounded and unproductive for this discussion.

- Ms. Roulick insisted that there is a conflict of interest.

Mayor Ruttan asked the speaker to please try and summarize her submission as others were waiting to speak and the five minute limitation has been far exceeded.

- Ms. Roulick again stated the City has an additional conflict of interest regarding the addressing of the application; 1402 versus 1406 Bowen Road.
- Believes the most vulnerable citizens are not the homeless and addicted but are the children and senior citizens who are disrespected and disregarded.

- Noted that a development site went to PNAC on 2011-MAR-15 and Mr. Horn decided that a covenant is not required, believes that this leaves it open and that other wet housing could be constructed on the site because the zoning would be in place. Noted that the C-31 Zone does not include supportive housing as a permitted use. Believes the proposal could be up to six storeys in the future.
- Stated there is an additional conflict of interest; the only Council member that resides near the neighbourhood is Councillor Kipp and it would not be right for him to vote regardless if he is in favour or opposed. The remaining Council members live elsewhere; does not believe they should be interested or concerned in this neighbourhood.
- Stated the Mayor lives outside of the city and therefore represents the most serious conflict of interest, especially since he owns a business downtown, where she believes the homeless currently are. Since his business is a travel agency she believes he is supportive of cruise ships visiting Nanaimo so he wants to clean up the downtown, which she appreciates, but not at the cost of the neighbours in the hospital and Quarterway area. Stated the Mayor is again in conflict of interest as he owns several commercial buildings in the downtown and he should not be able to vote on something that could affect the value of those properties.

Mayor Ruttan asked the speaker to make her final points and allow other speakers to present to Council.

A member of the audience asked for a point of clarification from Council as to why the previous speaker was given a time limit when all other speakers were permitted to speak as long as they wished.

Mayor Ruttan noted the previous speaker spoke for 22 minutes and a time limit of five minutes per speaker is now in place for the Hearing in order to hear as many people as possible. The previous speaker seemed to be presenting redundant information.

Mr. Doug Armour, 5595 Metral Drive – Opposed

- Noted that Council could have created an advisory committee regarding the proposal to get a cross-section of neighbourhood opinion and what they feel is acceptable. Does not believe there has been any public input.

Mayor Ruttan reminded the speaker that there has been approximately 11 hours of public input on the proposal to date.

- Mr. Armour does not believe the City informed the public fairly, openly or honestly.

Mayor Ruttan noted that the most effective way to hear from the community, with all Council members present, is a Public Hearing.

- Mr. Armour repeated his belief that all information was not disclosed to the community. Believes a risk assessment should have been completed and asked if a letter of support from the RCMP was received regarding the proposal.

Mayor Ruttan confirmed that the City has received a letter of support from the RCMP.

- Mr. Armour does not believe the proposed staffing is adequate. Asked Council to confirm that the statement made by Mr. Horn that no persons with criminal history or pedophiles will be permitted in the housing.

Councillor Holdom noted that the confirmation of Mr. Horn is on the record as it is part of the minutes for the Public Hearing and will remain in the permanent file.

- Mr. Armour again asked Council to reaffirm that the statement by Mr. Horn that no criminals or pedophiles will be housed in the proposal.

Mayor Ruttan asked the speaker to address the rezoning of 1406 Bowen Road.

- Mr. Armour insisted that the Public Hearing is for discussion not just for Council to hear from the public.

Councillor Kipp noted that the Social Planning Advisory Committee (SPAC) has been in place since 1994, the Homeless Working Group is another committee including members from the community; Safer Nanaimo is made up of Staff, RCMP, two members of Council and members at large. Social housing has been on the City's agenda for a long time and the committees have debated this for years. Records of the meetings can be viewed at City Hall.

- Mr. Armour noted that he tried to find information on the City's website and could not find it.

Councillor Kipp stated that the SPAC minutes are on the City's website which contains discussions regarding the homeless issues, the working group, the strategy and other information.

Mr. Anderson noted that the planNanaimo Advisory Committee has also considered this rezoning and made a recommendation to Council as part of this process.

- Mr. Armour stated he assumed Council would have by now adjourned the Hearing in order to obtain more public input and challenge anyone who is in support of social housing. Believes the City is showing contempt by not moving the rezoning signage closer to the road as many people have noted that it is too far back. Believes Council should be ashamed.

Mr Gord Fuller, 604 Nicol Street – In Favour - Redress

- Mr. Fuller's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Barb Wilson, 1105 Thunderbird Drive – Opposed - Redress

- Ms. Wilson's presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Lynn Burrows, #15 – 9 Buttertubs Drive – In Favour – Redress

- Ms. Burrows' presentation is attached as a part of "Attachment A – Submissions for Bylaw No. 4000.506".

Ms. Lorena Vichert, 3471 Falcon Drive – Opposed – Redress

- Has talked to people in Vancouver who work in this type of social housing, believes there are very few wet houses in the world that work. Not opposed to wet housing, just believes it does not work. Spoke to someone in Vancouver who cannot believe that Council would allow this proposal. Encouraged Council to look at the Rain City Housing website which shows the model of dry houses with the support of wet shelters. The model recognized the residential neighbourhood and acted accordingly. A previous speaker mentioned that there was no statistical evidence that larger social housing projects cause more crime. Asked Council to look up the definition of precautionary measure as it may be a letter of the law.

Ms. Dawn McGouran, #7 - 165 Meredith Road - Opposed

- Not here to speak about social housing. Is concerned about White Street being negatively affected by the proposal. It is no longer a dead end street; it is being used as an access now. Believes traffic and parking issues will increase dramatically. Asked Council to put the access on Bowen Road. Would like Council to sell the subject property as this proposal is "a waste". In favour of social housing and has used it in the past but does not believe some should be saved at the sake of others. White Street is taking 80% of the burden and it is unfair.

Mr. Doug Catley, 2165 Nictash Place, Cedar – Opposed - Redress

- Believes the proposal and Hearings have fundamentally failed, even though a lot of good information has been introduced. It is now convoluted and has caused severe community resistance. Does not believe most supporters live in the Quarterway neighbourhood. Supports the John Howard society financially and in spirit. Believes the community will be divided and more frustration in the neighbourhood will result if Council approves the proposal. Wants Council to defeat this plan and come back with a reworked application and proceed with smaller scale social housing throughout the city.

Ms. Nikki MacDonald, 5616 Big Bear Ridge – Opposed – Redress

- Reminded Council that the community has been asked to formulate opinions based on partial information. Lives may be saved by this type of housing but many lives of those who have invested into the community may also be ruined. Believes the number of units equates a "gang" of addicts and alcoholics. Questioned where detoxification would take place if tenants decided to get clean.
- Reminded Council how much time and energy many of their constituents put into their presentations so they were not ignorant on this issue. Applauds Council if they are changing their minds or giving great consideration to this issue.
- If this proposal is defeated it would be an opportunity to embrace the community who will offer their help in finding solutions. Asked Council to vote with their heart, head and common sense.

Ms. Eileen Tatton, 1503 Townsite Road – Opposed – Redress

- Wanted to clarify that the two men seen urinating on the Brechin school playground equipment were seen by someone leaving the Unitarian Church at 7am.

Ms. Kelly Poistela, 1650 Seabird Road, Ladysmith – Opposed

- Quarterway PAC Chair. Asked for clarification regarding the layout of Bowen Road once it is widened.

Mayor Ruttan noted that the layout will be four lanes with a turn onto Buttertubs Road.

- Ms. Poistela noted the concern regarding the access from White Street. Asked how traffic would be able to turn north.

Councillor Kipp noted the service road located off of Pryde Avenue.

Mr. Swabey stated he is unsure if the map of the service road is on the City's website but it is available at City Hall.

- Ms. Poistela stated that she visited Warmland; it is a beautiful building with wonderful staff. Talked to businesses around the facility and with the managers. They have 24 full-time tenants and 15 emergency shelter beds.
- Confirmed it is a low barrier, wet housing facility for full time tenants however the shelter is dry.
- Nearby businesses noted that the social housing has not changed the neighbourhood, one neighbour stated her daughter was "slapped on the backside" by someone from the facility (unknown if it was a tenant or someone utilizing the shelter) and that one business has seen drug activity.
- Warmland is located in the rear of a school; however, she measured the distance and it is greater than the distance between the Dufferin Road location and the Quarterway School. Does not believe the two locations are comparable and is still concerned about the location of Quarterway School in relation to the two proposed facilities.

Ms. Jennifer Grais, 1416 White Street – Opposed – Redress

- Tried to sell her home last year, she and her realtor questioned City Staff about development plans for the subject property and they were not told it would be wet housing. Asked about access from White Street and was told that it would not occur. Believes repercussions should occur for Staff members who lied and asked Council if they would be responsible for those repercussions as someone has to be accountable.

Ms. Anita Bereterbide, 1496 White Street – Opposed – Redress

- Rode her bike in the dark through Bowen Park and saw people who want to disturb people because they are high. Children go to that park and she believes the proposal will cause more problems. Was offended at a previous landlord on White Street who had a nuisance property.

Mr. Rex Regehr, 1496 White Street – Opposed - Redress

- Does not believe that drug laws work. Thanked Council for bringing the Quarterway neighbourhood together and for educating the community on the need to stay current. Not opposed to the homeless. Believes Council continually puts this proposal at the end of long Public Hearings.

Mayor Ruttan noted that the City has other business to attend to that is also important. If all those other applications had been held until this item is adjourned they would still be waiting and Council tries treat everyone fairly. Reminded the speaker that Council has been hearing from the community on this proposal for many hours.

- Mr. Regehr believes the proposal should have already been declined by Council after hearing the opposition from the neighbourhood. Does not believe their questions have been answered. Asked where the facility would be in the north end.

Mayor Ruttan noted that a location for the north end has not yet been confirmed by the province.

- Mr. Regehr believes the social housing funds should be used to house seniors, noting we seem to have money for "crack heads" but not for seniors. Noted that the Value Lodge became a nuisance property after many complaints were lodged.

Mayor Ruttan noted the reason it was declared a nuisance property by Council was due to the number of complaints received, which meant that all calls of service by City departments to the property would be charged back to the property owner. The property has been cleaned up as a result and is now managed respectfully.

- Mr. Regehr asked where the unruly tenants went.

Councillor Unger stated the motel is a privately owned facility that was collecting rent from tenants, adding that a big difference is that there was no support staffing at Value Lodge.

- Mr. Regehr asked Councillor Unger if he thought one support staff was appropriate for the housing proposal.

Councillor Unger stated that VIHA should propose more than one support staff during the evenings.

- Mr. Regehr stated "crack heads live at night, not during the day".

Councillor Unger stated that he would be making some noise regarding having only one staff member at night for the proposed housing.

- Mr. Regehr believes the housing should be detoxification not wet housing and that the proposals should be spread throughout the city. Asked why the OCP has not been mentioned in relation to this proposal.

Mr. Anderson noted that there is a section in the OCP that speaks to social housing and the distribution of them in the community. The Action Plan that is driving the Memorandum of Understanding with the province is implementing that OCP direction.

- Mr. Regehr does not believe they are being distributed through the community.

Councillor Unger noted that there are other facilities on Wesley Street, Tenth Street and there will be a location in the north end once identified by the province.

- Mr. Regehr asked why the Dufferin Crescent and Bowen Road proposals were put forward without knowledge of where all the proposals would be.

Councillor Unger noted that the original proposal included 70 units on Dufferin Crescent, which was determined to be too large. It was decided to move half of those units to the north end but the province had not yet guaranteed funding for staffing, which is why it is being delayed. Once funding is guaranteed Council will proceed with that proposal.

- Mr. Regehr stated the city "will be out of drug addicts because they will all be in his area".

Councillor Unger responded that he wished there were only that number of homeless in our community.

- Mr. Regehr believes the zoning has no precedence and does not fit the property. Does not believe Council is helping the homeless, they are hiding them.

Ms. Anita Scouten, 1480 Boundary Crescent – Opposed – Redress

- Manages a 54-unit building; if any of the tenants are drug addicts or alcoholics it is very difficult to manage and they frighten the other tenants. Would support rehabilitation.

Ms. Patricia Leahy, 1590 Fuller Street – Opposed - Redress

- Believes all of the Hearings have only had those in opposition with no one supporting the proposal.

Mayor Ruttan noted that several people have spoke in favour of the proposal.

- Ms. Leahy will be living in a construction zone for a total of five years if this proposal is approved in conjunction with other building currently taking place in her neighbourhood. Has lost confidence in Nanaimo and does not believe wet housing works. Believes drug addicts that are not tenants and have market homes would use the facility to do their drugs as they would be safe and that drug dealers will hide their drugs there. Asked how the province chose the lands for each facility.

Mayor Ruttan noted that the City provided an inventory of available, city-owned land within Nanaimo and the province did their evaluation and made their choices.

Ms. Annette Roulick, #11 - 1601 Bowen Road – Opposed - Redress

- Noted that the 2011-APR-14 Public Hearing agenda items did not appear in numerical order and Bylaw 4000.506 was placed last on the agenda.
- Asked why the Notice indicates that it is not in accordance with Section 892 of the Local Government Act.

Mr. Anderson noted that a resumption of a Public Hearing is under Section 890 of the *Local Government Act*, not Section 892. The Notice requirement states that at the recess of a Public Hearing an announcement is made regarding the date and time of the resumption of the Hearing, which has been provided for the resumed Public Hearings.

- Ms. Roulick stated that not all of the Notices of Resumption included this statement (this is untrue; all Notices of Resumption included the same statement).

Mayor Ruttan asked the speaker to please comment on new information only and reminded her that she had already spoken for over 22 minutes earlier in the evening.

- Ms. Roulick quoted from the *Local Government Act* in relation to how a Hearing is led, adding that any appearance of unfairness by the Chair could lead to a legal challenge. She is allowed to speak her mind, other speakers before her spoke as long as they wanted and have approached the podium up to four times at the Hearings.
- Asked why the rezoning signage indicates rezoning from RS-1 to RM when the Notice indicates rezoning from RS-1 to C-31.

At 11pm Councillor Sherry noted that the Procedure Bylaw dictates that a Motion must be made by Council to continue the Hearing past 11pm or to recess once again.

Councillor Sherry made a Motion to proceed, reminding the speakers that Council wants to hear only new information regarding the rezoning of subject property and not technicalities regarding the signage or Notice.

Councillor Unger Seconded the Motion.

Councillor Holdom asked for clarification on the required procedure of Public Hearings and whether or not there is any limit on the continuation of them or if there is any recourse for Council to adjourn them as they can be prolonged indefinitely by those who may wish to prevent Council from making a decision on the proposal.

Mr. Swabey noted that there are no regulations in the *Local Government Act* that determine the length of a Public Hearing; it is a matter of whether or not Council believes they have heard all information. The test would be if any one challenged it in court after the Hearing and whether or not the court believed Council would not and did not hear all information. Otherwise, a Hearing can be reconvened as many times as necessary until no speakers remain requesting to speak.

Councillor Holdom noted that the Motion on the floor is to extend the Public Hearing past 11pm and will include the only the two speakers left in the queue to speak. If so, he votes in favour of the Motion.

Councillor Bestwick noted that the potential risk of litigation, if it is demonstrated that Council may or may not have heard all speakers, concerns him adding he is not in favour of returning for another resumption of the Public Hearing. He is respectful of all submissions, research and information that have been presented. If the Hearing is to be extended past 11pm he believes it is prudent to extend it with a serious five minute limitation, which would allow Council to proceed the bylaw to the Council meeting of 2011-MAY-30. Amended the Motion to a five minute limit and to exclude speakers that have already spoken twice, as he believes they have been given a reasonable opportunity to speak to the issue. Also, speakers should be presenting new information only. Noted that the matter is currently closed to Council as they are not legally permitted to discuss it with anyone or each other. Would like to take the proposed housing issue to the 2011-MAY-30 Council meeting to debate and vote on it.

Councillor Sherry asked Staff to repeat the Motion on the floor.

Mr. Swabey noted that the amended Motion is that Council continues past 11pm and limits all remaining speakers who have not already spoken for a second time to a strict five minute time limit.

The Motion Carried.

- Ms. Roulick noted that she attended the open house for the proposed new Zoning Bylaw on 2011-MAY-04 and told Staff she believes the future zoning changes should have been indicated on mapping. She checked the City website on 2011-MAY-05 and the mapping had been changed to reflect the planned change of zoning.
- Believes that Council is being censored by not being permitted to speak with each other or any members of the public regarding the proposal during the Public Hearing process.
- Not sure the homeless want housing because they do not like authority and the $34 million (sic) could be for 160 people that might not even use it, believes it is too much money if it will not be used.

Ms. Gwen Boyd, 1041 Moyse Crescent – Current President, HANA - Opposed

- Many people in support of the proposal do not live in the neighbourhood. Reminded Council to keep in mind that the area already has many social assistance programs, care facilities and housing.
- Defined 'hyper-ghettoization' as a concept that was invented by sociologists as an extreme concentration of underprivileged groups in inner cities that has several consequences; it creates a bigger inequality in income in that area, it destroys all the major social structures and acts as the straw that broke the camel's back. Unemployment rises, housing deteriorates and graduation rates at local schools fall.

Mr. Lance Geselbracht, 76 Pryde Avenue – Opposed – Redress

- Came to the podium to get a closer look at "what a complete failure to lead looks like". Believes it to be embarrassing.

Mr. Louise Goames, 1610 Bowen Road – Opposed - Redress

- Has owned his property for one year. Does not believe the subject property should have been on the inventory list given to the provincial government. Believes a 15 foot fence will need to be constructed around the proposal to keep tenants in as they will climb the fence anyway and be "run over". Believes the RCMP will be called constantly, which will result in a satellite RCMP office being built in the neighbourhood.
- Believes area businesses will fail and future development will be stalled. Believes there is a lot more to lose than there is to gain. Does not believe staffing is adequate. Feels it is important to help the neighbourhood, not hinder it.

Ms. Annette Roulick, #11 - 1601 Bowen Road – Opposed - Redress

- Stated she believes the notification for the Public Hearing was flawed.

Mr. Swabey confirmed that Staff believes all notification was done correctly. If any member of the public believes that is not the case it is their option to pursue that issue in court.

There were 93 verbal and 101 written submissions (including two petitions of opposition, one with 425 signatures and one with 600 signatures) received for this application.

MOVED by Councillor Sherry, SECONDED by Councillor Holdom, that the meeting adjourn at 11:21pm.

CARRIED

Certified Correct:

J. Holm
Manager, Planning Section
Community Safety & Development

B. Anderson
Manager, Community Planning Section
Community Safety & Development

/pm
Council: 2011-MAY-30
G:Devplan/Files/Admin/0575/20/2011/Minutes/2011May11 PH Bylaw 4000.506.docx

Attachment A

Submissions

For

Bylaw No. 4000.506

(RA270 – 1406 Bowen Road)

Response to proposed amendments to City of Nanaimo's Zoning Bylaw 1993 #4000 – to permit the use of land for a supportive housing development at 1406 Bowen Rd. City of Nanaimo public hearing April 14th, 2011.

Nanaimo City Council and fellow residents...My name is Lynn Burrows. I reside at unit #15 - 9 Buttertubs Drive in Nanaimo.

I strongly believe that Council should proceed with this by-law amendment that will enable supportive housing at 1406 Bowen Rd.

- I live in very close proximity to the proposed supportive housing on Bowen Rd. I also operate a home business at this same location
- My 2 grandchildren attend Quarterway School.
- I volunteer at the Extreme Weather Shelter that operates out of the Unitarian Church on Townsite Rd and so have contact with clients using that shelter. I have always found them to be courteous and pleasant to be around.
- I have had first hand experience of being homeless

I am deeply concerned that if this rezoning amendment does not go through, after all the careful planning, we will forever loose the 34 million $ provincial funding and the opportunity to end homelessness in Nanaimo.

My personal experience with homelessness and working with others who are homeless leads me to believe that the real risk or danger is not **from** "supportive housing" but from people NOT having their basic needs met. We **all** need food, shelter and the helpful support of people around us. **It is well documented that supportive housing can meet these needs and that everyone in the community benefits.**

I have spoken with several people in involved at different levels with supportive housing in BC. **The response has been that supportive housing works well!**

The Warmland supportive housing in Duncan was built directly across from an elementary school and a middle school. Initially, there was neighbourhood opposition but both the School

Board and local RCMP confirm there have not been any problems and that, actually, the parks and school grounds are noticeably safer for all!

Shelley Cook, Executive Director of the John Howard Society of Central & South Okanagan. told me that "initially in Kelowna, there were **massive concerns** that there would be **increased crime**, **loss of business** and **safety issues**. However, once the housing was up and running, **none of these concerns played out**....in fact, and I continue to quote her here: "**quite the opposite**." Ms. Cook mentioned also that since the supportive housing has been built in Kelowna, 2 "up-scale" housing developments have been built not far from the low-barrier housing and they both seem to be doing well with both sales and occupancy. In addition, a portion of the ground floor of the supportive housing development has a coffee shop - where tenants learn work skills and gain confidence to live independently! This coffee shop has become very popular in the neighbourhood!

Simon Davey of Terra Housing Consultants (Vancouver) told me that **in 1982,** in Vancouver, **1000 people came out to speak against** the proposed RainCity Housing. This low barrier housing project located 2 blocks from a secondary school is actually quite similar in scope to the one planned on Bowen Rd should the rezoning amendment get passed. Since this facility has been up and running...There have been **NO major issues**. He went on to say that **some of the people who were the strongest opponents initially now volunteer at this facility!!!**

From the initial assessment of potential tenants to their 24/7 supervision and access to supportive professionals, tenants of this proposed low-barrier housing will have a wonderful opportunity to live more comfortable, happy, productive lives. In addition, communities already providing low-barrier housing are reporting that neighbourhoods are experiencing positive results.

At some point in our lives, we all have moments when we can use assistance. Sometimes we are in a position to help others. This is one of those times! **Let's come together**, **drop our fears**, and get behind this amazing opportunity to end homelessness in our community.

Hospital Area Neighbour Hood Association (HANA)
Presentation to Nanaimo City Council – Public Meeting, April 14, 2011
1406 Bowen Road Low Barrier Site Re-Zoning – Bylaw #4000.506

Honorable Mayor and Councilors:

DELAY OR DEFEAT THIS BYLAW

Introduction:

There is an MOU (memorandum of understanding) between Nanaimo City and BC Housing indicating that the 2 parties may agree on sites other than those listed in Appendix A of the MOU. HANA is requesting that the re-zoning of the sites at Bowen Road and **Dufferin Crescent be put on 'Hold' for at least 6 months to allow time for other** sites, site density and other modes of operation (including treatment options) to be evaluated.

The MOU mandates a collaborative community-based process, however HANA is of the opinion that there is no collaboration between the community and the City Council because the community has reached a point of frustration in trying to dialogue with the city.

HANA has been un-**able to verify the city**'s claims relating to low barrier housing in other BC cities, and so doubts **the city**'s claim that the proposed model will actually work.

Supporting Facts:

1. Site selection is not final, and may be changed, refer to Cl. 1 of the MOU, **"Introduction:**

municipally owned sites subject to this MOU are listed in Appendix A as may be amended by the agreement of both parties.

2. The number of units on a site is not final, refer to Sue Bate, BC Housing email, October 26, 2010:

HANA: What is the minimum number of units per building in a new build in this area?
BC Housing: The number of units on a site is primarily determined by the City of Nanaimo through their Zoning Bylaw. However, considerations are also made for neighbourhood context.

3. The development schedule & capital draw outlined in the MOU is not final:

HANA: Is there a statute of time to the City of Nanaimo whereby funding for affordable homes has to be used by and if it's not used, then does the govt. pull the funding?
BC Housing: We don't have steadfast rules about timing. If a site is not able to proceed, we would look for alternative sites in the same area. If that isn't feasible, we would try

and use the money on the Island before allocating it elsewhere. That said, there is a possibility that we may lose the funding all together.

4. A collaborative....community based process is mandated, refer Cl. 12 of the MOU "Sponsor and Service Provider Co-ordination":

BC Housing is developing a collaborative process and structure which will involve all providers of supportive housing in the Province in the development and co-ordination of client centred and community based supportive housing and associated services.

Discussion:

Delay the re-zoning of the Bowen Road and Dufferin Crescent sites for at least 6 months and conduct a study of alternative sites, different densities, and different modes of operation. Granted, there is a risk of losing the allocated capital, but with the next provincial election not until May 2013, and being a Provincial housing initiative losing it before then seems unlikely. To put it in perspective – the request for Support Society Expression of Interest has not yet been issued by BC Housing. Completing these 2 sites in 18 months from this point seems reasonable, so a 6 month delay should still permit completion before the next provincial election. Even if construction is in progress at the time of the next election, once started the province is un-likely to absorb the cost of withdrawing funding on its own partially completed project.

Councilor Pattje has often asked why there is so much fear in our community. We are very concerned that low barrier housing is a major risk to our **community. We haven't** been able to confirm your claims about other BC projects and so we **can**'t accept them as entirely accurate – hence the fear. Your examples discredit your claims rather than support them as you intended.

To reduce risk to the community, the Wesley Street site that's already underway, could be run as a test case before building out the other sites. Any lessons learned could be incorporated into the subsequent sites. Remember the fast cat ferries – the Province built 3 proto-types before testing the first one, so the flaw was repeated throughout and 3 failures resulted instead of one.

Council seemed surprised that it took a while for the community to get engaged, but it takes time for the news to spread and its implications understood. Cowichan School Board Chair Spilsbury was quoted in the April 7 Bulletin regarding Duncan Warmlands; "**the** community process was quite long term, very involving and very inclusive of the **community**". We should be allowed the same consideration and respect and the 1400 people who signed our petitions insist on it.

Pushing through an agenda while ignoring our **community's** arguments undermines trust in our elected officials and the democratic process. While BC Housing indicates they are flexible, our city is clearly in-flexible.

Two of my children attended Quaterway School in the late 1990's. One day my 8 year old discovered 2 of his friends had found a 'drug needle' in the playground during morning break and were filling it in a puddle, pointing and squirting it at other kids. How many drug needles in a school playground are too many – one. The teachers as a result had to conduct daily sweeps of the playground to check for discarded needles. Fixing one problem but creating another is not win - win, its win – lose. We need a solution to homelessness but not at the expense of another vulnerable group who can't speak for themselves. How can you with a clear conscience "book-end" an elementary school with 2 wet houses?

Conclusion:

Why are we being told by people from outside our neighbourhood that we must accept this plan, when the MOU indicates that a collaborative and flexible approach is available to us. It's our neighbourhood and we live here. Apart from Mr Kipp, I understand that none of the council resides in the area so what gives you the right to ignore what we have to say and to push this project through in spite of us?

Mayor and councilors, this is not right, please listen and do not treat us with disregard.

Defer or defeat this re-zoning by-law.

In closing; HANA does not want to deny shelter to the homeless. It wants a way of housing them that will guarantee our community remains a safe place for all to live, learn and work.

Paul R. Struthers
Resident of Hospital Area
April 14, 2011

Barb Wilson - Hospital Area Neighbourhood Network,
1105 Thunderbird Dr. Executive Director

~~To the Editor~~:
The residents of Nanaimo have been given the impression that Kelowna, Kamloops and Prince George are allowing illegal drug use in their housing projects for the Homeless.
THIS IS FALSE!
Kamloops; Emerald House, Emerald on Third
For women and children
Drugs and alcohol are not allowed on the premises.
Drugs, alcohol or drug paraphernalia found during intake process are confiscated.
Drugs are locked away and turned over to the RCMP as anonymous seizures.

Henry Leland House
No drug policy in building.

Prince George
Bridget Moran Place
Drugs are illegal and not allowed.

Phoenix Transitional House
This is a zero tolerance house.

Friendship Lodge(LEEDS building)
Illicit drugs are illegal and as such are not allowed in any of our programs or buildings.
Illicit drugs are reported to the RCMP.

Kelowna
Willow bridge (LEEDS Building)
Willow bridge does not tolerate drugs on site.Willowbridge is a place for people who are Committed to change. We will make every effort to ensure there is no illegal drug or alcohol use in the building or area.

Tutt Street Place (LEEDS building)
For women with or with out children.
Drug and Alcohol free.

Cardington Apartments
Was low barrier for two months only. WHY?
When you are focused on getting high you can not focus on getting better.
Drugs and alcohol are not allowed in building.
Wellness plan are not optional! Drug and alcohol counselling, life skills training, Volunteer work, chores and maintenance are part of wellness plan.

Mayor Ruttan states funds may be lost if locations changed.Neighbors complained to council in Abbotsford concerning a similar project for high risk tenants in a residential neighbourhood, the project was cancelled. They are now building a drug and alcohol free Apartment building for women and children. This project will use about 9 million of the 22 million Abbotsford received. Funds were not lost.

Drugs and Alcohol are not allowed in the building.
Wellness Plans are not Optional – Drug and Alcohol counselling, Life skills training, Volunteer work, Chores and maintenance are included in wellness plan.

The Residents of Nanaimo have been given the impression by the city that these communities are allowing drug use in their facilities. This is False!

Crimes linked to low barrier housing on Vancouver Island

Karrie Ann Stone Murdered July 2010 Duncan
Had been using Duncan's Warmland Shelter
Mr. Parent in interview "The killing has left Warmland residents on edge; some people are scared because they're reviewing (visitor video) tapes to see where she was and who she was hanging out with".

Missing Person (possible crime)
Mr. Moore last seem Oct.3 2010 at Warmland Shelter where he resided.

Victoria November 2010 Mark Kenneth Henderson 35 stabbed to death
At City Metro Suites ~~626 Gorge rd. east~~ .The accused had moved into the building three days earlier placed there by Integrated Community Outreach Team, a group of health care workers, social outreach workers and police officers set up to provide housing and support to street people who suffer from mental illness and addiction. Henderson was stabbed to death after he asked the man he had never met to turn down his music.

The accused ~~Frederiko Kodiak~~ Louie has an extensive criminal history, including break and enters and breaches of conditions. In September 2009, he was charged with possession of a dangerous weapon. Henderson was charged with trafficking in a controlled substance. In July 2007 and February 2008, he was charged with possession of drugs for the purpose of trafficking and, in July 2009 he was charged with possession of stolen goods valued at less than $5,000.

Mr. Quocksister, owner of City Metro Suites says he has accepted many clients from Victoria Integrated Community Outreach Team.

Victoria March 2011 City Metro Suites ~~2828 Rock Bay Ave~~.
41 year old Gilles Alain Thibodeau died from head injuries suffered in a violent assault Inside a suite at City Metro Suites. He had been in and out of jail in relation to charges to conviction for drug trafficking, drug possession and theft. There was a warrant for is arrest and he was also under a ten year firearm ban. The accused Jason Robert Van Winkle was also very well known to police. Neither were tenants at the suites.

According to a business owner near by the police went door to door soon after the assault to notify people that they would be beefing up security in the area. In all of these articles The people living in these building reported being fearful of other tenant's .Drugs and violence going hand in hand. ~~Homeless people are very transient, these converted Motels~~.

WE will be one of the very few communities offering new homes where illegal drug use is permitted, what do you think this will attract?

Andrew Tucker stated on the news that there is a lot of research showing minimal effect from these projects on a neighbourhood, and that they are successful. I am requesting this research that states a wet house that allows the use of crack, heroin ,crystal meth and other addictive substances, does not have a negative impact on a neighbourhood and has a successful recovery rate for people with addiction. The studies I have read from the city refer to group homes for mentally ill adults and recovery homes for individuals that have gone through treatment. This is a far cry from 70 to 80 active addicts placed in a 4 block radius.

Bill Holden has asked us to keep an open mind to other communities experiences, now we are asking Council to please do the same. Thank you

Kamloops Emerald House next Page

BRITISH COLUMBIA

OPERATOR CHOSEN FOR NEW SHELTER AND HOUSING IN KAMLOOPS

May 21st, 2010
KAMLOOPS – The Canadian Mental Health Association (CMHA) Kamloops Branch, in partnership with the ASK Wellness Centre, has been selected as the non-profit operator for a new centralized co-ed emergency shelter with transition housing located at 259 W Victoria St. in Kamloops, announced Rich Coleman, Minister of Housing and Social Development today.

"We strive to partner with organizations that demonstrate the knowledge and drive to help those most in need in their communities," said Coleman. "CMHA-Kamloops Branch and ASK Wellness Centre have demonstrated their success in helping men and women who are struggling with homelessness and poverty, and we are proud to work with them to provide a new emergency shelter with transitional housing here in Kamloops."

The building was purchased in January by the Province for $853,000 as a first step toward creating a new centralized co-ed emergency shelter with transitional housing apartments in Kamloops. The building is currently vacant and renovations and building upgrades are being finalized, with an expected completion in spring 2011.

"Our government is committed to working alongside CMHA and ASK Wellness on the creation of the Victoria Street development," said Kevin Krueger, MLA for Kamloops-South Thompson. "This partnership will enable us to address the need in Kamloops for an emergency shelter that offers 24/7 support services for those most in need."

The society, selected as the result of a Request for Expression of Interest (REOI) proposal call issued in March, will manage and operate up to 50 shelter beds plus transitional housing units with a range of support services to help people move towards independence and self-sufficiency, breaking the cycle of homelessness.

"CMHA and ASK Wellness are well-regarded in our community for their work to address the various needs of the homeless," said Terry Lake, MLA for Kamloops-North Thompson. "The Victoria Street development will provide a new way to offer shelter and housing in our city."

If rezoning of the site is approved, the development will eventually replace the existing shelter beds currently funded by the Province in Kamloops, and the current operational funding will be directed towards the new emergency shelter.

"Emergency shelter and transitional supportive housing are both very important to help end homelessness in our community," said Kamloops Mayor Peter Milobar. "The City believes CMHA and ASK Wellness are extremely well-qualified to manage this new building."

CMHA Kamloops currently operates the women's emergency shelter. ASK Wellness also manages and operates Henry Leland House in Kamloops.

"This will allow us to expand and improve our local operations," said Doug Sage, executive director of CMHA Kamloops. "We will be able to provide badly-needed co-ed emergency shelter for those most in need in our community, but we can also increase the options for the next step in the range of housing here in Kamloops."

"We look forward to strengthening our partnership with the Province and branching out our support services at the new co-ed emergency shelter," said Bob Hughes, executive director of ASK Wellness Centre. "It is our primary goal to help individuals through challenges and work towards the greater good of our community and we are pleased that we will be able to reach more clients through this project."

Plans for the proposed new emergency shelter include 24/7 availability and access to support services to help individuals who are homeless or homeless at risk.

In 2010-11, the Province will invest over $562 million to provide affordable housing and fight homelessness - more than four times as much as in 2001.

'Breaking the Cycle of Homelessness' is a website providing a comprehensive and detailed look at provincial programs and services to address homelessness. Visit www.bchousing.org/breakingthecycle for more information.

Kamloops

POLICY NO:	SECTION:
PAGE: OF:	SUBJECT: Substance Abuse
EFFECTIVE DATE: June 30, 2008	REVISED DATE: August 2, 2009
POLICY	Emerald House / Emerald on Third take a harm reduction approach to substance abuse. While drugs and alcohol are not allowed on the premises, we do house many clients who are actively using these substances. Staff may not automatically ask a client to leave the shelter for drug use or for having paraphernalia in the shelter. We accept clients "where they are at" with their substance abuse and assist clients with safer methods of supporting their habits, including those women who use the sex trade to support their addiction. Staff are trained to recognize signs of distress from over-dose.
PROCEDURE	Clients are to be treated with non-judgmental care and respect at all times. Staff should recognize that client realities include poverty, racism, social isolation, past trauma, sex-based discrimination and other social factors that affect clients' vulnerability to and capacity for effectively dealing with substance use. Clients who are under the influence of alcohol or drugs are welcome at Emerald House as long as they are not aggressive or violent. They will be asked to remain in their room, and staff will check on her periodically. Under no circumstances will aggressive or violent clients be put out in the street where they will be at risk or put others at risk. Staff should call the non-emergency police line to have the client arrested and placed in cells. Once sober and no longer aggressive, these clients are welcome to return to the shelter. Clients under the influence of a substance at Intake will be provided a shower stall only; they will not be allowed in a bathroom with a tub to prevent accidental slipping or drowning. Clients who are significantly intoxicated or who appear to be having difficulty standing will be monitored closely. Respiration rates less than 16 per minute will result in a call for an ambulance to take the client to hospital. Her bed will be kept pending outcome of her assessment.

	Significantly intoxicated or stoned clients who have passed out in bed will be monitored every fifteen minutes to ensure they have not aspirated on vomit. Drugs, alcohol or drug paraphernalia found during the Intake process are confiscated. Drugs are locked and turned over to the police as anonymous seizures. Medications that are unmarked or labelled with someone else's name are turned over to a pharmacy for safe disposal. Paraphernalia is secured in our sharps container for destruction. When addressing a client who has been found using in the shelter, the client will be asked to leave. However, staff should offer alternative solutions to the client, such as making sure the client knows where needle exchange programs are located and other suggestions for her next stay at Emerald House. We will encourage women who are seeking to reduce or stop their use of substances by: • Encouraging a client who has decided to reduce the amount of substance s/he consumes in a day; • Listening and honouring a client's story about how s/he became dependent on prescription medication; • Helping a client to get past the shame of being addicted so that s/he can make conscious choices about what s/he wants to do about it; • Giving a client information on how to use more safely to keep him/herself disease free, which will lead to more options in the future. When addressing paraphernalia that has been found, staff emphasize that clients must use the provided needle exchange to maintain a safe environment in the shelter, and for their own health. When clients are quite inebriated or high in the common areas of the shelter, staff should ask them

Prince George

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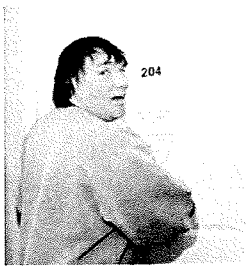
The key to a new life

Submitted by Nicole Seguin on Thu, 03/11/2010 - 10:57pm



By Melissa Lampman - Kamloops This Week (mailto:melissa@kamloopsthisweek.com?subject=Kamloops%20This%20Week%20-%20The%20key%20to%20a%20new%20life)

For the first time in more than a decade, Pat Bebonang has a key to his own place.

He had been living on the streets of Kamloops for the past four-and-a-half years, calling dumpsters and doorways home.

Before that, he spent his time couch surfing and living with friends.

For the first time in so many years, Bebonang is sober more often than not.

And the Henry Leland House, he says, helped him unlock his potential.

The 36-year-old chronic alcoholic proudly shows off his bachelor suit, with a twin bed in the kitchen, adjacent to a love seat, chair and TV.

It's the first time he's ever had cable.

It's the first time he's ever had a place to call his own.

"I used to be hammered every day," he says, casting his eyes to the floor.

"Living on the streets, that's not living — it's survival. This changed my life 100 per cent — it keeps me going."

The Henry Leland House opened last May and is a supportive-housing development for people who are homeless or at-risk of homelessness.

Operated by the ASK Wellness Centre with $500,000 in annual funding from BC Housing, it is a housing-first approach, where people who may have addictions, mental-health issues or street behaviours — such as prostitution — are provided with housing and given access to support services to address their challenges.

With help, the residents create their own "wellness plan" and can stay in the house for up to two years, after which the goal is for them to be able to live independently.

Although it's not perfect, ASK Wellness executive director Bob Hughes says this type of harm-reduction model is an opportunity for people to become healthier, live in a safe environment and break the cycle of homelessness.

"It's the idea that housing is health care and that, slowly, over time, people improve," Hughes says.
"You don't get these deeply entrenched behaviours — you know, crack, alcohol, heroine attractions, sex-trade involvement — you don't overcome those overnight. It's a whole process of change.
"And there are some people in there who are really making some huge strides and some big changes."

Inside the former Whistler Inn at the corner of Fourth Avenue and St. Paul Street, there are 19 bachelor and nine one-bedroom rooms with 24-hour staffing and strict visiting policies.
There are also 16 cameras inside and outside the non-smoking building, though not in any of the units.

Despite there being a no-drug policy in the building, Hughes says he's guided by former Prime Minister Pierre Trudeau's notion that "the state has no right into the bedrooms of our nation."
Sometimes, he says, people can't deal with their social and addiction issues and, at least this way, they have a roof over their head.

"The vast majority of these people have gone through treatment five, six, up to 15 times. It hasn't worked because it's often so black and white that, if you use, then you're out of the program," Hughes says.

"If we did that with this population, then we'd have gone through every person in that building at least three times. They'd be gone."

However, if the safety of the building and the other residents is compromised — as one person was found to be selling drugs to other tenants — they can be kicked out.

But Bebonang is OK with a few rules, saying he knows they are in place for a reason.

Nevertheless, living with others who may not be as committed to recovery is hard.

When he sees someone completely inebriated, Bebonang has to escape to his room for fear he will slip — as he has so many times before.

"It makes me want to get like that, too," he says with a sheepish smile.

"If you can't beat 'em, join 'em."

For the most part, Bebonang says people are trying better their lives, but it's not an easy process as old habits die hard.

But he's going to try his best to end an addiction he's had for most of his life and attributes the wellness plan and the staff at Henry Leland House as part of his success.

"It gives people the ability to make their own decisions based on what they're dealing with, whether it's doing drugs or drinking," Bebonang says.

"It teaches discipline and what's important in life: Is having a roof over your head important or do you want to continue drinking?

"I choose this place. I don't want to jeopardize living here."

The past nine months have taught him to grocery shop, pay bills, live on a budget — essentially to live independently as an adult.

"Things I never knew how to do," Bebonang says.

Although he's nervous about the two-year mark and what may come, Bebonang is optimistic about his future, hoping to quit drinking for good and get into social work.

"But, for right now, I love being here," he says. "I take pride in myself and am living happy, clean and free."

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- BC Local News (/links/get/3805/2630/links_related)

Links from Article Text

- Melissa Lampman - Kamloops This Week (mailto:melissa@kamloopsthisweek.com)

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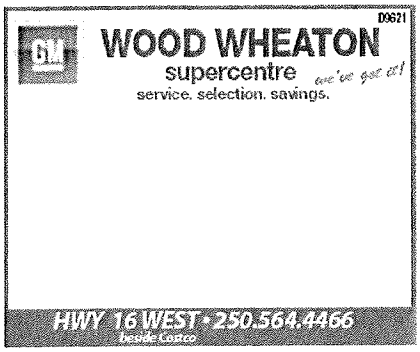

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QUESTION OF THE WEEK

What do you think of paying nearly two per cent more in taxes to cover $16.5 million in infrastructure renovations for the 2015 Canada Winter Games?

- Two per cent is insignificant
- It's worth it in the long run
- It's not worth it
- The cost is obscene

Vote

View results of current and past polls

Shelters house addicts but drugs stay outside

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JANUARY 17, 2011

FRANK PEEBLES
CITIZEN STAFF
FPEEBLES@PGCITIZEN.CA

Addicts often get help from the city's emergency shelters or social housing locations, but there is no safe harbour for illegal substances.

While the city's health, judicial and government leaders try to figure out ways of reducing the effects of substance abuse, the operators of these frontline facilities say these addictions are not being enabled under their roof.

"We, of course, don't allow drugs in the shelter and most people who know the shelter's rules know that, and there are signs all over the place," said Active Support Against Poverty (ASAP)

Executive Director Audrey Schwartz, based at Bridget Moran Place where overnight crash pads and residential suites are available for those trying to stave off street life. "Drugs are illegal and not allowed in our shelter, and if we have to call police we will. These are adults in our shelters and they know the laws and the rules. They also know their belongings can be checked at any time, and they are checked. Our staff is fantastic at it and attempt to make sure that doesn't come through. If you are staying long-term, you can store your stuff with us but it is searched and can be searched at any time."

She said street-level addicts typically have such an acute physiological need for the next fix that they will use their drugs almost as fast as they take possession. They don't tend to stash them for later, so when they arrive at the shelter's door the drugs are usually gone.

The paraphernalia is often still with them, however, but there is nothing illegal about having a couple of needles or a pipe in your pocket.

"One of the reasons I quit was that part of the job," said a former employee of the Association Advocating for Women and Children (AWAC), who spoke on condition of anonymity. "We would have to collect all their paraphernalia. We would store it for them overnight, and give it back to them in the morning."

The former staffer confirmed, strenuously, that the statements of shelter managers were true: no drugs were tolerated.

"Drugs we would flush. They could never have drugs in there," said the former employee.

The Phoenix Transition House is not a street-level facility, it takes in women and their children when they need somewhere to go to avoid an abuser at home. A great cross-section of society comes through their doors including those who have an addiction.

"This is a zero-tolerance house," said Sharon Hurd, executive director at Phoenix. "Others are more tolerant but when you come to Phoenix it is to make a change in your life, and we will work with you on that. If you are incapacitated we wold take you up to detox or one of the lower threshold places in town, and we would ask you to come back with a clean urinalysis. It happens."

She can't ever remember a time when one of the women arriving at their door was in possession of drugs at the time. She also can't remember a time when she had to kick someone out of the house for using illicit drugs on their property.

The residents at Phoenix are aided in whatever social recovery they need, said Hurd, everything from employment referrals to healthcare needs. When someone there wants to tackle an addiction, a support network with drug recovery specialists in the community is already in place connected to Phoenix, and many of the other shelters too.

The Prince George Native Friendship Centre (NFC) has the largest number of shelters in the B.C.'s northern capital, housing a wide range of users at different stages on the social ladder. NFC executive director Barb Ward-Burkitt said it is not uncommon for some of those clients to be drug-dependent.

"Illicit drugs are illegal and as such are not allowed in any of our programs or buildings," Ward-Burkitt. "People who access our programs may have substance abuse issues but they are very respectful of our programs and staff and if known to be in possession of illicit drugs while on our premises are reported to the RCMP."

All the social recovery leaders spoken to said they usually have a personal knowledge of the individuals in their programs, so drug concerns come to the surface quickly. But times of addiction, said Ward-Burkitt, is not the time to turn your back on someone.

"If people are deep in their addiction they unfortunately usually disengage from services until they are healthy enough to reach out again," she said. "These times may be when they are most vulnerable and in need of shelter, food and someone to talk to who cares about them. We have Outreach Services to try to make sure we can connect to them in these times."

The RCMP is another agency that frequently deals with the same people, and they are there if the shelters need backup when someone's behaviour (drug-fueled or otherwise) at the shelter becomes unsafe to others. Something must be going well, said the RCMP's leader of the Downtown Enforcement Unit, because police intervention in those places is on a downswing.

"What happens inside the shelters is basically unknown to us, we get so few calls to attend there anymore," said Cpl. Kent MacNeill. "It has been quiet. They call us when it gets out of hand, but that hasn't

been happening there anymore, and I remember not long ago we were regularly in there. It was common. Not anymore. I think they are doing a really good job of dealing with matters, and the clients are being respectful of the house rules."

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qwerty1312 1 month ago

at awac the residents come in and out, in and out of the door constantly. They hand over crack pipes, unopened beer etc to staff and volunteers and it is an at risk activity to do so. Why not have rubber gloves at the door, and at least inform new workers of this risk? Their "paraphenelia" is kept in the shelter, and they can ask for it whenever they are going in and out. Maybe they are not being enabled, but they are not being treated either, or given counselling.

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FRIENDSHIP LODGE

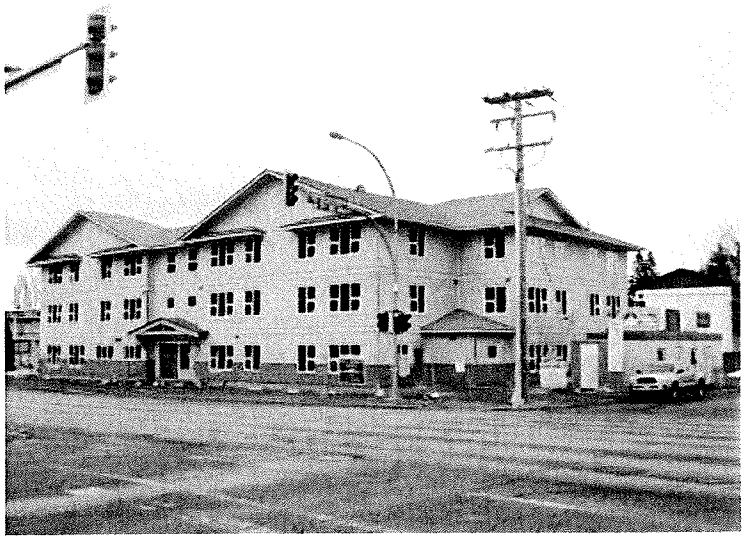
The Prince George Native Friendship Centre will join with BC Housing and Northern Health to operate 30 units of supported housing, which will address the needs of adults who are homeless or at-risk of being homeless. Core to the development of Friendship Lodge is addressing the needs of the most vulnerable people in our community though the provision of an affordable, safe "home" supportive atmosphere thereby facilitating their transition to greater stability.

Some general information about Friendship Lodge:

- Friendship Lodge will have 24/7 staffing
- 30 units in total, including 3 handicap units
- $375/month or Rent Geared to Income (includes heat, hot water, local telephone and laundry)
- Tenant must be low income
- Length of stay is based on case management with the individual tenant
- Tenant will be currently accessing support services (referral)
- Tenants must have some form of stabilization (i.e. Detox, supported recovery) and/or have the ability to live independently
- Tenant will agree to Friendship Lodge Addendum to Tenancy Agreement and Friendship Lodge Standards

For applications/information please contact:

Niki Lindstrom Friendship Lodge Development Coordinator
Prince George Native Friendship Centre
1600 Third Avenue Prince George BC V2L 3G6
Phone: (250) 562-3004 Fax: (250) 563-0924
Email: nlindstrom@pgnfc.com



UPDATE APRIL 2, 2009 FROM:

JOHN TIMMERS - SUPERINTENDENT VANMAR CONSTRUCTORS...

A building update for end of March, 2009. Sheet linoleum flooring has started on the top floor, which is one of our last big hurdles to jump towards finishing the building. Cabinets, light fixtures, and plumbing fixtures installation had started about a week ago, and as the sub-trades completing that work move their way down to the lower floors, with the major traffic out of the way, the flooring subcontractor started. After the flooring has been installed in the third floor suites, the painter will go back into the suites to apply the final coat of paint, after which the door hardware needs to be installed, and the other

sub-trades will have to complete the final bits of their work, such as electrical cover plates, fire alarm devices, and vent grills. All of the doors have been hung, and in a couple weeks, the finish carpenter will be through the building installing all the door hardware, such as passage sets, locks, door closers, door viewers and thresholds. Sometime towards the end of this week, all the cabinetry installation will be 100% complete. That means that within two weeks, all the plumbing or venting that is installed in the cabinets will be complete. The toilets will be installed as the bathroom floor linoleum is completed. Because winter is just dragging on and on, we're not able to do much more exterior work. Painting can only take place if the temperature stays above 5 degrees centigrade. There is little snow left on site, but the frost seems to have penetrated the ground quite deep, and we need some warm weeks, and lots of rain would be helpful too. Tentative schedule for appliance delivery is about mid May.

CANADIAN MENTAL HEALTH ASSOCIATION
ASSOCIATION CANADIENNE POUR LA SANTÉ MENTALE

Willowbridge

- Willowbridge
- The Project
- Info for Service Providers
- Employment
- News
- Photo Tour
- Contact

Mental Health First Aid

Child & Youth Mental Health Guide
Okanagan

BC Mental Health Guide

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The Project

What is Willowbridge?
Who is eligible for occupancy at Willowbridge?
What the program is not
Program components
Expectations of program participants
Partners & funding
The building

What is Willowbridge?

Canadian Mental Health Association Kelowna Branch is operating a LEED Gold sustainable transitional housing program providing 40 affordable units for people on limited incomes and at risk of homelessness who are experiencing barriers to maintaining housing.

The City of Kelowna has leased the land on the corner of Boyce Crescent and Pandosy Avenue to the Province of BC for 60 years. The funds to build the building were provided by BC Housing and CMHA Kelowna has been selected to oversee the building and manage the ongoing program. The program became operational August 2010.

Who is eligible for occupancy at Willowbridge?

Willowbridge welcomes individuals on limited incomes who are at-risk of homelessness and have experienced significant barriers to maintaining long-term housing. Program participants must be referred to the program by Service Providers, as they will be working in conjunction with this program to provide follow-up support.

Potential Program Participants must:

1. Be over 19 years of age
2. Be homeless, or at-risk of homelessness
3. Manage independent and community living (individual rooms, community space & kitchen)
4. Require up to 6 months of transitional housing to:
    1. improve life skills
    2. secure longer-term housing
    3. overcome barriers
    4. increase wellness
    5. (re) connect and develop social and service provider network
5. Be willing to work with support staff (Outreach Worker, Tenant Support Worker and service providers to set-up and achieve transitional goals)
6. Volunteer a minimum of 5 hours per week towards maintenance and upkeep of Willowbridge common area and grounds
7. Be committed to adhering to a code of conduct based on mutual respect

What the program is not

Willowbridge is NOT treatment facility for people with addictions and/or mental health issues. Willowbridge is a transitional program for individuals who have been living without a stable roof over their heads. We have expectations and structure in our program in order to prepare program participants for the next steps in their process.

Willowbridge is NOT a shelter for people who are homeless. Willowbridge provides short-term housing with significant supports so people can make changes in their lives and lifestyle. This is their home for the time they are in the building.

Willowbridge does not tolerate drugs or alcohol on-site. Willowbridge is a place for people who are committed to change. We will make every effort to ensure there is no illegal drug or alcohol use in the building or in the area.

Program components

The key focus of the Willowbridge program is to identify barriers facing individuals to finding and maintaining housing. Willowbridge staff provide guidance to program participants in creating transition plans that support the individual to choose those skills that they need to thrive in finding long term housing. Modeling and practice during daily activities provides the context for applying new knowledge and skills.

Life skills planning modules are also a core component of the program, which include: personal hygiene, cooking & nutrition, financial literacy & planning, mood management, life purpose exploration, creative expression, peer mentoring, stress management and relapse prevention. Community partners are actively being pursued for partnership opportunities for additional life skills programs.

Programs include:

Life skills planning

- Personal hygiene
- Cooking & nutrition
- Maintaining housing units
- House hunting
- Rights & Responsibilities of being a tenant
- Financial literacy & planning
- Life purpose exploration (ie: volunteering, employment, custody)
- Mood management
- Setting & attaining goals
- Healthy relationships (communication, boundaries, conflict resolution)
- Creative expression
- Peer mentoring
- Stress management
- Relapse prevention
- Brain health

Possible additional courses in association with community partners are also being explored.

Expectations of program participants

- Program participants are expected to volunteer a minimum of 5 hours of their time per week toward "house maintenance" duties such as cleaning and maintaining the common area and grounds
- Program participants are expected to participate in weekly group meetings, develop and demonstrate effort toward achieving personal goals
- There will be no alcohol or drug use on the premises
- There is no smoking in the building and only in designated smoking areas outside the building
- Community service providers/case managers from a wide range of health and social service agencies are encouraged to regularly come to the building to support/work with program participants

Partners & funding

The capital cost of the project is approximately $8.4 million:

- The Province of British Columbia, through the BC Housing Management Commission, has provided $7.8 million in capital infrastructure funding through the Provincial Homelessness Initiative; and
- The City of Kelowna has provided land equity valued at $564,400; and
- The Canadian Mental Health Association - Kelowna & District Branch has provided supports and programs to operate and manage the program.
- The Canadian Mortgage and Housing Corporation (CMHC) has provided financial support.

The building

As a LEED-Gold Certified building, Willowbridge required the input of several engineers, an architectural firm and many project managers. It features an advanced geothermal heating system, pine beetle-kill woodworking, solar power and low energy windows.

Each of the 40 rooms is equipped with a built-in bedding unit, a small television, a mini fridge, a microwave, a bathroom, as well as an original piece of art created specifically for the room by volunteer artists in the CMHA ArtWorks program. There are on-site laundry facilities and one large community kitchen on the mainfloor. Adjacent to the community kitchen is a community gathering area where programs will be held and residents can relax and interact. The door to the building is monitored by on-site staff and secured by the receptionist at all times.

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Canadian Mental Health Association

Kelowna
Tutt st Place
Women rehabs

Cardington Apartments Rules

To help ensure and maintain a safe, positive, and supportive environment at Cardington, the following rules will now be in effect:

1) **No alcohol or drugs are allowed in the building**. If you choose to use substances you will need to do so outside of Cardington Apartments. If alcohol or drugs are found inside the building you will be asked to remove them immediately with Staff as a witness. If you do not comply with the request you will be in violation. The RCMP will be called to remove all drugs from the premises.
2) If you have been **using and/or are intoxicated** you must stay in your room. You will be requested to vacate the lounge or lobby should you display any unruly or inappropriate behavior and/or you smell like you have been drinking heavily or using drugs. You will not be allowed to participate in any Cardington activities during this time. If you refuse to comply you will be in violation. There will be a review of your Wellness Plan if you have been using and/or intoxicated.
3) **No other tenant is allowed in your suite without permission from the Building Coordinator**. If there is another tenant in your suite you are in violation.
4) **Wellness Plans are not optional**; you are required to attend your scheduled meetings. Violation will require a meeting with Cardington Coordinator.
5) **Smoking** in any of the common areas is not permitted (i.e.: hallways, stairwells, elevator, lounge, multi-purpose room). Designated smoking area is the back patio only.
6) Any unreasonable **noise or disturbance** at any time of the day or night, or that unreasonably interferes with the quiet enjoyment of others when on the property or in your suite will not be tolerated, and is viewed as a violation. If staff ask you to reduce the level of

noise and/or stop any behavior that is disrupting others you will be expected to comply immediately, or it will be considered a violation.

7) **Quiet time** will be from 11:00pm to 7:00am. The TV lounge is closed during this time unless permission has been given by the Building Coordinator for it to be open longer.
8) **Violations-3 strike rule-1st violation**, you will owe ten hours of service to Cardington Apartments, which will need to be completed within five days. **2nd violation,** a meeting will be arranged with you and the Building Coordinator. Twenty hours of service will be owed to Cardington Apartments, which will need to be completed within ten days. **Third violation**, a meeting will be held with the Building Coordinator and your Case Manager to decide if you will continue to keep your housing.
   - All residents are expected to treat staff, other residents and volunteers in a respectful manner. Disrespectful behavior may lead to a violation.

CLIENT PARTICIPATION

Participation in Rehabilitative or Therapeutic Treatment or Services

Program Participation

I, _____ agree to participate in inside and outside programming while residing at Cardington Apartments, as has been agreed upon in my Individual Program Plan. Programming will include, but is not limited to:

1. Alcohol and Drug counselling
2. Life Skills training
3. Volunteer work
4. Chores and Maintenance

Should I discontinue participation without the mutual agreement of the Landlord (John Howard Society) and Interior Health Authority, my right to occupy the residential premises will be ended.

Client Name (print) _____

Client Signature _____ Date _____

Witness Name (print) _____

Witness Signature _____ Date _____

SAFE HOUSING AGREEMENT

I, _____ agree that I, or any person or persons invited onto the residential property or residential premises by me, shall not engage in any of the following activities or similar activities on or near the premises or on or near the property:

1. drug trafficking or drug selling activity
2. solicitation (sex trade and related nuisance activity)
3. overt predatory behaviour toward co-tenants
4. street gang activity or participation in related criminal activity
5. verbal abuse, hostility, assault or threatened assault
6. keeping or use of any firearm, knife or other item deemed as a weapon
7. allowing inappropriate people into the building that places other tenants and/or staff at risk
8. any activity or behaviour that threatens the health, safety or welfare of the landlord, service workers, other residents or persons on the residential property or residential premises.
9. wilful damage to the premises or property of others
10. theft of property of others

I further agree that a single violation of any of the provisions of this addendum shall be deemed a serious violation and material non-compliance with the Occupancy Agreement and my right to occupy the residential premises will be ended.

Client Name (print) _____

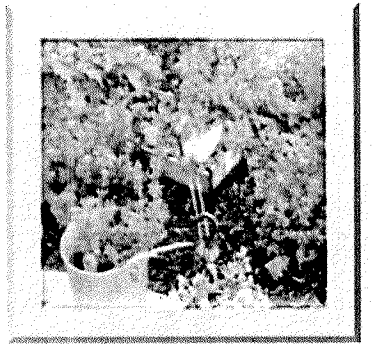
Client Signature _____ Date _____

Witness Name (print) _____

Witness Signature _____ Date _____

If you have any questions or are interested in volunteering please contact Cardington's Building Coordinator at:

#100-1436 St. Paul Street
Kelowna, BC V1Y-2E6
Phone 778-436-9476
Fax 778-436-9477



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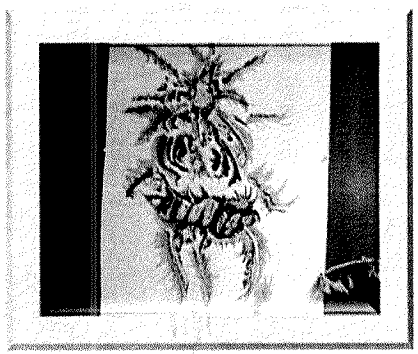
John Howard
THE JOHN HOWARD SOCIETY OF THE CENTRAL AND SOUTH OKANAGAN

BC Housing

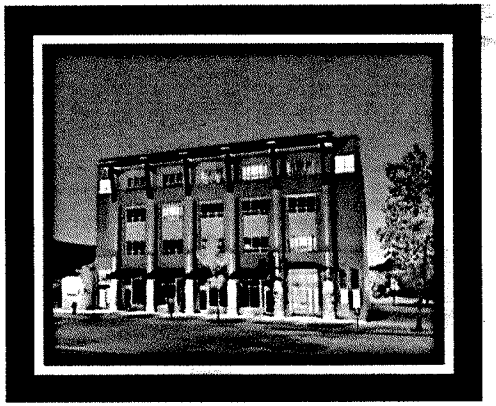
City of Kelowna

Interior Health

Government of Canada / Gouvernement du Canada



Cardington Apartments



Overview

Cardington Apartments is a supportive housing development for adult men and women who are homeless or at risk of homelessness and working toward managing mental health and addiction issues.

The project is made possible because of a funding partnership between BC Housing, John Howard Society, Interior Health, City of Kelowna, and the Government of Canada. This is one of the initiatives from the Premier's Task Force on Homelessness, Mental Illness and Addictions.

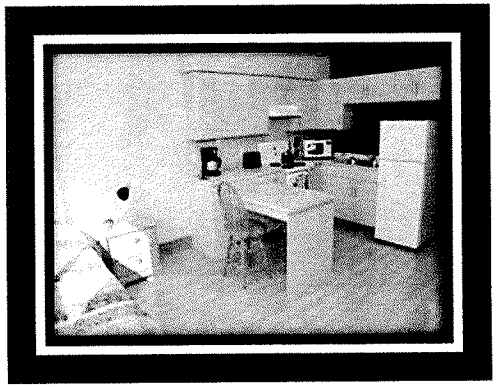
Community

Within the continuum of housing, Cardington Apartments falls in the transition/ supportive housing category. It provides a 24 hour supported and affordable housing opportunity for individuals, male or female, 19 years of age and older who are homeless or at risk of homelessness, and have a current mental health and/ or addiction issues. The priority is for Kelowna residents.

Cardington's Goal

Utilizing a harm reduction and integrated tenant-based treatment and support approach, tenants will be given assistance in attaining individual daily living goals that have been challenged by their addiction and/ or mental health issues.

Life skills development is a key support to service. The goal is to integrate individual tenants into more independent housing in a 2 year period by providing support services to assist individuals in managing their issues of substance abuse and mental health, and develop important life skills.

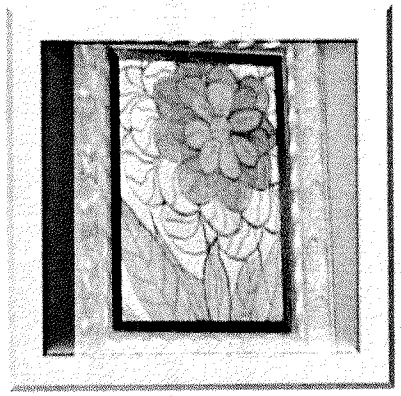


Referral Process

Referrals are sent and reviewed by Cardington Team. A meeting to determine suitability of the client to Cardington Apartments is set up with the referring source applicant, and the Cardington Team.

An e-mail is sent out to the referring source within seven days to let them know if the applicant has been waitlisted. The referring source will be notified when the Cardington Team decides it is appropriate to offer the applicant Tenancy.

Offer of tenancy is based on the suitability of the client and the needs within the building at the time a unit becomes available. It is not done in chronological order.



A Day at Cardington

Cardington boasts a variety of daily activities in which Tenants are encouraged to participate.

There are budgeting, health, and nutrition workshops. We offer meditation, art, pot lucks meals, group outings, and hot lunches. Cardington Staff and Tenants are always on the lookout for community events in which we can participate. We enjoy having guests come who can teach us valuable new skills such as preparing a meal or learning relaxation techniques. This offers the tenants a balance between independent day to day living and integration within the program.

Penny Masse

From: Coordinator (Nanaimo Womens Centre) [coordinator@nanaimowomen.com]
Sent: Thursday, April 14, 2011 4:00 PM
To: Public Hearing
Subject: Public hearing

There are as many reasons that one might find themselves homeless as there are individuals that are experiencing homelessness. People are not defined by their housing status. Vulnerability can be precipitated any number catastrophic life event; mental illness, disability, age, family tragedy, early childhood abuse, trauma, violence and addiction. Often the effects of these events are compounded by a lack of resources and support. Homelessness is not a failure of the individual, it is a life circumstance. The idea that experiencing homelessness is the equivalent of being criminal or dangerous has no founding in fact.

Low barrier or supported housing provides people with an opportunity to simultaneously access housing and services. This type of housing gives individuals access to shelter without having to subject them to a level of scrutiny that most of us do not have to endure. This does not condone criminal behavior, but does not deny people housing because of the assumption that individuals experiencing homelessness will participate in illegally activities. It is common knowledge that people who are currently housed of their own accord will and can use any number of substances and go undetected. Market housing is wet housing. Working with numerous individuals experiencing homelessness has shown me that the provision of housing creates stability and safety for everyone.

Fundamentally I believe our elected officials need to not only listen to the most vocal community members. They have a responsibly to provide leadership. As a community the question we need to ask ourselves is whether or not we are creating a hierarchy of citizenship which privileges some citizens above others. To perpetuate this notion of entitlement is a means of formalizing discrimination. Homelessness is going to exist, we can allow people to camp in our midst in subhuman conditions or we can fulfill our responsibility as a community to provide safe housing for everyone in Nanaimo.

Name + address = Winnie Hull
~~against~~ against = 2815 Departure Bay Rd.
Nanaimo -

Hon. Mayor, Council members,

1.) I am a mother of a drug addicted daughter ~~daughter~~.
2.) She comes from a good home, where there is no smoking, no drinking, and no illegal drug use.
3.) She became involved with the wrong crowd and chose to follow in their footsteps.
4.) She is a single mom and when my grandson was 4 years old, I had to remove him from her custody. -
I had hoped that this would be her rock-bottom and start her on the road to recovery. I was wrong! My grandson will be 10 this summer and she is still very much an addict.
5.) She has manipulated and stolen from me, her other family members, friends, associates, ~~and~~ employers, and strangers.
6.) I love my daughter regardless.
7.) As a mother I would never want her to be homeless.
8.) However, I know that in order for her to get clean and stay clean -
She Has to hit rock bottom.
9.) I also know that she will never hit that bottom as long as she has a roof over her head and a warm bed to sleep in. There is only the incentive ~~there~~ for her to continue using and probably die from that drug use (with some unbearable time gone to by)
10.) I don't want her to die. I want her to become a solid functioning member of society.

11.) This is what the families of all drug addicts want.

12.) My grandson deserves a proper loving, caring, functioning mother.

13.) If the city proceeds with these "wet house" projects they are no better than the drug pushers themselves.

14.) If these were treatment facilities, or that would be a different matter.

15.) Treatment facilities (Detox beds) are what is needed. (detox beds are needed)

16.) Who decided that these should be "wet houses"? and

17.) I find the term "supportive housing" very misleading as the only thing it will be supporting is the alcohol and drug addictions of people who need genuine treatment & help.

18.) I also question the wisdom of putting these "wet houses" across the street from pubs.
Seems rather stupid to me, or perhaps it is a supportive measure.

19.) I know first hand how violent a drug addict can be.

20.) The seniors in these areas and the children as well as any other vulnerable citizens will be at risk for their personal safety.

21.) I think that our seniors children and others who will be at risk - deserve better treatment from our elected officials. Make no mistake - they will be at risk

22.) If you insist upon pushing this through, despite how your electorate feel about it, then perhaps

each and every citizen who has had their property values plummet to zero, (because no one is going to buy in these areas) should put a lien against each one of you on council for personal damages, except for Mr. Bestwick. This is a very simple thing to do, and it is not costly!

23) Then perhaps you would better understand how the people who have been unable to sell their properties feel.

24) I am very disappointed with Council & the city who have certainly been less than forthcoming with the public about this issue.

25) Trying to couch it in deceptive terms such as "supportive housing" is tantamount to lying to your electorate.

26) Have Dare you? Do you take us for fools? We deserve, honesty and openness from our elected officials.

27) If this does not change now, where will it stop.

28) This is a matter for all the citizens of Nanaimo, not just those in the immediately affected areas.

29) How do we know which neighbourhood is next?

30) I implore you to listen to your citizens and stop this "wet house" project.

31) Turn it into treatment facilities, do what is best for everyone.

32) Thank you for your time, I hope you have really listened.

Good Evening Mr Mayor, Members of City Council, Staff and Fellow Citizens,
I am Susan Knight
Unit 2-1659 Dufferin Cres, NA, V9S 5T4

I am opposed to the change in the Bowen Rd Bylaw re-zoning application.
Here are my reasons:

First: Privacy.

The area is zoned for single family homes. Now the City wishes to build a four level supportive housing complex of 35 units. This building will tower over the single family homes and will rob them of their privacy in their backyards, and from within their homes as the tenants on the second, third and fourth floors will be able to watch the homeowners.

Second: Parking

The bylaw states there will be one parking stall for every ten units, therefore there will be four parking stalls in total. Lets review the use of these four parking stalls.

- The City states that the building will be manned 24/7 with two supervisors, therefore two stalls will always be in use and at shift change all four will be in use.
- The City also states that VIHA and other 'support' agencies will be working with the clients in the supportive housing building. Where will these social workers and nurses and other health-care professionals park?
- Where will the residents park if they have a vehicle?
- Where will their visitors park?
- Where will maintenance personnel park?
- Where will the police, fire and ambulance park in the event of an emergency?
- Note there is No parking on Bowen Rd, No parking on Pryde

Ave, and No parking on White St.

Third: Increased Vehicle and Foot Traffic

- White St is a dead end street. If this bylaw is changed and the supportive housing building built White Street would be subjected to a vast increase in Vehicle Traffic.
- The entrance to this massive supportive housing unit will be on White Street. The constant comings and goings of the residents, the staff, the supportive staff, the friends and business associates of the residents, the gardeners, the plumbers and probably even the Shaw cable guy will result in a great influx in people bringing irreparable damage to the life and community of White Street.

Those are my reasons.
Thank you for your time.

Penny Masse

From: Marilyn Smith
Sent: Friday, April 15, 2011 11:08 AM
To: Penny Masse
Subject: FW: Power-mongering OR ineptitude?

Importance: High

I understand I am to send all emails re Low Barrier Housing.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Susan Knight [mailto:boncourage@shaw.ca]
Sent: Friday, April 15, 2011 6:28 AM
To: Merv Unger; Mayor John Ruttan; Loyd Sherry; tedgreves@shaw.ca tedgreves@shaw.ca; Andrew Tucker; Fred Pattje; Goldsack Denise; Goldsack Jim; John Horn; Jack, Bonnie & Shelby; Jim Kipp; Association H.A.N.A. Hospital Area Neighborhood; Bill Bestwick; Bill Holdom; btfillmore@gmail.com btfillmore@gmail.com; Coates, Tina and Mike; Darleen Darleen; Diana Johnstone
Subject: Power-mongering OR ineptitude?
Importance: High

Good Morning Mister Mayor and City Council and fellow citizens of Nanaimo,

It is early and thanks to an extremely late night at city hall, I am tired and cranky with a fourteen hour day of fulltime school and fulltime work before me today.

Therefore before I begin my day I would like to comment on the evening. Either the whole event was orchestrated to demonstrate a complete lack of respect towards the concerned citizens of Nanaimo by the Mayor and Council and to affirm the power and control the mighty City Fathers hold or it was another exhibit of ineptitude in planning, I really am not sure which it was?

I would like to state that surely the agenda could have been organized better especially since from the beginning, Mr. Mayor you said we will eventually get to the hot ticket item of the night = the Bowen Rd site! Why did you not separate this item and hold the planning night solely for it? Which may I point out you already had another date set aside for it, which you announced at the start of the evening?

I am disgusted at the poor showing of the Mayor and the Council and the planners with the poorly organized meeting. However, as a teaching tool it was quite effective once again demonstrating that politicians once elected become consumed with their power and their complete disregard for their constituents. I am sure the children watched and learned how real democracy works.

A sad commentary for our City.

Sincerely
Susan Knight
unit 2- 1659 Dufferin Cres
Nanaimo, BC
V9S 5T4
250-753-5569

Penny Masse

From: Andrew Tucker
Sent: Thursday, April 14, 2011 8:37 AM
To: Public Hearing
Subject: FW: Nanaimo webmaster NO

From: Marilyn Smith
Sent: Thursday, April 14, 2011 8:18 AM
To: Mayor&Council; DIRECTORS
Subject: FW: Nanaimo webmaster NO

FYI – Received through our Webmaster.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Cam Scott
Sent: Thursday, April 14, 2011 7:40 AM
To: Marilyn Smith
Subject: FW: Nanaimo webmaster NO

Received from the webmaster account.

From: Susan Knight [mailto:boncourage@shaw.ca]
Sent: Wednesday, April 13, 2011 9:28 PM
To: Webmaster
Subject: Nanaimo webmaster NO

How do I register a vote or expression of concern against Bylaw 4000.506?
I have snooped around your website and have not found any welcoming invite So I will simply state NO! NO I am not in favour of changing the bylaw for this property from what it was to allowing a building to be built to house active criminals to continue to pursue their lifestyles without any commitment to change
NO NO NO
How can I make it any clearer???
NO NO NO.
If this is not the correct medium to express my concerns I simply ask that you forward my comments to Mayor Ruttan and the City fathers and the city planners.
NO NO NO
Active and illegal drug use is not welcome beside schoolchildren.
Thank you
Sincerely
Susan Knight
2-1659 Dufferin Cres
Nanaimo BC
V9S 5T4
250-753-5569
Thanks

Speaking Notes for Public Hearing April 20, 2011
Quarterway PAC

Cathy Manson 6191 Garside Road, Nanaimo

Your Worship, Council Members, City Staff and Guests

I am Cathy Manson and once again I am before you representing the Quarterway School PAC in opposition of the rezoning of 1406 Bowen Road. I know that you the Council have a formidable task in front of you. While it is obvious that there are many like myself who oppose this rezoning application there are also many who are for it and we all come to the table with facts and feelings and concerns.

The parents and children of École Quarterway School are not ignorant, heartless NIMBY's as we have been labelled. Instead we are parents and children who are trying to bring to light the concerns we feel for the safety of Nanaimo's children much as last weeks' other rezoning opponents expressed concerns over issues such as neighbourhood density, parking, and privacy.

I have personally spoken to many parents and grandparents throughout the city. For those I speak on behalf of our objection is not to housing the homeless or ensuring Nanaimo has supportive housing but rather housing individuals in low barrier "wet housing" with addiction and/or mental health issues and locating it in such close proximity to schools. I know that we are being told we don't care about the homeless and that we are attaching labels to real people with real problems so I did want to clarify where we got the term "wet housing".

The term is included as part of the province's "Here to Help" website and states: "***Wet Housing:*** Housing where tenants are not expected to abstain from using alcohol and other drugs, and where entering a rehabilitation program is not a requirement. Tenants have access to recovery services and get to decide if and when they use these services."

Wet housing programs follow a harm reduction not abstinence philosophy. This is how the province defines the type of supportive housing we are talking about.

So now, here we are fighting for our school and the safety of our children and the neighbourhood that many of these children live in... as what is currently proposed if this rezoning goes through is that Quarterway School and its 376 students will be sandwiched between not one but 2 of these "wet housing" developments and 50% of the supportive housing in Nanaimo will be concentrated in this area..

Do we know for sure that the safety of the children will be affected – no we do not? I don't think anyone can really know for sure. However we ask you not to take that risk – there are other options, you can make other choices, it's not too late, this is within the locus of your control.

There are a few things that we do know for sure:

Kamloops, Kelowna and Prince George have been sited as taking the same approach as Nanaimo yet in all 3 cities there is a "no drug policy". Only one in Kelowna was low barrier and this was changed after only 3 months. Why? I quote: "When you are focused on getting high you can't focus on getting better". Drugs and alcohol are not allowed in the building and wellness plans are <u>not</u> optional (plan includes D&A counselling, lifeskills, volunteer work, chores and maintenance).

Toronto's National Homelessness Initiative funding houses 68 transitional housing and housing-with-supports-units. All projects are described as helping homeless individuals and families and 2 of the projects will assist individuals with mental health issues. No mention of alcohol and/or drug addicted individuals and even with that none of this housing is located in the vicinity of any school and the nearest public recreational area to any of these facilities is 531 metres away. In addition the City of Toronto has contributed no land, no capital costs and their tax waiver unlike Nanaimo's 60 year plan is 25 years.

The Eastlands project for homeless youth in Seattle has confirmed that they located in the area where the youth already were. This is in a commercial area with no residential neighbours. When asked their opinion about locating these type of projects near schools they stated it is wiser to site the facilities elsewhere.

In the July 2008 "Response to Homelessness Action Plan" – Nanaimo

- Stats on homeless- varying but all pretty much agree that between 60-75% of the homeless use street drugs. In April 2008 the 'Downtown Team' reported that: 'less than 10 clients (4%) were not actively using substances.'

- "At least 25% of the Downtown Team's clients were reported to be engaged in criminal activity. Among the homeless, criminal activities are usually associated with drug use and maintaining their addictions."

- "In the past few years, one area of downtown has become known for open drug use and drug trade and has deteriorated both socially and economically ". We ask: **If that drug activity is moved but remains concentrated (for example in the Quarterway/hospital area) have we not just moved the problem?**

- One of the Action Steps (6) in the plan is to: Facilitate Community Acceptance includes among other things *"Developing a locational plan that disperses housing and services". A distribution map shows 45-50**% of this "supportive" housing is in our area- which clearly is not 'distributed'.** This city-wide dispersement is also part of the OCP and from our perspective it is being ignored.

In Nanaimo's Official Community Plan - adopted in September 2008.

- A liveable community is defined as family, child, youth and elderly-friendly urban environment - we do not believe that wet housing on either side of the school meets that definition

- The planning and development of sidewalks, crosswalks, cycle routes and trails will take into account the need to provide safe routes to and from schools (our safe walk route goes right by the Dufferin Development, and kids from White Street and the Wakesiah area walking to Quarterway go by the Bowen Site.)

We also know:

- Studies done by a US Professor of Urban Affairs and clarified to Vancouver City Council have shown that 12 or less supportive housing units have no adverse effects on the community. However, he states the research can't be extrapolated for larger projects.

- The BC partners for Mental Health and Additions state: "the risk of violence is much more elevated in individuals with concurrent substance use disorders" and "Here to Help" studies state: that substance use with mental illness is a factor in violence, unpredictability and harmful behaviour.

- The Canadian Mental Health Association says of Vancouver "nor can this city ...or any other town in BC – hope to disperse the ever-growing ragged armies of homeless, mentally ill and drug-addicted people by just building them places to live." If we truly want to help the homeless let's ensure their success by looking at how we make this work for all members of the community

- The National Institute on Drug Abuse (US) states: "other factors – such as drug availability, trafficking patterns and beliefs that drug abuse is generally tolerated – are risks that can influence young

people to start abusing drugs." Protective factors include: home, school and community.

I can honestly say that I have never been homeless and I have never been addicted to drugs so I cannot provide you with the first hand insight or a compelling story like others can. However I would like to share the insights of 2 people who can.

The first is Patrick J. Schnerch, the author of the *Peaceful Warrior*, a memoir about his struggles with mental illness and addiction, who has written a new book about the plight of the homeless in Victoria.

In *City of Gardens: The Other Side of the Fence* he discusses the lifestyles of the homeless and delves into the mental illness and addiction that runs rampant among this population. There is some alarming information in his book. Here are just a few examples:

- "At least 50% of homeless residents have problems with drugs or alcohol. The most common drugs injected are cocaine and heroin. Commonly smoked drugs are crack and crystal methamphetamine.
- 60% of Victoria's homeless are mentally ill and/or addicted
- He stated "We all know that "wet" housing does not work. It just relocates downtown's problem to someone else's neighbourhood. There is still loitering, emergency calls, vandalism and drugs. Just housing these people is not enough if the proper support is not provided".
- It has been said that rehabilitation cannot start until they are in homes. Detox and a stay in the stabilization unit prior to placement might improve these peoples chance of recovery. At least when in their new home, they will be clean. With continual support, sobriety has a starting point.
- Mr. Schnerch says current "wet" houses jeopardizes the neighbourhood's safety. There may be strange visitors all through the day and night causing disturbance or loitering in halls and stairways. Property damage and vandalism is common for the

respect for other people's property does not exist. This has to be addressed and this behaviour cannot be tolerated. Street rules do not apply to apartment buildings or supportive housing. The support given must take these factors into consideration.

The second story is one of our own parents Jenny who told you last week from her personal experience of being both drug addicted and homeless that and I quote: "I would rip you off, I would rip you off, I would rip you off. I wasn't the vulnerable one, you were". She also described hitting bottom as the beginning of her road to recovery and her strong belief that with housing where she could continue to do drugs that she would not be alive today. Pretty compelling statements to have us re-look at options that will truly create success.

In determining the wet housing locations, consideration must be given to all the facts and feelings of the community. The OCP clearly states that there needs to be consultation with the community – in my world when you present something as a done deal this is not consultation!

I believe that our children without the lifeskills or experience are truly our most vulnerable and it is our job, everyone in this rooms' job to protect them to the best of our ability, to help them make good choices, give them the skills to deal with the challenges and choices they will face in life and to teach them to be good citizens. As such no "wet housing" developments should be located near schools.

Is there fear in the community – you bet! Yet there is a broader fear where employees of certain organizations are not being allowed to voice their concerns, instead they must not speak out or must remain "neutral" on the issue of wet housing. If these projects are truly such a benefit to the community and the homeless they will serve why is there a need to "gag" any citizen of Nanaimo from voicing their opinions or concerns?

We ask that you listen to our concerns. Please don't turn a deaf ear to the neighbourhood, the school and all the people including the homeless

that will be affected and please don't make this decision be all about the money.

We ask that you err on the side of safety and precaution when it comes to the children of Nanaimo, and keep wet housing developments away from schools in general and in the case of this rezoning, Quarterway School in particular.

In conclusion, the Quarterway school PAC and its parents are not against helping the homeless and supporting people in making successful transitions, we simply ask you, to take a long, hard look at the potential risks for all citizens of Nanaimo and deny the rezoning of 1406 Bowen Road for this wet housing project.

Thank you for your time and consideration.

Gmail

Sarah Nickolet <sarah.nickolet@gmail.com>

Wet housing.

1 message

Sarah Nickolet <sarah.nickolet@gmail.com> **Tue, Apr 19, 2011 at 3:26 PM**
To: sarah nickolet <sarah.nickolet@gmail.com>

My name is Sarah Nickolet
I live at 4030 Brighton Place in Nanaimo.
I'm against the proposed change to zoning on Bowen Road.

I have two young children who attend Quarterway school. I also work at Nanaimo hospital. We've had experts come to where I work to teach us ways of dealing with patients who are addicted to drugs. They are there to educate the staff about the drug addicts behaviour and tips for those of us who are trying to help them. See at the hospital, we deal with these patients when they've hurt themselves or are so sick from their habit. Experts show us (and can show Council) CT, MRI, and Brain Perfusion SPECT scans that VERIFY that the frontal lobe in patients who are ACTIVELY using drugs, has a much reduced blood supply. This is the area of the brain that allows for rational thought and control of impulses. If people are on drugs, they cannot have rational thoughts OR control their impulses. Once they enter treatment and are dry, you sometimes CAN make some head way but only if they stay on their treatment and stay clean. There are local family physicians who work on the front lines with this group of people who can verify this.

I lived in the proposed area for many years and walked each day to work at the hospital. I work early in the morning and have been approached many times by dealers thinking I was their customer. These dealers are well known to this area already!! I have also been approached by addicts while walking to work, thinking I was their dealer. They asked for drugs and I said I had none. They asked for money and I said I had none. But I offered them my lunch if they were hungry. I phoned police each time and each time I was told to change my route and not walk alone in this area. I was approached by these people at 7am in the morning! Not the middle of the night. The times I offered my lunch I was yelled at saying they didn't need food they needed a fix. I have the skills professionally and from being an adult to navigate these drugged out people I encounter, but does City Council think a 6 year old would if they were approached by these IRRATIONAL people that are unable to control their impulses due to the fact that the drugs are keeping them this way? I think not and nor should children of ANY age on their way to school or playing in their neighbourhood HAVE to navigate these sick and unfortunate souls.

My husband works downtown and many of his staff as well as himself have been approached by drug addicts looking to turn a trick or get some cash to buy their next fix. Staff offer to take them to buy them breakfast and a hot coffee and they are turned down. They only want the fix of drugs and the cash to get it. They are so far gone that they can't even take the help of the basic need of food and water. On a very small scale, this is what you are attempting by approving this housing. But it hasn't worked for the drug addicts that my husband has encountered because their active addiction prevents them from thinking rationally.

My complaint isn't against homeless people. I agree that it's a terrible situation that needs a remedy. This housing isn't being proposed for only homeless people, it's being proposed as WET HOUSING FOR DRUG ADDICTS. My complaint is that this housing is built for people who are ACTIVELY using drugs and don't have to be in treatment to stay there. We are rational people who can think clearly and while we all may be hopeful that drug addicts would turn into kind human beings if they are given a warm place to live, the SCIENTIFIC fact is they CANNOT think like a rational human until they are in treatment and dry. As far as being dry, there already is provincial money set aside to help ANY addict that wants to come clean, be clean and stay that way.

The money that has been set aside for this project is there now. It will likely cost the whole amount just to build this site. Has there been money set aside to actually operate the facility as planned? I mean to hire staff and keep it running? With a change of government, that funding will be gone in a second. They change their minds, they allocate funding to something else. And then what? Where's the followup then? I have seen this happen in health care ALL the time. Build a CT scanner, but don't set aside the money to actually have a technologist run it. Or have to close an MRI scanner part way through a fiscal year because there is no more money this year to fund any scans. It will be no different with this project I can guarantee that. This money was set aside in 2008 by the provincial government. Are you sure the money and support is still there for it? The new provincial government mandate is FAMILIES FIRST. How is this project anywhere near that mandate?

The money offered for this housing would be better spent on a treatment facility for drug addicted homeless people. But on the promise they would have to be clean in order to stay there. There are many sites for such a facility that do not need to be in a family oriented, hard working neighbourhood nearby schools and senior housing. I feel the Council thinks this is what they will be getting by building the current proposal, but it's not for the reasons I stated above.

<Pause> in case they have questions.

Submission to Nanaimo City Council Re: Bylaw No. 4000.506

As president of the First Unitarian Fellowship of Nanaimo (1-595 Townsite Road), I would like to commend this City Council for taking action to implement a Housing First policy to help people who have special difficulties in obtaining and keeping adequate shelter. It is a strong, courageous action based in solid principle. And as a retired post-secondary instructor in sociology, but one who still researches and writes, I would like to say to you, as honourable Council Members, that the current science in the field of supportive housing supports your position. Therefore, do not allow yourselves to be intimidated by the politics of fear. While there are aspects of the Bowen Road project you may wish to adjust, you should remain confident that your overall policy is sound and that it can be implemented in ways that meet the needs of both those currently homeless and those in the neighbourhoods which eventually host supportive housing.

I want to speak briefly here to just three points:

1. That both First Unitarian's recent experience with its shelter and experience elsewhere with supportive housing , as reported in the scientific literature, agree on the need for careful and attentive supervision of the site, with ongoing consultation in the neighbourhood;

2. That supportive housing costs citizens paying taxes significantly less than does the provision of emergency health care, policing and rescue services , and various other crisis interventions for people without homes; the literature suggests, depending on location and on the types of services needed, that supportive housing lowers crisis costs by anywhere from 10 to 50%;

3. That only when people are housed in places they can call "their own," where they can feel safe and supported, and services and support are consistently available, can they begin to address the problems in their lives that have made them homeless in the first place; the literature documents that people who report feeling forced into treatment services do less well, and are more likely to leave that treatment, than those who begin to experience stability and support and then are assisted in making their own decisions to seek further help.

Therefore, it seems clear that Housing First initiatives are significantly more beneficial to those in difficulty on our streets than other, older approaches advocated by citizens who want to see people helped, but may not have current knowledge of how supportive housing works. As noted above, Council may want to give more consideration to just how such projects are best initiated in neighbourhoods and to how the City can best provide knowledgeable supervision for such projects, but the evidence is clear: supportive housing projects planned in conjunction with neighbourhood stakeholders, and which are well-supervised, do best for both their occupants and the community.

My name is Christian Szalla I live at 1633 Dufferin Cresc.and I wish to thank the Mayor and councillors for coming to this meeting.

I Will not repeat what has been said many times over but to add some points.

1. The housing that is being proposed has no complusary treatment for addicts and or alcoholics, it even permits the use of drugs or alcohol. The possession and or use of drugs is illegal to my knowledge and taxpayers money, our money, is being spent to facilitate the same. I must strongly object to this.

2. This property should be reserved for future hospital related expansion.

3. We already have a security problem from another and controlled facility on Seafield Cresc. Beaufort center now has to employ a security service. I am sure the city is not paying for this

4. With amount of condominiums being planned along Dufferin Cresc. An increase of Hospital personell wishing to walk to and from work would be very uncomfortable if not endangered

5. Nanaimo like any other city creates their income from taxes which are based on real estate values. The amount of money the city of Nanaimo is going to lose because of the drop in real-estate values in the surrounding areas could be staggering.

6. Even the planned building of this facility has already effected the real estate market. The sales are virtually non existing in this area and the prices are falling.

7. As I understand it no insurance underwriter will touch this development with a long pole, that is to say you might not get insurance and have to self insure this building. I would consider that an unwise.

8. You have not told us how much this is going to cost us, but using figures from other cities, it is out of line for such a facility. It might be cheaper to house these people in the Coast Bastion. It is built, ready for use.

9. I suggest to you, that this could be done better out near the Brannen lake Correctional facility where extra land is available. Using converted shipping containers at a third of the cost per unit.

I am sure the city of Vancouver would gladly share the plans they are using at present.

10. My final point is that should this project as planned go ahead, I will encourage all people present and their friends and neighbours to petition their MLA's and the provincial Government to withdraw all the funding for this ill conceived, controversial and unpopular Project as it is proposed.

Thank you

April 20th, 2011

Mayor Ruttan and City Councilors,

My name is Caroline Beecraft. My address is 1633 Dufferin Crescent, directly adjacent to one of the properties on which the City of Nanaimo proposes to build "Wet or Low Barrier" housing for untreated addicts, alcoholics and the hard to house. I am vehemently against this proposal and extremely frustrated with the condescending and rigid attitude of Mayor Ruttan and our elected City Council.

Our Hospital and Neighborhood and Association (HANA), Quarterway School representatives, and many, many other concerned residents of our neighborhood have spent a huge amount of our leisure time researching information, writing letters to you and the media and communicating with our fellow residents. Our concerns have been largely white washed by city officials and in fact, I sat in this room, on March 28th, while Councilor Fred Pattje, wondered aloud where "all the noise about this project was coming from". He went on to say that he felt sure that "once the projects were built and people see how they operated, the noise will die down". This comment was published in the Nanaimo News, under the title, City Hall" afterwards. Mayor Ruttan in the same article said "there is little appetite to move away from the housing strategy. The political will to see this plan through is strong, he said, but insisted that his fellow council members keep an open mind for the public hearing." On April 7th, 2011, Mayor Ruttan is also quoted as saying that "if we acquiesce to one area, that effectively ends the program, so we might as well pick up the phone, phone the province and say to them we can't do it and here is your 34 million back" "We can't revisit this. The money will be gone."

I have been keeping a file of articles on this subject since June, 2010, when the true nature of the type of housing proposed for the Dufferin Crescent and Bowen Road sites became public. Any statements I am making in this presentation are backed up by information forwarded to me from HANA or newspaper clippings. They also reflect my view of this controversy, since it began in earnest, in June of 2010.

I am the owner of a condominium directly adjacent to the proposed "wet housing" site on Dufferin Crescent and Townsite Road. At present, there is only a partial wood fence between our property and this site. A well trodden, city maintained pathway between the proposed site and the Chinese cemetery leads from our property to Townsite Road. After crossing Townsite Road, another well worn pathway, on the Quarterway School playground, acts as a shortcut to Bowen Road. In this area, there is a lot of secluded forested land, as well as a Quarterway school and many homes.

I moved to Dufferin Crescent, from Vancouver, five years ago. I do not own a car. During my 32 years in Vancouver, I lived in the West end or in the downtown area and spent the majority of my time working at the triage desk of Emergency Departments. During these years, both at work and as I walked through my neighborhood, I had a great

deal of exposure to the attitudes and lifestyles of chronic alcoholics, drug addicts, and individuals with uncontrolled mental disorders.

When I retired to Nanaimo, I chose to purchase a condominium in the Hospital area because it offered quick access to excellent parks and recreational facilities, several schools and grocery stores, drug stores, Nanaimo General Hospital and many medical clinics and Doctors offices, plus numerous other community related services. There are many seniors living here, some of whom are physically disabled, lots young families, as well as the numerous social housing projects, which have already been mentioned by other presenters. I felt that I would be able to either walk or take the bus to most places in the city. I would be able to enjoy the healthy, active lifestyle, which our City is constantly promoting.

I was also informed that much of the nearby forest area would soon be developed into high-rise towers, town houses, and more condo complexes, for middle to upper middle income residents, especially retired people. These future residents would want to live near the hospital and other amenities. The proposed "wet housing" will bring drug addicts, alcoholics, and the hard to house to our neighborhood. Although we are being told that supportive services will be available to them, on request, they will, nevertheless, be continuing on with their usual lifestyles and habits. Addicts must support their habit. This habit is central and foremost in their life. Drug and alcohol addictions are very expensive to support. Where will this money come from? I feel confident in saying that it will come from a sharp in increase in burglaries, and assaults to innocent individuals. There will also be an increased number of drug dealers, prostitutes, etc., circulating in our community. I wonder how compatible "wet housing" will be with other projected new developments. Would you want to buy or rent in an area known to have these issues????

City Council insists on introducing untreated drug addicts and alcoholics and "hard to house" individuals to our neighborhood. Generally, our City Councilors seem to be paying little or no attention to the concerns expressed by the Hospital and Neighborhood Association or by the people who live and work here. These individuals and groups have done a lot of research into the implications of having untreated drug addicts and "hard to house" individuals living in our neighborhood, with little or no supervision. They have submitted petitions rejecting "wet housing". I have read many well written and thoughtfully documented letters addressed to our local newspapers, politicians, Mayor Ruttan, City Council, and the Hospital and Neighborhood Association (HANA). In spite of our objections, we are being told that "wet or low barrier" housing is going through, whether we like it or not!!

Many of our Hospital area residents have been attending information meetings and City Council meetings since we first became aware of the type of "social housing" that Mr. Horn, our City Planner, was planning for our neighborhood. In fact, Mr. Horn stated at the June, 2010 meeting, that he had organized the meeting, at the Alliance church because he had received so many protest calls from alarmed citizens. There were representatives from the RCMP and Social Services at this meeting. There was, however, no reassurance from the RCMP, at this meeting that there would be increased

surveillance of our area. In fact, it was suggested that our neighborhood should be starting its own group to watch for crime and suspicious activity. I believe Mr. Horn was informed that such a group already existed. We were left with the impression, after this meeting, that the city would be introducing serious crime and social problems to our neighborhood and leaving it up to us to deal with them. A subsequent meeting in October, 2010 at the Alliance church, brought out just as many or more upset people, who spoke vehemently against this type of housing in our neighborhood. Many angry residents have also attended City Council meetings and spoken out against "wet housing", when permitted. Children and concerned citizens have staged protests outside Quarterway School. In spite of this, our Mayor and City Council have remained firm in their resolve to push "wet housing" into our neighborhood.

It was interesting to me that Mr. Horn began our June, 2010 "information" meeting by quoting some demographic statistics. Some examples of the statistics, which he chose to bring forward, presumably to support "wet housing" in our neighborhood. were: this area has 12% of Nanaimo's population and 1400 senior citizens; our average individual income is $26,000, contrasted with a citywide average of $32,000; the number of low income individuals is 12% and 11% of the children live in poverty; we have a higher rate of renters to owners – 55% versus 45%, whereas the ratio is 80/20 in the North end and 60/40 in the South end of Nanaimo. Apparently 55% of individuals in our neighborhood are spending more than 30% of their income on housing and thus are struggling to pay their rent or mortgage. Are these good reasons to locate "wet housing" in our neighborhood???

Since Councilor Bestwick voted against building "wet housing" in our neighborhood, late last month, our local newspapers seem to be printing more articles extolling its virtues, as well as letters from a few individuals who don't seem to believe that it will bring additional crime or deterioration to our neighborhood. The RCMP seems to be very quiet on this issue. Surely they know whether untreated addicts, alcoholics, etc. cause more police calls and social disturbances!!!

The City of Nanaimo has received a great deal of money to build social housing units. City Councilors don't seem interested in exploring other housing options for the Dufferin Crescent and Bowen Road areas, besides the original ones which were selected. I wonder if they would push so hard to locate "wet or low barrier" projects in their own neighborhoods! As I previously mentioned, Mayor Ruttan stated early this month that if they could not establish "wet housing" in our Hospital neighborhood, they wouldn't be able to put it anywhere!!

In conclusion I have been alarmed and dismayed about the very real potential problems which "wet housing" will bring to our neighborhood, from the very beginning. So is almost everyone else whom I speak with in my neighborhood. When I speak with others outside my immediate neighborhood, they shake their heads and are thankful that the City of Nanaimo is not trying to build it in their neighborhood!!

Most residents here are too busy, too tired, too timid, too apathetic, and too resigned to defeat to express their thoughts and objections to our City Councilors. It takes money, time and a great deal of effort to write letters and come out to these protest evenings. For every person who actually takes the time and effort involved, there are many, many others who sit on the sidelines and hope that the problem will somehow go away. Mayor Ruttan and City Councilors, you are elected and paid to represent and work for us all. We also pay you to properly research proposed projects, listen to the needs and concerns of your residents, and act in a responsive and responsible manner. Political office should be considered a profession, which attracts the brightest, most dedicated, and most civic minded individuals. Elections are coming up. We need to feel that The City of Nanaimo is spending our tax dollars in a way that honestly reflects our community needs and keeps our neighborhood a safe and pleasant place to call home.

Our community is not against funding and providing suitable housing and social support for disadvantaged individuals, who live with addictions and mental disorders. We do not, however, want the City of Nanaimo to place untreated drug addicts, alcoholics and the generally "hard to house" in our neighborhood. This is our neighborhood and we too have the right to enjoy housing in a pleasant, secure and "supportive" environment.

Penny Masse

From: Penny Masse
To: Mayor&Council; Andrew Tucker; Jeremy Holm; Sheila Herrera; John Horn; Bill Corsan
Subject: FW: Hearing April 14th, 2011 re bylaw no. 4000.506

From: caroline beecraft [mailto:cbeecraft0@gmail.com]
Sent: Thursday, April 14, 2011 1:56 PM
To: Public Hearing
Cc: Joe Simon
Subject: Hearing April 14th, 2011 re bylaw no. 4000.506
From: caroline beecraft <cbeecraft0@gmail.com>
To: publichearing@nanaimo.ca
Cc: Jeff Johnstone <royalninja@hotmail.com>, maureen evans <maureenevans@shaw.ca>, Myrna Green <avina@telusplanet.net>, Sandy Shaw <sandy.solitaire@hotmail.com>, Theresa Gusnowsky <tgusnowsky@shaw.ca>, szalla@shaw.ca, Idonna Tollefson <idonnat@shaw.ca>, Lita Thompson <litathompson@hotmail.com>, we188@yahoo.com, gshaw@shaw.ca, "Harvie & Ann" <h.evans@shaw.ca>, Don and Pat Martin <don.pat.martin@gmail.com>, Carolyne Doll <doll.hall@live.ca>, yvonne macarthur <yemtrav@hotmail.com>
Content-Type: multipart/alternative; boundary=20cf3071cdf00d4c5304a0e6e924

I moved here from Vancouver five years ago. During my 32 years in Vancouver, I lived mostly in the West End or in the downtown area and spent the majority of my time working at the triage area of Emergency Departments. Over the years I had a great deal of exposure to the attitudes and lifestyles of chronic alcoholics, drug addicts, and individuals with uncontrolled control mental disorders.

When I retired to Nanaimo, I chose to purchase a condominium in the Hospital area because it offered quick access to excellent parks and recreation facilities, grocery stores, and other community services. I could either walk or take the bus to most places in the city. Nanaimo General Hospital and many clinics and hospital related services are nearby. This area has many seniors and young families, as well as diverse social housing. I was also informed that much of the nearby forest area would be developed, in the near future, into highrise towers, townhouses and condo complexes for middle to upper middle income residents, especially retired people, who would want to be near the hospital and other amenities. I feel confident in saying that bringing "Wet Housing" to our community will most certainly cause a sharp increase in crime, social disorder, and a significant deterioration of our neighbour quality. Addicts need to support their habit. I wonder how compatible "wet housing" will be with this projected new development??? Would you want to buy or rent in an area known to have these issues???

City Council insists on introducing untreated drug addicts and alcoholics and "hard to house" individuals to our neighbourhoods. Generally, our City Councillors seem to be paying little attention to the concerns expressed by the people in my neighbourhood and the Hospital and Neighbourhood Association (HANA) researchers. These individuals and groups have done a lot

of research into the implications of having untreated drug addicts and "hard to house" individuals, living our neighbourhood.

Penny Masse

From: caroline beecraft [cbeecraft0@gmail.com]
Sent: Thursday, April 14, 2011 3:53 PM
To: Public Hearing
Cc: H.A.N.A. Hospital Area Neighborhood Association
Subject: Hearing April 14th, 2011 re bylaw No 4000.506

You may not have received my first letter to you due to an incorrect email address. I am therefore resending it.

I moved here from Vancouver five years ago. During my 32 years in Vancouver, I lived in the West End or in the downtown area and spent the majority of my time working at the triage area of Emergency Departments. Over the years I had a great deal of exposure to the attitudes and lifestyles of chronic alcoholics, drug addicts, and individuals with uncontrolled, mental disorders.

When I retired to Nanaimo, I chose to purchase a condominium in the Hospital area. This area offered quick access to excellent parks and recreation facilities, grocery stores, and many other community services. I could either walk or take the bus to most places in the city. Nanaimo General Hospital and many clinics and hospital related services are nearby. The area has a lot of residents who are seniors and young families, several schools, as well as diverse social housing. I was also informed that the nearby forest area would be developed, in the near future, into highrise towers, townhomes, and condo complexes for middle to upper middle income residents, especially retired people, who would want to be near the hospital and other amenities. I feel confident in saying that bringing "Wet Housing" to our community will most certainly cause a sharp increase in crime, social disorder, and a significant deterioration of our neighbourhood quality. Addicts need to support their habit. I wonder how compatible "Wet Housing" will be with this projected new development??? Would you want to buy or rent in an area known to have these issues???

City Council insists on introducing untreated drug addicts and alcoholics and "hard to house" individuals to our neighbourhoods. Generally our City Councillors seems to be paying little attention to the concerns expressed by the people in my neighbourhood and the Hospital and Neighbourhood Association (HANA) researchers. These individuals and groups have done a lot of research into the implications of having untreated drug addicts and "hard to House" individuals living in our neighbourhood, with little or no supervision. They have submitted petitions from many Hospital area residents rejecting "Wet Housing". I have read many well written and documented letters addressed to our local newspapers, politicians, Mayor Ruttan, City Council and the Hospital and Neighbourhood Associatin (HANA). In spite of our objections and concerns, City Cuncillors and our City Planner, Mr. Horn appear quite condescending. We are being told that "Wet or Low Barrier" housing is going through, whether we like it or not.

Many of our Hospital area residents have been attending information meetings and council meetings since we first became aware of the type of Social Housing that Mr. Horn was planning for our neighbourhood. In fact, Mr. Horn stated,at the June, 2010 meeting, that he had organized this meeting, at the Alliance church because he had received so many protest calls from concerned citizens. There were representatives from the RCMP and Social Services at this meetings. There was no reassurance from the RCMP, at this meeting, that there would be increased surveillance of our area. In fact, it was suggested that our neighbourhood should be starting its own group to watch for crime or suspicious activity. I believe Mr. Horn was told that such a group already existed. We were left with the impression that the city would be introducing serious crime and social problems to our neighbourhood and leaving it up to us to deal with them. Another meeting at the Alliance Church, in October, 2010 brought out just as many or more upset people, who spoke vehemently against this type of housing in our neighbourhood. Many upset residents have also attended City Council meetings and spoken out against "Wet Housing", when permited, with heartfelt concern, backed up by considerable research. Our City Council has remained firmly in its decision to push "Wet Housing" into our neighbourhood.

It is also significant that Mr. Horn began our June, 2010 meeting by quoting some demograhpic statistics. Some examples of the statistics he brought forward, presumably to support putting "Wet Housing" into our neighbourhood were: this area has 12% of Nanaimo's population and 1400 senior citizens; our average individual income is $26,000, contrasted with a citywide average of $32,000. The number of low income=less than the average income individuals is12% and 11% of children under 6 years, live in poverty. We have a higher rate of renters to owners - 55% versus 45%, whereas this ratio 80/20 in the North end and 60/40 in the south end of Nanaimo. Apparently 55% of individuals in our neighbourhood are spending more than 30% of their income on housing and thus are struggling to pay their rent or morgage. Are these good reasons to locate "Wet Housing" in our neighbourhood??

Since Councillor Beswick voted against "Wet Housing" late last month, our local newspapers seem to be printing articles extolling its virtues and letters from a few individuals who don't seem to believe that it will bring additional crime or deterioration to our neighbourhood. The RCMP seems to be very quiet on this issue. Surely they know whether untreated addicts, alcoholics, etc. cause more police calls and social disturbances!!!

The City of Nanaimo has received a great deal of money to build social housing and "Wet Housing" units. City Councillors don't seem interested in exploring any other housing options or locations, besides the original ones which were selected. I wonder if they would push so hard to locate "Wet or Low Barrier" projects in their own neighbourhoods? I recall a newspaper quote, a couple of weeks ago from either Mayor Ruttan or a City Councillor. This person said that if they could not establish "Wet Housing" in our Hospital neighbourhood, they wouldn't be able to put it in anywhere!!

I have been alarmed and dismayed about the very real potential problems which "Wet Hosuing" will bring to our neighbourhood, from the very beginning. So is almost everyone else I speak with in my neighbourhood. Most residents here are , unfortunately, too busy, too ill, too apathetic or too resigned to express their thoughts to our City Government and/or come out to protest events. For every person who actually takes the time and effort to get involved in protesting this issue, there are many, many others who watch from the sidelines and hope that our City Council, whom we elect and pay to represent and work for us all, listens to its citizens and acts in a responsive and responsible way.

Our community is not against finding and funding suitable housing and social support for disadvantaged individuals, who are troubled by addictions and mental disorders. We do not however, want the City of Nanaimo to place untreated drug addicts, alcoholics and the generally "hard to house" in our neighbourhood.

Caroline Beecraft

I

I am the owner of a 13 unit condominium bldg at 76 pryde ave. and consider myself to by a business owner in the Quarterway. I oppose the construction of these structures in the Quarterway and Hospital neighborhoods because they will immediately devalue my property. Realtors have told me 15 to 20 %, which in my case means $300,000 right out of my pocket. In addition, my ability to rent my units will be compromised and result in lower rents and most likely, undesirable tenants. This was dilapidated building when I purchased it with known drug dealers and unruly tenants. I spend a lot of money to fix it up and run a business because I thought this was a good location..... central to public transportation and the universities.

I am angry with the City for trying to slide these houses "under the radar". You got away with that on Hillside Avenue when none of the neighbors along that street were notified or consulted when the house at 3515 Hillside was built, but you are not going to get away with it here. You are fond of saying you collaborated with someone during the planning process for these two houses, but you didn't collaborate with the most important parties, the stakeholders. I am a stakeholder, the angry people in this room are the stakeholders and we are here tonite because nobody collaborated with us. You may have had many meetings amongst government officials, municipal employees, members of VIHA, and amongst yourself. But you ignored and purposely kept in the dark the most important group you should have collaborated with, the stakeholders. You are not stakeholders, you do not have financial interest via property holdings, operating

and your staff

businesses or physical presence in the Quarterway or Hospital neighborhoods.

I am angry with the Council because of their ~~outward~~ flagrant displays of arrogance;

- The scheduling and organization of this meeting .....
- I am a contiguous property owner, yet the first piece of mail or any kind of official notice I received was the one announcing this meeting. That is incredible!! The city had no trouble finding me when it wanted to sell me the property it has since traded for the entry way from White Road in 2009.....
- The proposed spending of 34 million to build 160 beds, Over $200,000 per bed at a time when all families are cutting back expenses and are frightened over the value of typically there largest family asset, their home. How can province that is approaching 60 Billion in debt afford 34 million dollars, political pork.....

Coleman wanted a 15 second photo Op

City can't afford to operate these houses after they are built, new paradigm in government

- Your refusal to stop this process until the location in the north end is announced. ~~When you announce,~~ This smacks of divide and conquer policy. ~~They~~ will The northenders descend upon you like a pack of wild banshees.
- The total inadequacy of communication with stakeholders on the siting of the wet houses and your

IF there was such great communication

insistence that it did happen. Why are we here tonite ??

Mr. Mayor, there is an old adage; if it looks like a duck, walks like a duck and quacks like a duck, it's probably a duck. Well, if residents are going to be using illegal drugs, if residents have immunity to use those drugs and drug dealers entering the neighborhood is going to supply those drugs, then what we have is government sponsored crack houses. How ironic, built with borrowed money by a compliant government to keep drug abusers in one location. I feel like I am in downtown Detroit in the 1960's.

These residents will be admitted to these units with the full protection of the RTA. Because of that law, all the rights remain with tenants no matter how criminal their behavior may be. Removing a "bad apple" will take months and be onerouse enough that whoever manages the housing will not make the attempt.

I am not so worried about the actual tenants as I am about what comes with them; hanger ons, drug dealers, hookers and people looking for trouble. These two neighborhoods are already stressed by existing drug activity. I have a new tenant that wanted out of Riverbend Terraces because each building there had a designated drug dealer. I have shown up at my own property late a night to witness obvious drug transactions along Pryde Ave, at the dark area's of the 7/11 parking lot and near my property. Residents tell me the end of Buttertubs Drive is another area. These two

neighborhoods cannot support more residents that are going to abuse drugs, we are at the tipping point now.

I have developed property in Nanaimo. If there was this much opposition by contiguous property owners to my proposed develop, your staff would have told me to not even bother showing up to the first reading, because it wouldn't have happened. Why ~~do you~~ does this council operate with a different standard than anyone else ?

Because of my business background, I was taught to offer a solution when identifying a problem. You can't afford to build the Ritz Nanaimo in this neighborhood, you may not know this now but it will become apparent if you try. It is part of that new paradigm for government, no more borrowing and deficit spending. The 3.6 percent increase in our property taxes is ridiculous enough as it is. If you do, it will stand as a monument to the Nanny State for all who travel Bowen Rd. in the future and until it is removed, which it surely will be.

You talk of all neighborhoods participating in social housing , well, here's your chance. Buy empty structures throughout this city, Departure Bay, Hammond Bay, Eagle Crest, wherever, just space them out. Remodel these existing structures to accommodate 5 to 10 max residents. Implement a zero tolerance policy and manage it. Now for the most important part, use all the excess money to hire staff to ~~manage~~ these people. Implement technology with counselors

od cameras

GPS bracelets; think outside the box which government is not good at.

Small houses w/ rules will allow you to collaborate w/ the stakeholders. You won't have to sneak these residences into neighborhoods.

Finally, Mr. Mayor and council,

You have a Fiduciary duty to protect the citizens of the Quarterway and ~~Hospital~~ Area neighborhood.

Right now, you are ~~falling~~ failing on all counts.

B

Penny Masse

From: Lance Geselbracht [lancelotg@shaw.ca]
Sent: Thursday, April 14, 2011 3:39 PM
To: Public Hearing
Subject: BYLAW NO.4000.506

I am adamantly opposed to the rezoning of the Bowen Rd. property to allow the construction of the tired, incorrect Euphemism "Wet Housing". The construction of this drug house will destroy the Quarterway neighborhood by bringing drug dealers, hookers, gangs and fellow drug users into the area that will result in elevated numbers of property crimes, fear for local residents and slow destruction of the businesses in the area. The plan is ill conceived and has been soft "pedaled" the City.

I am a contiguous property owner to the project; my address is 76 Pryde Ave. I did not receive a written notice from the City of any hearings or meetings until the written notice for tonight's hearing at the Convention Center. Approximately 18 months ago, the City was able to phone and email me when they wanted to sell me the piece of property that has since been transferred to the property owner who provided access from White Rd.; why couldn't they contact me when something as important at this rezoning is taking place?

I absolutely abhor the underhanded, sneaky way the City has acted on this issue including:

- The lies and misinformation John Horn has spread throughout the community. The only way to know he is lying again is if you see his lips moving. If I have to hear him portray the proposed residents of this facility as poor, homeless people looking for a warm place to live I will just puke!!!

- Why hasn't the proposed location in the north end of Nanaimo been announced? Could it be the City knows full well that those people would be appearing at tonight's meeting and protesting the rezoning on Bowen? It is absolutely criminal that the location in the north end has not been announced by now; we are not going to let you divide and conquer.

- If the City has agreed to build this "Crack House" in the proposed Bowen Rd location with the Province back in 2008, why are we going thru the charade of having planning hearings and readings on the proposed By-law?

- I have developed property in the City of Nanaimo. Do you think I could get to the third reading of a bylaw that would allow me to "upzone" a piece of property if everyone in the neighborhood was completely against the rezoning? Not Bloody likely. Is the City completely immune to what the residents are telling them?

We are not going to let you get away with this travesty and facade of municipal correctness; you must do the right thing and immediately stop this process. Besides being voted out of office next municipal elections, the City is begging for a lawsuit over this stunt.

Lance Geselbracht
76 Pryde Ave.

RE: BYLAW NO.4000.506

As a resident on the other side of the fence of 1406 Bowen Road, I am opposed to the project in its present form. I am very disappointed that the City of Nanaimo has not followed its own action plan, from Nanaimo's response to homelessness action plan – Page 34 *ACTION 6* - *FACILITATE COMMUNITY ACCEPTANCE*. Specifically, the lack of open communication with residents in the impacted area. Had residents been notified, and offered factual, accurate information as well as the opportunity for input into planning and implementation on an ongoing basis, as the action plan suggests, there may well have been a different outcome. The only communication I have ever rec'd from the City, was a recent pamphlet describing the project. The plans and commitments were made long before Quarterway residents were advised. There was no initial or ongoing proactive engagement with residents of the plan. There was no input solicited from the neighbors and obviously no updating as things progressed. In fact, the only information other than the recent pamphlet was from HANA, who do not represent the City.

I believe that the plan has great merit and am happy to support the majority of it, however, the position that *ACTIVE USING ADDICTS and ALCOHOLICS* ***must*** be permitted at the same location and that there be no preconditions imposed is absolutely unacceptable. That inflexibility was made clear by John Horn. The fact that, as Counc. Unger stated, "Treatment will be provided" means nothing if the person chooses not to take advantage of it. (Treatment). On top of that, it is irresponsible to locate a facility housing people with potentially violent behaviour near a school, especially an elementary school!

My wife and I have lived on White Street for 27 years. There have always been a large number of families with young children. This is a relatively affordable area with the added bonuses of a great school, Bowen Park, Buttertubs Marsh and easy access to transit and services. Not once have we ever felt unsafe in the neighborhood. In my job, I often have to deal with theft, fraud, violence and a general lack of respect for safety of others or their property. Even though we are reassured that there is no reason to think we will have these kinds of problems stem from the proposed project(s), it can plainly be seen that some of the people who will be housed in the project pose a significant risk to safety of not only the area residents, but also to the potential tenants of the building.

On Page 65 of the ***OFFICIAL COMMUNITY PLAN - 2008*** is stated "Illicit drug use also has social implications, as many users resort to crime (Especially robbery and theft) to feed their addiction. With regard to violent crime, while alcohol is a far greater factor, illicit drug use is implicated in about 7% of assaults and about 9% of homicides in Canada (Brien et al, April 30, 2002)."

No amount of money is worth the risk when dealing with the safety of young children who cannot defend themselves. I left home when I was 14. I arrived in Nanaimo with less than $200 in my pocket. That was 40 years ago and I still remember what it was like to be on the street in a strange city not knowing anybody. I can remember having no food and nowhere to go. I also remember the people who attempted to take advantage of me when I was so young and on my own. I can remember feeling helpless. Although I was not in that position for long, it is part of the reason that I support helping the homeless, however, I have to draw the line at putting active drug users and alcoholics across the road from a liquor store and nearby to a large elementary school.

There needs to be ongoing open communication between the city, the different support organizations and the residents of the affected areas. The planning process needs to involve everyone. A workable plan needs to be agreed on before commitments are finalized. Changes need to be agreed upon when they arise. The re-zoning needs to be deferred until an acceptable alternative plan is agreed to by all stakeholders or abandoned if that is not possible

Another issue that I have is that, if, but some stretch of the imagination this property actually ends up rezoned and the project proceeds, then I am also opposed to having a 4 story apartment building eliminating the privacy of my back yard. This project is on the other side of my fence. It is on level ground and is set very close to the property line. I don't appreciate the idea of people looking down at everything my family and friends do and I don't like having the privilege as a taxpayer, of having to pay for that loss of privacy. There is plenty of land left over which have no current plans, to allow the building to be spread outward instead of upward.

And lastly, as some have already stated, property values will fall. This is already evident since those living on White Street who have attempted to sell recently cannot even get people to look. If I was a potential buyer, I would not feel comfortable moving to this area knowing what is planned.

Thank you

Bryon Williams
1453 White Street
Nanaimo, BC
V9S1J1
250-713-5180

Develop an effective communication plan/strategy

Even the most active and engaged communities will balk when it comes to building supportive housing or service centres in their own neighborhood. It is essential that the community buys in to the need to address homelessness and is aware that it may well mean accepting a supportive housing project in their neighborhood.

A well-planned and executed communications strategy will be key to the effective implementation of the Action Plan. The strategy needs to achieve two key things:

1. A broad level of awareness and support for the Action Plan.
2. An awareness that the success of the Action Plan depends on neighbourhoods throughout the City accepting housing and support services that address homelessness.

The components of the strategy will include:

- ***Proactive engagement with neighbourhoods.*** It is recommended that a series of neighbourhood meetings be conducted prior to any announcements about site locations.
- ***Advance media opportunities to inform the community and promote the Plan.*** The local media has been interested and responsive to date on the issue of homelessness in Nanaimo. It will be important to ***keep them updated*** on the development and implementation of the plan.
- ***Collaboration with VIHA to inform and consult with communities about the delivery of harm reduction services.***

Consultation with community members through the Situational Analysis and Action Plan preparation has indicated that there is a good level of understanding of the need for harm reduction and general support for these measures. Concerns were raised, however, that residents had not been consulted about the way in which harm reduction programs were implemented.

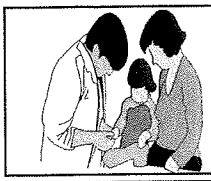
Develop a locational plan that disperses housing and services

It is important for residents to acknowledge that everyone has a part to play in addressing homelessness and that housing, supports and services should not be concentrated in one area. Even the homeless individuals who were interviewed as part of the preparation of the Action Plan reported they would like to live outside of the downtown core. Residents also need to be assured that the necessary supports will accompany housing.

Communicate with the public, neighbours, businesses, agencies and service providers on aspects of plan implementation on an ongoing basis

Ongoing communication and consultation will be key to successful implementation. This communication needs to be tied into the monitoring and evaluation process for the Action Plan.

- ***Neighbours will want to be assured*** that the necessary supports will accompany housing. ***They will need to have input*** into building design and good neighbour agreements.
- ***The public needs to be updated regularly on the progress of implementation.*** The coordinating bodies will therefore need to monitor and report on the Plan's status and achievements. This would include a review of outputs such as the number of housing units constructed/occupied and outcomes such as the number of



Illicit Drug Deaths

Why is it important?

The majority of illicit drug deaths involve young males and the three leading causes of these deaths are suicide, cocaine poisoning and opiate poisoning (Single et al., 1996). AIDS, acquired through the use of illicit drugs, also accounts for an increasing number of deaths. In fact, about 20% of recent AIDS cases are attributable to injection drug use (Single, June 1999).

Illicit drug use also has social implications, as many users resort to crime (especially robbery and theft) to feed their addiction. With regard to violent crime, while alcohol is a far greater factor, illicit drug use is implicated in about 7% of assaults and about 9% of homicides in Canada (Brien et al., April 30, 2002). Other social costs include family breakdown, homelessness, hospitalization, poverty and unemployment.

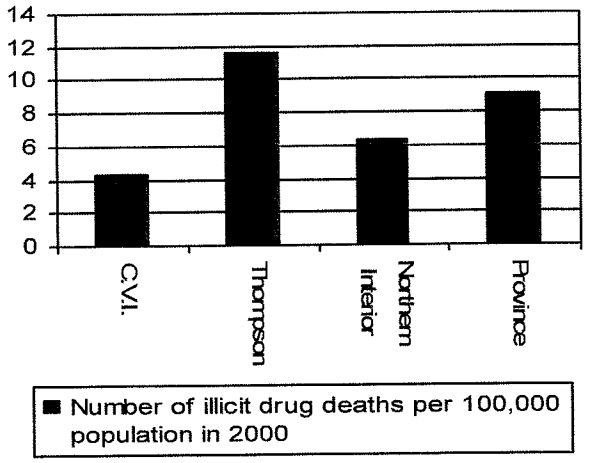
What is the situation in Nanaimo?

In 2000, there were 7 illicit drug deaths or 4.36 illicit drug deaths per 100,000 population in the Central Vancouver Island Health Region.

Information as to illicit drug deaths is not readily available for either the City of Nanaimo or the Nanaimo Local Health Area.

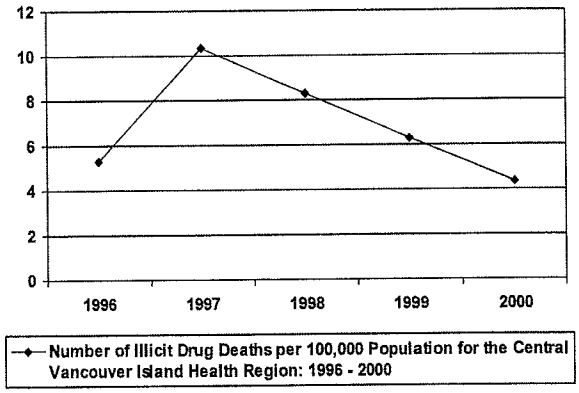
How do we compare?

In 2000, there were 4.36 illicit drug deaths per 100,000 population in the Central Vancouver Island Health Region. This rate was lower than for both the Thompson (Kamloops) (11.65) and Northern Interior (Prince George) (6.30) Health Regions and for the Province (9.10).



What are the trends?

Between 1996 and 2000, the number of illicit drug deaths per 100,000 population decreased from 5.31 to 4.36 in the Central Vancouver Island Health Region.



Who are most at risk?

Rates of illicit drug use (which includes the use of cannabis) are much higher for males (10.1%) than females (4.9%) and rates of use decrease progressively with age from 25.7% for those15 to 17 years to less than 1.0% for those 55 years or older (Single, June 1999).

MS. Camryn McKay
1605 Venlaw Road

I bought my house in the Quarterway Area 13 years ago just when the neighborhood was starting to come back up. It has been about 12 years since I've seen a prostitute on the corner of Pryde and Bowen. A police car on my street is an event, and not a regular occurrence. New families moved in, our kids play safely in the streets, we ran the derelicts and the druggies out. The improvements and changes in our community have taken place by the hard work and investments of taxpaying citizens. THIS is the kind of area that I expect a city council to support and preserve. No One came and asked me if I would like to vote on this upcoming change in my nice little neighborhood. John Horn seems to think it will only affect residents and businesses in a one block radius. In fact, he told me he was only required by law to inform citizens in a one block radius of the site.

None of what I have said here means that I have no regard for the needs of the homeless addicts of Nanaimo. I just know, by common sense, that this is the wrong place for one wet house let alone two with a school sandwiched in between them.
My first priority is my family and my home. When you ask us where we think the wet houses should go, my answer is How ~~the hell~~ should I know. That is what you are paid to do. Not us! We are burdened enough by the daily decisions of how to pay for the rising cost of living and now we have to think that we will have to pay for THEIR monkey on OUR backs

~~I have a few qs~~ real est/confirms pryde unable to the sell.

Council, I have two questions for you. May I?

Mayor Ruttan: Imagine there are plans to build a 4 storey wet-house that borders your back yard. Please describe to me what you would do?

On several occasions, council members have referred to our "fear" as if we have nothing to worry about.

Yet NOTHING from council or John Horn has reassured ME about this kind of housing in our community.

Our right to speak against this has been referred to as "noise" by Coun Pattlje.

John Horn PUBLICLY DISGUISES the truth about this housing as 'for the homeless," without mention of it being low barrier, also comparing the development of the Nanaimo projects to those in Kamloops, Kelowna and Prince George MINUS REAL TRUTH about the " no drug tolerance" in those buildings.

And YET , council accuses US of circulating misinformation!

Well I AM worried that the safety and value of our family oriented neighborhood will deteriorate as the dealers come in to service their clients and the john's cruise our streets looking to be ~~serviced by prostitutes so they can pay for their drugs~~ vulnerable women prostituted. I am worried because I know that nothing is more important to an addict that their next fix or high and that concerns me because I KNOW the behaviour of meth addicts and crack heads and I don't want a warehouse full of them living two blocks from my house.

I think council underestimated the Quarterway and Hospital Areas. ~~We may not have the money that is in the North end but~~ we have proven that we are a community that is strong and united on this issue and that we put family and neighborhood values first and we are not backing down.

April 20, 2011
Presentation to Council
BYLAW NO. 4000.506

Gordon W. Fuller
604 Nicol St.
Nanaimo, BC V9R 4T9

Each and everyone in this room have, or will have, the right to get wasted in their own home. I am not saying it is right to do so but it is a fact and provided it is not done in a way that attracts the attention of the authorities can go on for years.

I grew up in a wet home. There was no influence from outside the home that led me to the streets at 13 and subsequently to 24 years of off and on homelessness as well as the use and abuse of pretty much every substance available. The influence came from home, a wet home, and an abusive alcoholic father.

Had there been supportive social housing available, like that which is being proposed for this and other sites, it likely would not have taken me 24 years to come to the realization that my time was being wasted, literally. It was only after meeting my then future wife, also abused in a wet home, and her son that I realized I wanted more not just for me but for us.

Since then I have gotten a degree in Child and Youth Care from VIU, I have worked in and run an emergency shelter as well as currently coordinating a housing unit for at risk youth. I am also the chair of the 7-10 Club, a community breakfast program for anyone in need, and involved with a number of other community and neighbourhood organizations. I am a staunch and outspoken advocate for the disenfranchised.

Over the years I have attended far too many memorial services for people on and from the street. Had many of these folk had a safe supportive and non judging environment in which to live, such as the supportive social housing being proposed, I haven't the slightest doubt that many would still be with us and many would no longer be a slave to the behaviours that ultimately led to their passing.

A case in point is that of Cheryl Lynn Simm, murdered and dumped in an empty lot last year. Cheryl, or Cherri as most of us new her, had lived in a series of run down rooms and motels. After many years of on and off homelessness she had come to a point where she wanted to change but that was unfortunately cut short by her death on the streets. Had safe supportive low barrier housing been available I believe she would still be with us, today and on the road to recovery.

I am in full support of this rezoning and Nanaimo's Homelessness Housing strategy; it is in my opinion a no brainer and a win/win for all.

Please erase paragraph below Sincerely

~~I was extremely saddened to hear last week that that Nicole Sendey was sanctioned by her employer, the Island Crisis Care Society, for speaking out against the proposed social housing. I was not however surprised by this organizations behaviour as in 2003 I was fired for speaking out on behalf of the homeless but in opposition to my employer.~~

Despite differing beliefs no one should fear speaking out. While we may not agree we must respect the rights of everyone to their opinions on this issue and not denigrate them for expressing them publicly.

Opposition to the proposed supportive social housing often state fears that this type of housing will draw criminal behaviour to the neighbourhood, many believe that because the proposed two locations in the Hospital Area will be located close to an elementary school it could unduly influence or cause harm to children.

Those opposed to the housing in the Hospital area have most often compared it with that of Warmlands low barrier housing and shelter in Duncan which itself is close to two schools. They often site many problems.

Recently some comments from a story in the Nanaimo News Bulletin have shown the exact opposite. "Cowichan school board chairwoman Candace Spilsbury confirmed there hasn't been any instances of unwanted contact between residents of Warmland and students despite the close proximity, RCMP reports back that up.' "The schools are using Warmland as a resource. Residents at the facility have a garden and some of the food grown is taken into the schools to teach children about food security." "The opportunity has been 'a very positive experience' for those involved and Warmland is viewed by many as a community resource." "The students who attend the schools – they and their families are also neighbours, 'It's all tied together.'

An example of successful supportive housing closer to home would be the old Balmoral Hotel. Approximately 3 blocks from my own home this was an area rife with many problems but has seen great improvement since the Canadian Mental Health Association decided to purchase the hotel and convert it to supportive housing.

Prior to this it was un-supervised single room occupancy and yes, because there was no supervision, it did attract an unsavoury element. I also want to mention that within on block of the Balmoral 3 condominium developments are proposed. The first broke ground just over on week ago.

I have spoken with a number of residents in the Hospital Area, both for and against the proposed supportive housing, which have all told me that the people many fear this type of housing will attract are already living in or doing business in the area.

The bottom line is that these, your street level crack or crystal meth users, ~~will~~ may not be the ones accessing the supportive housing or hanging around near it. Most are ambivalent about their drug use being a problem and want nothing to do with any type of actual or perceived authority ~~and especially~~ or the possibility of being arrested.

This being said, when those using drugs reach a stage of at least contemplating there might be a problem the housing will be in place which they can access and have supports available to move them in a direction of change.

The people we are talking about housing are the chronic homeless, those that have been on and off the street for years. They were all

children once. Did they come to be where they are now because of low barrier housing being near their schools? I think not.

Most came from wet homes, from situations of abuse and neglect. In the case of many first nations these behaviours are traceable to past abuse in residential schools and transferred down through the generations.

Many also have some form of mental illness as well as drug or alcohol use. The vast majority are not criminals but abuse alcohol and drugs as a means to cope.

Supportive social housing is one part of many housing first strategies that have seen a significant drop in chronic homelessness in many cities across Canada and the United States. Housing First is a strategy that the province has adopted and is in the process of funding in cities throughout BC. The funding in place now for Nanaimo is funding specifically geared towards building social supportive housing.

Other components consist of rent supplements, giving workers the ability to place an individual or family immediately into existing rental accommodation, as well as purchasing existing housing that

could be used for both medium and high barrier abstinence based housing. Exactly the types of housing many opposed to these initial projects have mentioned and for which advocates will be seeking funding in the future.

Even when people want to move forward there is a lack of both detox and treatment beds available. It is also a fact that the recidivism rate for those going through detox and treatment will be far higher than the immediate successes. This makes it even more important that supportive housing is in place for when the choice of change is made again.

As for the cost to the taxpayer, research clearly shows that providing housing to the homeless will drastically reduce costs in health, justice and other services routinely accessed by the homeless. Costs saved that will ultimately pay for the housing itself.

Regarding the rezoning before you tonight I want to pose something, something which I have already posed to a few.

The Bowen Road property is valuable and likely a desirable property for mixed use commercial/residential development.

Rezone this property and once done sell it to a developer for just such a use. We could put a 5 year covenant on the housing to allocate 50% to be rented to low income individuals and families based on 30% income. After the 5 years 10% could be covenanted in perpetuity.

Take the proceeds from the sale and purchase 2 other locations for supportive housing in other areas of the community. This would not only provide one to meet the current funding stream but another for future use as well.

I have heard that we must use this site but I have not seen specific site use set out in the memorandum of understanding, only that the city provide sites for use. I am sure that through discussion the above would be possible.

If, after an honest effort, I am wrong then as I said before, I am in full support of this rezoning and Nanaimo's Homelessness Housing strategy; it is in my opinion a no brainer and a win/win for all.

On a final note I would like to invite anyone who is opposed to this housing to give me a call, come down to the 7-10 Club and I will introduce you to some of those who will benefit from the housing.

Bowen Road Facility Public Hearing, April 20, 1011

My name: Brett Hayward, veterinarian
Experience: -Nanaimo Working Group on Homeless Issues
-Director, Island Crisis Care Society
-volunteer, Living Room drop in centre
-owner, transition house near Rutherford & Uplands

Outline for presentation:

1. The Proposal
2. The Big Difference is Support
3. Testimonies
4. Sources of Information
5. Fear of the unknown
6. Solutions based on logic

1. The Proposal- the result of years of research and contribution by multi- disciplines: RCMP, mental health, nurses, doctors, psychiatrists, social workers, city planners. Problems in China, Saudi Arabia, UK, Denmark, Sweden, all over Europe, USA and Canada.
    a) Land
    b) Building
    c) Staff support

2. Support- thank goodness, thank VIHA

3. Examples of people's testimonies:

1. At 26, Frank* was homeless, living on the streets, and in and out of crack houses.
Now, Frank is taking his medication, seeing a doctor regularly and getting help for his addictions.

"My health has improved dramatically," said Frank. "Two years ago, I weighed only 98 pounds and was losing weight quickly. Now, I actually have a few extra pounds around my belly."

2. Sarah* had nowhere else to go. At 55, she had lost her job, her common-law husband had left her and she had hit rock bottom.
"I was a lost soul and a broken spirit. It was tough love from everyone I knew," recalls Sarah, who struggles with alcoholism.
That's when she turned to Holly House, a transition house for women in the Halifax-Dartmouth area. For Sarah, support services and transitional housing made all the difference between homelessness and a home.
"Holly House has given me a lot of harmony," she said. "When I get up in the morning, there is always someone here to support me."
"I know that I can start a new chapter in my life with the hope, encouragement and support of its caring staff and residents," she added.

3. For 10 years James* had been living on Toronto's streets in the Regent Park area. A crack user since 1992, he had settled for a life with no future.

"I was sitting on a grate one day and this lady approached me and said she could get me into housing and on social assistance," he says. "I laughed. But I eventually agreed. I've been in this apartment for more than eight months." James is no longer a user and is focusing on stabilizing his health and his addictions with the help of ongoing support. "Housing is one of the most important elements in my success. I'm moving toward a healthier, cleaner life."

NO TWO HOMELESS PEOPLE ARE ALIKE, SO A PERSON WITHOUT A HOME IS AS VARIED AS A PERSON WITH A HOME.

4. Housing First websites

S2H, Toronto
http://www.toronto.ca/legdocs/mmis/2010/cd/bgrd/backgroundfile-29122.pdf

As of May 2009, more than 2,400 people had received the assistance they need to move into permanent housing. 91% remain in their homes.

Thirty-nine per cent of the individuals housed by non-profit street outreach providers and City staff were sleeping on a sidewalk prior to being housed; 23 per cent were sleeping on Nathan Phillips Square; 17 per cent were living in a self-built encampment; 9 per cent were sleeping in tents; 8 per cent were sleeping on park benches; 2 per cent were sleeping on steam grates; and, 2 per cent were sleeping in abandoned buildings.

Agnes McNeil and Brian Brodie (far right) receive housewarming gifts from Avinash Balsingh

For the third year in a row, 13 year-old Avinash Balsingh gathered donations and purchased blankets and comforters to give to newly housed Streets to Homes clients as housewarming gifts. On a cold day in January, Avinash and his mom and dad delivered their 40 bundles to the delight of clients on hand to receive them at the 112 Elizabeth Street office. He also brought along a cash contribution of $352 for the "I want to help" fund which donates money to not-for-profit agencies working with the City to deliver the Streets to Homes program. A variety of coats, sweaters and winter wear were also presented.

Agnes McNeil and Brian Brodie, two formerly homeless people who were helped by Streets to Homes to find permanent housing, were on hand to let Avinash know how his actions are really making a difference. Shaking his hand and giving him a hug, Brian said, "Thank you, man. It warms my heart to know there are people like you helping folks when they need it". Agnes smiled and offered her thanks as well.

At the age of 10, Avinash first took action by collecting household items from friends, neighbours, his school and community. He collected and donated many items, including blankets, pillows and comforters. This year he created an"Adopt-a-Comforter" campaign, where individuals could contribute money and Avinash purchased a comforter on their behalf.

www.thehomelesshub.ca

www.rabble.ca-

www.cprn.org (Canadian Policy Research Networks)

Housing First wikipedia (en.wikipedia.org) – p2 Impact on Neighbourhoods (supportive housing)

www.pathwaystohousing.org

www.beyondshelter.org

homelessalliance.wordpress.com- not only all the benefits of decreased emergency room and jail visits but the cost to taxpayers decreases when these services are not strained when housing is permanent and stable.

National Alliance to End Homelessness

www.endhomelessness.org

coolaid.org (Victoria organization)

www.nanaimo.ca (A Response to Homelessness in Nanaimo: A Housing First Approach, May 2008)

wwwkshousingconference.org

www.partnersendinghomelessness.org

http.npr.org/news/specials/housingfirst/whoneeds/mentallyill.html
-tx bipolar- 80%
depression 70%
schizophrenia 60%, success in first treatments.

www.hrsdc.gc.ca/eng/success_stories/homelessness/01/-

Smoking area recommendation to city staff- away from houses, on the sunny side, enclosed, away from building air intakes.

Statistics
92% fewer nights in emergency shelter
87% fewer admissions to sobering centres
45% fewer bookings to county jail
41% fewer medical expenses
(results of 1811 Eastlake housing project, saved $2.5 million to pubic in 2 years)

Jail – generally short term and involve crimes like disturbing the peace and vagrancy.

"Foster children are not given job training in school. Without a means to make money, nearly half of foster children in the USA become homeless when they are released from foster care at age 18."

Messy, the major crime.

5. Fear- Does anyone know a homeless person? Where is another shelter in town? (there are 25 of them). Bowen and Meredith project. Wallace Street facility.

6. Solutions
    - I) Get to know a homeless person- volunteer at Food Bank, 7-10 Club, homeless shelter.
    - II) Self-education will arm you: websites; speak with workers who deal with homelessness; publications.
    - III) Learn profile of homeless people
    - IV) Come up with a better idea

Matthew Palmer
1937 Cinnabar Drive

I am here tonight to talk about how the proposed rezoning on Bowen Road will and has affected.

While I do not own a property on White Street I do have a financial interest in a house located on it. The proposal has a will do two things to this property and I feel the rest of the houses on White St.

One - on a quite dead end street this plan will add an alley way right beside the property I have a stake in. Undoubtedly this alley will be used as a short cut for anyone wanting to cut from Bowen Rd. to Pryde and on to Townsite. Neither I nor my business partner were notified to the land swap deal between the owner of the property beside ours also on White Street and with the City regarding this alley. It will as I am to assume also be the main car entrance to the proposed low barrier housing unit located on Bowen Road.

This alley will bring with it noise and traffic. I would say had it been there before we would not have purchased property on White St.

The Second effect that the Bowen Road proposal will have our property and the other homes on White Street, is where there was once single family housing and a buffer from Bowen Road there will now be a road that is closer and a proposed 4 storey 30 + unit development going in place of what once were small houses.

Again, if this was known before I can say again we would not have purchased the property. A call to the city before our purchase only told us that Bowen Road was to be widened and straitened. There was no mention of a 4 storey low barrier housing unit.

When my business partner and I looked at the property on White St. to purchase in the middle of last year, it fit into the equation of being a successful business endeavor. It was located on a quiet street, close to schools, close to parks, on a large lot, and in what could be described as a nice neighborhood. It did not have an alley beside it nor a 4 storey housing unit behind it.

As a result our company purchased the house and a considerable amount of time money was spent rehabbing the house which had fallen into a state of disrepair. We did all of this to sell the property as that is what we are in the business of doing.

I can say that since the developments surrounding the Bowen Rd. proposal have come to the public's attention the resounding response to any real estate showings on our property has been positive with respect to two things.

One - that there will be an alley running down the side of our property and Two - that a 4 storey low barrier housing unit will be built directly behind our property. Multiple showings and at least 4 second showings all with the same problem.

As a result of not being able to sell this property and having our company capital tied up, I am out of a job as are the casual workers we employ. Unfortunately for us, these two issues with the Bowen Road rezoning were not part of our original equation when buying property on White Street.

And I guess here is where my point here is. I had never been to a city council meeting before last week and while waiting to get to the Bowen Road proposal I was able to here other people in other parts of the city talking about the neighborhoods they share a passion in and proposals of 6 plexes they fought against and that were rejected by council now coming back as 4 and triplexes, still with opposition.

When home owners buy their property, they, I assume use an equation similar to what I and my business partner use. They look at the price, the location, the amenities, schools and the possible detractors then base their buying decision on those factors. When large projects move into neighborhoods and change the equation for its home owners, the result is a reaction of what you see here tonight.

The biggest problem this proposal has, I feel, is uncertainty. There is so much misinformation distributed and as a result bad feelings have developed. By the city not consulting with local neighborhoods where the

low barrier housing plans are proposed a disconnect has been created. We live in a democracy and no rights of one group should rein those of another. Home and business owners must be heard before a plan like this is in place and not consulted with after.

If the city truly wanted property owner acceptance, they could plan a new subdivision with empty lots placing a low barrier housing unit right in the middle and letting prospective purchasers with all the information make their decision.

I realize this is an extreme example but low barrier housing was not part of the equation when my partner and I purchased a house on White Street as I am sure it was not for most of the people who live there.

City council before approving this location or any other with respect to low barrier housing must consult with the neighborhoods who would house them because without that support, how can the residents who live in the housing units ever feel welcomed and succeed.

With respect to the Rezoning on Bowen Road I ask that City Counsel not approve this measure and instead allow the community to have public input as to how the community can work with and support low barrier projects instead of the City telling residents how and where they should.

Thank-you

Any Questions?

Helga H. Struthers, 1676 Chick-a-dee Crescent, Nanaimo
Presentation to Nanaimo City Council – Public Meeting, April 20, 2011
1406 Bowen Road Low Barrier Site Re-Zoning – Bylaw #4000.506

Honorable Mayor and Councilors:

This initiative has been in process since 2008, and the reason people are now outraged by the 3rd reading of this bylaw is that there has been little information, and absolutely no transparency about this low barrier housing. A public information session could have been held as early as 2009, had there been a genuine concern that the Hospital/Bowen Road residents were not well informed, and given due opportunity to respond. Suddenly there is a rush to get this passed, despite all the controversy and angst, without accepting that it is reasonable to look at other sites with an open mind, and collaborate with the residents in this area. I am very disheartened with the way this has developed and is playing out. There should have been considerable consultation with the businesses and residents living here.

I have nursed drug addicts and alcoholics with mental illness. These are very volatile people and at any given moment, they can go AWOL. This means their thought processes are not logical, and in fact they see things that we are at loss to understand. They are fragile, and labile with their surroundings, and when they "snap", they become very aggressive, and strong. Fortunately as a nurse I have had the resources on hand, such as security guards, and medication to subdue them to deal with these incidents. They are frightening to say the least. The MOU (memorandum of understanding) states that there will be addicts with concurrent mental issues in this proposed building. One cannot reason with a schizophrenic, a manic depressive, or a paranoid personality if they are on too much substance, or too little. This begs the question, are you designing a building that is inherently unsafe? There's a disproportionately large number in one 4 storey building to the one or two care takers that you are promising will be there, under the umbrella of a non-profit organization. What resources are there for this caretaker in a volatile situation? There was a horrible incident at Warmlands in Duncan, in 2010 where a lady tenant asked another male tenant to turn down his music, and in turn she was stabbed to death. Please refer to the documentation presented by HANA.

Recently I talked to a Nanaimo lady who told me that her rent was $750 per month, and the leftover money for food was $84. She told me that she got her meals from the Salvation Army for lunch and dinner, and that for breakfast there was a building just down from the police station. She said that she had to find a place to live closer to these services, because she could not afford bus fares, and walking from Wakesiah where she was

renting was no longer easy. She said that the facility on Prideaux sometimes gave out food for people to take home, but because she lived too far away, she could take very little, as it was too far to carry. She is now trying to get closer to downtown where these food services are. The people you wish to place on Bowen Road and Dufferin Crescent are even further away from these services. Did you forget that these people need to eat, and where they generally get their meals from? They won't get free meals from the Quarterway or Windward Pubs. There is no evidence that you have evaluated this need. By displacing these homeless, you are making it more difficult for this basic need to be met. If they do go downtown to access these food services, starting at breakfast, they are not likely to catch the first bus back, and return for lunch, and repeat this for dinner. Is this not a concern? There are many lots at the top of downtown that would be ideal, and where the cruise ship passengers would not see "our social problem". Furthermore I strongly recommend that this housing initiative have a treatment option. That would at least show that we are not "short sighted".

In conclusion, Bowen Road and Dufferin Crescent are not appropriate for these facilities. The process for selecting these sites has been covert, not upright, and holds the integrity of the democratic process here in Nanaimo in question. The signage on Bowen Road has only just appeared before the 3rd reading, and it's so far back from the road that one needs binoculars to see it.

You are our elected leaders, and that demands leadership. Listen to this community and do not just pay us lip-service. Why can't this facility be built downtown close to other services that the homeless are already familiar with?

Please do not disregard, discredit, and dismiss the people who are here, asking for continued dialogue regarding this decision.

Thank-you.

Your worship, council members and Nanaimo Community, my name is Lorena Vichert, quarterway parent, and I am speaking out against the rezoning of 1406 Bowen Road and the location/size of the proposed wet housing developments. I tried every way I could to support these housing initiatives after hearing about alternative housing solutions, but after doing my own research, I feel I must speak out against it.

- I would like to state that I lived in East Vancouver and have experienced first hand an active drug culture, picked up condoms, needles, said hello to pimps and prostitutes in my back alley and witnessed drug deals in my neighbourhood. These are not pleasant experiences, and we moved once our child was school age as we considered these experiences risky for children. As an office float for Greater Vancouver Mental Health I worked for many years at all mental health teams in Vancouver including the downtown eastside. Through these experiences I was exposed regularly to many individuals suffering from concurrent disorder. While most of these people were non-threatening many were not. I regularly was confronted by individuals experiencing various levels of addiction and agitation. As an employee, part of my training was how to safely and respectfully interact in these situations so as not to escalate violent and aggressive behaviour. I continue to use these skills when working as an RN when confronted with similar behaviours. Children do not and should not have these skills. One of the offices in Vancouver was forced to install protective glass in front of the reception area due to the increasing threat provided by our client base (and this was not in the downtown eastside). It was common to walk past someone shooting up in a doorway of the team in the morning. If this was a scene in a movie children would not be allowed to see it – it would have an R rating. How can it be acceptable steps away from their real life elementary school?

- CMHA presented a conference in 2009 for those working in the mental health field regarding concurrent disorders. This presentation can be found online. In this conference, they stated:

-"addictions (abuse of) leads to loss of control, and violence with no limits when using substances" they further state "for persons with psychiatric illness, the changes in mood, thinking and behaviour may become extreme. Users may become psychiotic during intoxication, hear voices, see things, peculiar ideas, think others are plotting against him or her planning to hurt her. Extreme excitement or unmanageble rage, users may become violent with self or others. for someone with a psychiatric illness, permanent organic damage can mean loss of important brain or body functions".

Despite, all that I have said above, I present this with hesitation as I have great compassion for persons dealing with mental illness and addiction, am not ~~necessarily~~ opposed to wet housing, but have grave concerns regarding the size of the proposed developments and their proximity to schools, specifically in this case, Quarterway Elementary.

In regards to schools being protected zones, my research showed the following:

- VIHA's mobile concurrent disorder outreach teams are mandated not to be near sensitive areas such as schools.

-In order to get a liquor license in Nanaimo there are guidelines regarding proximity to a school according to Nanaimo's Licensing of Retail Stores Rezoning Criteria.

- the RCMP's official webpage on Kids and drugs: A parent's guide to prevention, states that risk factors for children starting drug use at an early age are "schools that have unclear drug policies", or "community norms that promote or permit substance abuse". Protective factors are identified schools and communities with clear anti-drug policies. This webpage further states "as a parent, try to think about the kinds of things that you can do to increase the number and quality of protective factors and decrease some of the risks your child may be exposed to". If the RCMP is officially giving this advise to parents, should they not also be making this an official community practise of their own? How is relocating a high concentration of active drug users within close proximity of a school adhering to these federal guidelines.

- I would like to visit the Vancouver Police Department's Drug Policy as stated on their official website. This is a bit long, but I think important and very to the point, and I quote...

"Laws against the possession/illegal use of psychoactive substances should be enforced in circumstances where the users are engaged in behaviours that harm and/or interfere in the lawful use or enjoyment of public or private property and/or contribute to street disorder. Enforcement will be specifically directed at parks and school grounds. **Children, in particular, should not be placed at risk by the negative behaviours associated with psychoactive substance abuse. The VPD will work in partnership with schools to address this issue. This enforcement recommendation includes alcohol-related incidents".**

- their policy further states despite Vancouver's widespread "access to the Supervised Injection Site (SIS), intravenous drug users were still publicly injecting and discarding needles in the lane behind, and other lanes within one block of, the facility. The VPD advised various stakeholders, including users, that this behaviour would no longer be tolerated and charges would be laid. Users were advised to attend the SIS given its close proximity"

- further statement "Another example is enforcement of NIP laws at schoolyards and parks. Possession or use of psychoactive substances in these areas is potentially harmful to citizens, particularly vulnerable children, and interferes in the lawful use and enjoyment of the areas by the community at large. The behaviour also contributes to street disorder and a reduction in a sense of safety by the public."

- and lastly "It is understood that enforcement may sometimes have a negative impact on the implementation of health-based harm reduction practices. The VPD will strive to manage and mitigate these impacts through communication with its partners in health services. However, it is understood that there will be some tension between the need of substance abusers to access harm reduction measures, and the rights of other citizens who simply want to freely access public spaces free of crime and disorder".

- these substance abusers are allowed to use onsite, but are not allowed to purchase on site, and the likelihood is high they will use their fix immediately after buying it from the dealers (as stated by the VPD observations regarding the safe injections sites in Vancouver).

- the above points, lead me to plead with council to recognize our schools and the children attending them as "sensitive areas" and vulnerable individuals

respectively, and relocate these sites at least 500 metres from vulnerable schools – or at least bring the numbers down to 12 units per area (or node as the OCP calls them), which seems to be a magic number whereby the community can absorb facilities without being damaged. This would be a win-win for the vulnerable homeless and the vulnerable children!

I am by no means a city planner but have fought my way through the Official Community Plan for the City of Nanaimo.

Page 68 states that Nanaimo must:
"Disperse non-profit and special needs housing opportunities throughout the city", and further along states it will,
"Encourage rooming houses in existing single family dwellings and/or purpose build facilities throughout the city. The homes or purpose built facilities must be in keeping with the character of the area, comply with Building Code regulations, and should be equitably distributed throughout neighbourhoods"
- the Quarterway area is expected to absorb 72 units, equal to 45% of the proposed 160 units. This was originally 120 units or 75% of the units, which was decreased after public protests. This does not represent equal dispursement. The site on Hillside is getting 10 beds (6%), Wesley Street has 40 units (25%) and they have no school around them. We're still top percentage in sites for wet housing, and the only one with a school 100 metres away.

I would like to restate that I am not opposed to helping those who cannot help themselves and in fact applaud the city for moving in a supportive direction. That said, such a high concentration of drug activity near a school must be rethought. During the recent dialogue on this issue I have heard from many sources that rethinking any one site will result in the loss of all funding. I do not want a loss of funding to result. For this reason, I contacted BC Housing to see what options were available. Jonathan Tinney, BC Housing's, Director of Regional Development for Vancouver Island wrote that
"a change in location of one or more projects **WOULD NOT** necessarily impact the funding available for these developments. While there is **NO DEADLINE** for the development of these projects, the projects are already well behind schedule according to desired timelines in the MOU, and revisiting the locations currently identified would most certainly delay further the implementation of these very important projects."
- this to me shows that this issue can be revisited and should be. More favourable sites and/or scale of developments can be found, providing a solution to both the safety of the targetted at risk-population housing population and more importantly, the vulnerable school children who have no say, experience and little choice in their life decisions at their current age. I also believe that by finding a solution that has broad public support, it increased the likelihood of long term success for this and other similar projects.

Thank you everyone for your consideration in trying to find a workable solution for all affected parties.

Submit petion of over 600 signatures added to this

Penny Masse

From: Bruce Anderson
Sent: Thursday, April 21, 2011 3:24 PM
To: Andrew Tucker
Cc: Penny Masse; John Horn
Subject: FW: Question regarding Proposed Project in Nanaimo

Per your request the BC Housing message below is to be included in the PH submissions for Bowen Road.

CITY OF NANAIMO
THE HARBOUR CITY

Bruce Anderson, MCIP
Manager, Community Planning
Community Safety and Development
City of Nanaimo
Bruce.Anderson@nanaimo.ca
Ph: 250-755-4423 Fax: 250-755-4479

From: Jonathan Tinney [mailto:jtinney@bchousing.org]
Sent: April 21, 2011 3:00 PM
To: Bruce Anderson; John Horn
Cc: Justin Filuk
Subject: Fw: Question regarding Proposed Project in Nanaimo

As requested.

JT

From: Jonathan Tinney
Sent: Wednesday, April 20, 2011 12:17 PM
To: vicherts@shaw.ca <vicherts@shaw.ca>
Cc: Debra Barby
Subject: FW: Question regarding Proposed Project in Nanaimo

Dear Ms. Vichert:

Thanks very much for your email. As a bit of background, the Province of British Columbia and the City of Nanaimo entered into a Memorandum of Understanding (MOU) back in 2008 with an aim to develop new supportive housing units for people from the Nanaimo area who are homeless or at risk of homelessness. These projects are intended to provide opportunities for these individuals to access safe and affordable housing while also providing them access to other support services within the community.

As part of the MOU, several sites have been identified around Nanaimo that are slated to accommodate these new supportive housing projects. A change in location of one or more projects would not necessarily impact the funding available for these developments. While there is no deadline for the development of these projects, the projects are already well behind schedule according to the desired timelines in the MOU, and revisiting the locations currently identified would most certainly delay further the implementation of these very important projects.

I hope that this email provides you with the information you requested. Please let me know if there is anything further I can assist with.

Regards,

Jonathan Tinney
Director, Regional Development
Vancouver Island

BC Housing
☎ 604.439.4196
🖷 604.439.8580
✉ jtinney@bchousing.org

From: vichert_family [mailto:vicherts@shaw.ca]
Sent: April 15, 2011 12:53 PM
To: Debra Barby
Subject: Re: Question regarding Proposed Project in Nanaimo

tx Debra. Unfortunately, this goes to final public hearing - the last time the community can have input on April 20, so it will be too late to dispute what the public is being informed. Thanks for your assistance.

Lorena Vichert

----- Original Message -----
From: Debra Barby
To: 'vichert_family'
Sent: Friday, April 15, 2011 11:24 AM
Subject: RE: Question regarding Proposed Project in Nanaimo

Dear Lorena Vichert:

Thank your for your recent email which I received on April 11, 2011. You have asked for information about a proposed low barrier housing development for the municipality of Nanaimo, BC.

BC Housing's formal Complaint Resolution Process is made available in situations when an individual has exhausted all reasonable attempts to resolve their issue informally with the appropriate supervisors and/or managers in the area relating to the issue. Since you are seeking information I am redirecting your enquiry to our Development Services department since they are familiar with the proposed project you are enquiring about.

You should be hearing from a BC Housing representative within the next week . If you have not had a response by Friday, April 22nd please feel free to contact me again.

Thank you for writing to BC Housing.

Yours truly,

Debra Barby, CRM
Director, Business Support Services
BC Housing.

From: vichert_family [mailto:vicherts@shaw.ca]
Sent: April 10, 2011 8:28 PM
To: Complaint Resolution
Subject: question

This e-mail is in regards to 2008 MOU for low barrier, wet housing developments proposed for Nanaimo. I understand that provincial funding has been granted in conjunction with civic and provincial land in order to build this housing.

If the sites are changed at this point, is the funding lost? Is there a deadline for having this housing completed?

Thanks for your assistance in answering these questions,

Yours truly,

Lorena Vichert

RE:BYLAW NO. 4000.506

My name is Jacque Thompson. I live at 142 Pryde Avenue, 2 blocks from the proposed wet housing complex on Bowen Road. I am a retired special education teacher.

For over 30 years I have worked with individuals who had moderate to severe challenges and special needs. In schools, it has been proven that individuals with extraordinary challenges require more individualized attention and, therefore, smaller class sizes have been standard best practice for decades.

I cannot help but compare the needs of the homeless, who have extraordinary needs with special education students.

My point is: I strongly believe that housing 35 adults with a variety of extraordinary, needs in one complex is creating serious potential problems, both in the housing complex and within the community at large.

These individuals all have profound challenges which include: debilitating drug and alcohol addictions, social deviance, conduct disorders, criminal behaviour and severe mental illnesses. Housing such a large population of marginalized individuals will not be advantageous to our neighbourhood, as you suggest. It's just too many for any neighborhood to assimilate.

While I do believe that housing is the first step in physical and emotional recovery, I do not agree with the size of the proposed housing units. If these individuals are going to really be helped, they require more individualized care and treatment. Overcrowded classrooms don't work and overcrowded wet houses won't work either.

Remember, there are 2 proposed wet houses within blocks of each other, near an elementary school and senior housing projects. Even though we are told that bringing over 70 derelict individuals into our neighborhood poses no threat to our well being and safety, in reality, these homeless people, usually men, often exhibit aberrant or deviant behaviours and a criminal element that induces fear and mistrust in people. Is this the kind of neighborhood community Nanaimo wants to foster?

I believe the city should use their money more creatively and find accommodations for the homeless that would ~~have~~ house no more than 10 to12 per facility and spread throughout the city. The impact on each neighborhood would be less devastating and the programs for the homeless individuals would be more effective and meaningful.

- Your Worship, members of Council,
- My Name is Dr. Ben Williams of
- 2233 Arbot Road
- I am a parent at Quarterway School and will be until 2021 and work Nanaimo Hospital
- I speak in favour
- I won't take a lot your time tonight councilors, but I want to briefly address three reasons, why I support this project
    - First, why this proposal is good for Nanaimo
        - it will save money, police and societal resources.
    - Second, why this proposal is good for the homeless
        - it will save lives

- and third, I want to make the case that now is the time
  - There is a broad consensus for a housing-first strategy, and there is money on the table.

This Proposal Is Good For Nanaimo

- Years ago, my wife and I lived in Vancouver at 12th and Granview
- There were sirens every night.
- My car was broken into monthly
- When I was in medical school at Saint Paul's Hospital in downtown Vancouver, I saw firsthand the amount of healthcare resources utilized by homeless people, especially those with mental illness and addiction issues.

- That is the legacy of our approach to drugs and our failed housing strategies of the past.
- Last week, there was a lot of suggestion by audience members that that this housing project will be money spent on people who don't pay taxes anyhow.
- And though I don't really like the underlying sentiment, I don't want my taxes going up either
    - And that's one reason why I support this project.
- Your worship, the very well respected Journal of the American Medical Association published a scientific paper examining the costs for health care and public services before and after housing for chronically homeless people with alcohol dependency.

in a 75 person wet house

- The housing first strategy resulted in
  - ~~Fewer 911 calls,~~ Fewer
  - Fewer jail bookings ~~and~~ nights in jail,
  - Fewer trips to the drunk tank
    - Maybe that's why the police support this housing initiative
  - Fewer ambulance calls
  - Fewer trips to the emergency rooms
  - fewer admissions to hospital
  - and shorter hospital stays
    - Maybe that's why VIHA is involved in this project
- And a savings, after taking into account the cost of housing and the cost of service provision, of over twenty-four hundred dollars per person per month.

- Your worship, if we build these 35 units, and the other 35 units close by, and we can reproduce the scientifically documented savings of over 29,000 dollars per person housed per year:
    - That's over two million dollars of savings per year
    - Savings that could be invested into:
        - Improving police 911 response time and enhancing community policing.
        - Reducing ER wait times
        - More resources for classrooms, parks and community centres
        - Keeping property tax increases reasonable.
- There are good dollar and cent reasons to move forward with these projects, and it's also the right thing to do.

No loan

- Homelessness kills.
- We've known for a long time that homelessness is associated with a three to six-fold increase risk of dying.
- But because people on the street are sick, it's been hard to prove that it's because of homelessness.
- I promise this is the last scientific paper I'll talk about tonight.
- Recently a paper in the International Journal of Epidemiology has shown that even when you factor out how sick people are, are you factor out their age, and you factor out gender. Even when you do all that
- There still a significantly increased risk of death that comes from being homeless.

- There was no meeting of the residents in the blocks above the Jingle Pot Pub last year when we moved into the neighborhood, to decide if my family was good enough.
- There was no outcry that wet house I live allowed me to have a glass of wine with dinner last night.
- ~~These~~ people are part of our community.
    - They are sick.
    - They are dying.
- And we can do better for them while spending less, and having improved public safety.

There is a broad consensus for a housing-first strategy, and there is money on the table

- Your worship, this chance ~~may~~ never come again.

- I'm new to Nanaimo, but my sense is that your worship and I might not come from the same side of the political spectrum
- Minister Coleman and I definitely are not on the same side of the political spectrum
- There is a consensus I have never seen before to tackle homelessness.
    - The right and the left are working together
    - Cities and the province are working together
    - And shockingly, there's even money on the table.
- Millions of dollars to do the right thing, the economical thing. And it won't be there forever.
- No proposal is perfect.

- There will be problems along the way, there will be things we cannot anticipate.
- And we all have a responsibility to ensure that we have mechanisms in place to identify and address problems as they occur.
- That is no excuse, for failing to act.
- Failing to make use of a historic consensus.
- Failing to make use of millions of dollars on the table
- In order to spend more money and lose more lives on a strategy that hasn't worked, doesn't work and never will.
- I urge you to take advantage of this unique opportunity to do the right thing, to do the economical thing, and move this project forward.
- Thank-you.

Penny Masse

From: Marilyn Smith
Sent: Friday, April 15, 2011 3:34 PM
To: DIRECTORS; Penny Masse
Subject: FW: City Council Public Hearing, Thursday, April 14th, 2011
Attachments: 2010 11 Memo to ICCS Staff regarding Speaking in Public.doc

Importance: High

FYI

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Barb Maclellan [mailto:bmaclellan@iccare.ca]
Sent: Friday, April 15, 2011 3:28 PM
To: Mayor&Council
Subject: City Council Public Hearing, Thursday, April 14th, 2011
Importance: High

Dear Mayor and Council Members,

It has been brought to my attention that at last night's City Council Public Hearing at Bowen Rd. there was a speaker who identified herself as some who "previously worked in mental health and addictions but had to quit her job because she was told speaking out against this project would not be tolerated." I understand that council was upset that "her right to freedom of speech was taken from her" and that one council member said "I think there are lawyers in Nanaimo who would take on your case at no cost." This former employee was advised by city council to launch a lawsuit against ICCS.

I would just like to clarify this with you. She certainly did not have to quit her job (which she did on Wednesday) and she was never told speaking out against this project would not be tolerated.

I have attached the complete memo that all ICCS employees received last year and I will insert the part that pertains to what this person has misquoted below in the body of this email.

Expectations of our Employees

1. As an employee of Island Crisis Care Society we expect you to reflect our values and express yourself with respect and decorum in all public forums.
2. We cannot and would not dictate what you think or say about a given topic and we support your right to freedom of speech.
3. You do not have permission, however, to present, speak about, or write about the privileged information you receive as part of your job. That information is carefully monitored, analysed, and managed by our team to be presented accurately and impartially in context.

4. As an employee of ICCS we do require that you defer to our official public spokesperson, Barbara Maclellan, Executive Director, for all comments related to our programs.
5. You signed a confidentiality pledge when you joined ICCS and we expect you to honour it.
6. Our programs keep a low profile in our neighbourhoods and we work hard to be good neighbours. We expect you to join us in this effort.
7. Please refrain from identifying yourself as an employee of ICCS when speaking or writing in public about controversial issues that are directly related to your work.

Trusting you will have an accurate understanding of our position after having read this email.

Respectfully,

Barbara MacLellan
Executive Director
Island Crisis Care Society

Island Crisis Care Society | Memo

Employees Speaking and Writing in Public Forums

Tuesday, November 2, 2010

Dear member of the ICCS Team,

The recent spotlight on public forums in Nanaimo has highlighted the need to remind our employees of our expectations regarding speaking and writing in public. Below you will find background information and our philosophy related to the current issue, as well as our expectations for you as part of our team.

Housing First

1. In April of 2009 we published a public brief entitled; "Emerging Trends in Social Housing" That brief clearly defined our understanding of barriers and the Housing First Model and is available for you to download from our website.
2. We run programs that are high, medium, and low barrier. We do not run any facilities that are designated as minimal barrier or as "Wet Housing" and therefore we can not speak from firsthand experience about this kind of housing.
3. A great deal of practical and real life experience went into both the development and replication of the Housing First Model throughout North America. It is a cost effective and respectful model for dealing with many of the chronic social issues related to homelessness.
4. Nanaimo has chosen to follow the Housing First Model. This model is just one piece in the puzzle of living together peaceably as a community. We don't know all the answers but we would like to share here some of what we do know.

What We Know

1. As noted in our 2009 brief some communities focus on supportive services and downplay the language of barriers. We follow this example and focus on providing support through empathy-based practices that build peoples' capacity to heal, change, and develop as human beings in all ranges of the bio-psychosocial-spiritual spectrum.
2. We do not provide "wet housing" but we work closely with government agencies that support and promote such housing and we value our good relationships with these partners. Much of our funding comes from them.
3. Some people feel that minimal barrier housing rewards people for bad behaviour, but there is good scientific evidence to support the fact that stable housing leads to a decrease in drug and alcohol use and to better compliance with clinical advice concerning medication and cessation practices. ICCS managed low barrier housing has demonstrated this principle in Nanaimo.
4. Homelessness creates fear and anxiety for those who experience it and very few people choose homelessness as a way of life. It almost universally compounds existing feelings of anxiety and discouragement.
5. People with a complicated set of life challenges feel deep gratitude when offered a place in out of the cold. By doing so we warm both bodies and hearts.

6. The attention of caring staff and the provision of the necessities of life can contribute to marked reduction in feelings of loneliness and insecurity, and can create hope.

Our Part

As a Christian organization we are part of an ancient tradition that motivates and empowers people to love others, to hold at bay judgement and fear, and to speak to the deepest needs in peoples' lives through acts of service and compassion.

Neighbours

1. The majority of citizens fear drug use and the things that go along with drug use — drug dealers, crime, violence, and other alarming behaviour. It is natural to want to keep such things at a safe distance. If you feel this way, we understand completely.
2. Human groups often respond to scary behaviour by blaming the people involved and banishing them from the community. This is called Scapegoating. In prior times it was believed that symbolically putting a community's misdeeds onto a goat (or later onto a person) and sending the goat off into the wilderness to die would solve the community's problems. Regardless of what we believe about this practice, it never really lasts as a solution.
3. The story of the Good Samaritan shows how victims should be cared for, not left to die. In fact that story was a response to the question, "who is my neighbour?" It is a good question to ask.
4. We believe that everyone in our community is our neighbour, whether we like their behaviour or not, and our response should be like that of the Samaritan, who didn't ask what the person did to end up in the ditch, but asked instead, "what must I do to help this person get out of the ditch?" We encourage you to follow the Good Samaritan's example.

Expectations of our Employees

1. As an employee of Island Crisis Care Society we expect you to reflect our values and express yourself with respect and decorum in all public forums.
2. We can not and would not dictate what you think or say about a given topic and we support your right to freedom of speech.
3. You do not have permission, however, to present, speak about, or write about the privileged information you receive as part of your job. That information is carefully monitored, analysed, and managed by our team to be presented accurately and impartially in context.
4. As an employee of ICCS we do require that you defer to our official public spokesperson, Barbara Maclellan, Executive Director, for all comments related to our programs.
5. You signed a confidentiality pledge when you joined ICCS and we expect you to honour it.
6. Our programs keep a low profile in our neighbourhoods and we work hard to be good neighbours. We expect you to join us in this effort.
7. Please refrain from identifying yourself as an employee of ICCS when speaking or writing in public about controversial issues that are directly related to your work.

Penny Masse

From: Carolyn Tatton [tatton@shaw.ca]
Sent: Thursday, April 14, 2011 4:01 PM
To: Mayor John Ruttan; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Fred Pattje; Loyd Sherry; Merv Unger; Ted Greves; Public Hearing
Cc: 'H.A.N.A. Hospital Area Neighborhood Association'
Subject: RE: BYLAW NO.4000.506

Dear Mayor and Council members,

Please accept this email correspondence as my electronic submission as I am unable to attend tonight's Public Hearing regarding the rezoning of 1406 Bowen Road.

As many of you are aware I have been an active member of the City of Nanaimo for a number of decades and have volunteered on many committees, including the City of Nanaimo, Social Planning and Advisory Committee. I volunteered my time to these committees to give back to my community and assist Nanaimo in becoming and maintain to be an enjoyable, safe and economically viable community. I have also numerous years experience in working with community members that were active drug abusers and individual with mental disabilities.

I plead for you to reconsider your decision to construct "wet houses" within Nanaimo. I would like to request that each of you contact a professional drug and alcohol counsellor and ask them the likelihood of an active drug user chances of success in becoming clean and sober when they are in contact with other active users. The drug and alcohol counsellors response will be that the stats are 99% failure rate of maintaining sobriety as once an additive individual has received treatment they need to cease all contact with individuals that are active users. If you truly want to assist individuals that are addicted to drugs and alcohol may I suggest that you assist the existing rehab facilities and service providers in securing additional funds to expand their programs and services.

If you would like to provide housing for homeless individuals please provide it to the drug free, low income families that are requiring this kind of support in order for them to attain success in life and become productive citizens.

In November of this year when I first heard about the proposed "wet houses" I approached a number of Council Members and expressed my concerns and their response was, "sorry it is too late the decision has been made". I do not feel that this is a responsible answer from individuals that I have put my trust and municipal tax dollars to create and maintain Nanaimo to be an enjoyable, safe and economically viable city.

My opinion is not one of "not in my backyard", it is, if we secure funding to support and enhance the success of Nanaimo citizens, let's spend the funds and efforts on programs and services that have the proof in being successful and not those that are foreseeable to be failures.

Regards,
Carolyn Tatton

Penny Masse

From: S Dixon [shawnadixon@gmail.com]
Sent: Thursday, April 14, 2011 3:58 PM
To: Public Hearing
Subject: BYLAW NO.4000.506

To Whom it May Concern,

My spouse and I have several questions regarding the low-barrier housing projects the City of Nanaimo is undertaking as part of its *Response to Homelessness Action Plan.*

1) As part of the overall integrated strategy you identified the need for a drop-in centre (apart from the existing Salvation Army New Hope Centre) and a medical centre to aid in treatment of the various issues associated with homelessness. Where are these new centres and where can I find information on their usage and success? If they do not exist, why not?

2) In this same document, it was concluded that the city must 'facilitate community acceptance'. However, the first time most residents heard of the project was when they learned of the details of the projects. Even though this strategy has been in place for a significant period of time, the city has not done a good job involving the broader community in the planning process. Why were residents of this area not informed of the project before it got to the stage of re-zoning so they would have a legitimate sense of engagement with the process. (Please note: Action 1, Strategy 3 of this document is to: "Mobilize the community in its response to homelessness").

3) Also in Action 1, Strategy 5 states the plan is to: "Distribute housing and support services throughout the community". And yet, two of the five low barrier housing projects are within a few minutes walk of each other (Bowen and Townsite/ Dufferin). Statistically 40 percent of these housing projects are virtually neighbours. When you couple that with the identified issue of having 'Harm Reduction Programs and Services' "avoid sensitive locations such as schools" (pg. 22), it seems problematic to have these buildings so near Quarterway Elementary.

4) What are the public measures in place to track performance and accountability of these housing projects and the overall strategy? Note: this was a concern in the original 2008 *Response to Homelessness Action Plan* and in the Addendum to NWGH Call For Proposals, April 13, 2009.

Thank you very much for your time and consideration,
Gerald Morton and Shawna Dixon

Andrew Tucker

From: Andrew Tucker
Sent: Thursday, April 14, 2011 3:55 PM
To: Mayor&Council
Cc: GENERAL MANAGERS; John Horn
Subject: Effect of Social Housing on Property Values

Mayor & Council,
Yesterday I met with Councillor Johnstone who asked if I had any information about the effect of social or supportive housing on property values. The link below is to a site with a number of studies on this impact.

http://www.homecomingcoalition.com/?page_id=48

Andrew Tucker
Director of Planning
City of Nanaimo

Penny Masse

From: Felly B.Sumili [felbusum@yahoo.com]
Sent: Thursday, April 14, 2011 3:54 PM
To: Public Hearing
Subject: Re: Public Hearing - Wet House - Rezoning of 1406 Bowen Road

Dear Councilmen / Councilwoman,

We are begging you not to pursue your plan of building the wet housing in our neighborhood. There's nothing wrong of helping the homeless or drug addicts but pls. don't build them close to the school & to the Bowen park where our children goes. We are very concern of their safety & exposure of any substance abuse. We chose to live into this neighborhood knowing that our kids are always gonna safe so please let it be that way.

Thank you for your deep understanding & God bless us all!

Mr. & Mrs. Sumili

From: quarterwayresidents <quarterwayresidents@shaw.ca>
To: undisclosed recipient <quarterwayresidents@shaw.ca>
Sent: Monday, April 11, 2011 11:00:03 PM
Subject: Public Hearing - Wet House - Rezoning of 1406 Bowen Road

Attention Quarterway Residents

This email comes as a reminder that the Public Hearing regarding the Wet House proposed for 1406 Bowen Road

is scheduled to take place:

April 14th at 7pm in the Shaw Auditorium of the Nanaimo Conference Centre

The Conference Center is located downtown facing Commercial Street and backing on to Gordon Street. Parking is available in the Gordon Street Parkade

Public hearings are an open forum. You are not required to register to speak at a public hearing.

Written submission and email submissions are permitted during the Notification period, which in our case, is up to 4 pm on April 14th, the hearing date.

Submissions may be made even if a person wants to stand and speak. In fact, we encourage a deluge of submissions AND your attendance.

We are striving to generate a huge turnout from our community and to present a crowd of opposition.

All submissions, whether written or emailed will be added to the public record and available to view in the binder

at the edge of the staff table in the auditiorium on the night of the hearing.

Our hearing is scheduled last in a group of 10 rezoning proposals brought to public hearing on that night. Our hearing will be the largest and draw the largest group and council will hear all of us until there is no one left to speak. If the hearing goes past 11pm, the hearing will be adjourned to another time which tentatively is Wednesday April 20th.

The procedure for speaking is to join the line up and give your presentation. Anyone who wishes to speak should allow for approx. 5 minutes.

The Mayor will call 3 times to ask if there are any further questions.
He will give the 3rd and final call and if no one is left to speak then it will be closed as far as the hearing goes. Following the close of a public hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law.

There is also a summary binder of the project available for public viewing in the City Development Division at 238 Franklyn St. next to City Hall

Your attendance is very important at this Public Hearing. We need to fill the auditorium, to standing room only and out into the corridors. We need to stay and not become discouraged by the process and not go away, which is what they probably hope we will do. If you need to leave earlier, please place yourself in the lineup early. We encourage everyone to attend and support your community.

The attachment shows the process to send a written/online submission. Please refer to the correct bylaw and file number

Please reply if you are not able to open the attachment

April 14, 2011

Dear Mr. Horn and the Nanaimo City Council,

When I moved into my condo at 1633 Dufferin Cres. (adjacent to the property on Townsite Rd) we were told that a condo would be built next door to us some day. That did not bother us too much as we realized that this would become an area of high density buildings. However, since 2007 City Council has gone ahead and zoned this land for "low barrier" housing before even consulting the community.

Our investment in our property will suffer greatly from this project if it goes through. I know that I certainly would not have bought in this area had I know that a "low barrier" housing project was going right next door. How many of you would buy in the Hospital area under these conditions?

I am not against subsidized housing for our poorest citizens but feel it would calm everyone down if we were assured that the residents are chosen because they agree to go into a drug addiction program or get the help they need for a mental illness. These individuals do need supervision on a daily basis.

I do have a question that I would like answered. Who pays the rent for these people? Are they responsible for their rental accommodation or are we as taxpayers to the City of Nanaimo. I believe we need some of these questions answered before we can make an intelligent decision on this matter.

Maureen Evans

Penny Masse

From: vichert_family [vicherts@shaw.ca]
Sent: Thursday, April 14, 2011 3:46 PM
To: Public Hearing
Subject: submission for public hearing
Attachments: Quarterway PAC submission to Public Hearing re 1406 Bowen.doc

Importance: High

Please find attached questions and facts that the Quarterway Parent Advisory Council insist that the City of Nanaimo consider before building the proposed wet housing developments. **We officially oppose the rezoning of 1406 Bowen Road for the purposes of wet housing.**

While we as a PAC are not opposed to the idea of wet housing, **we are opposed to locations close to schools**. We urge council to change the location of this site, 1406 Bowen Road, as well as the 1621 Dufferin Site, and ensure that no wet housing be built within 500 metres of any Nanaimo school.

We believe that the current locations and their proposed "concurrent population" density are too risky for Nanaimo school children. These are vulnerable children who have not the voice, nor experience and skill in dealing with the proposed population and drug climate resulting from such housing. We firmly believe that locations close to schools threaten Nanaimo schools' culture of safety.

Respectully,

Quarterway Parent Advisory Council
quarterwayschoolpac@gmail.com

Penny Masse

From: Eleanor & Ray [elnray@shaw.ca]
Sent: Thursday, April 14, 2011 3:45 PM
To: Public Hearing
Subject: re BYLAW NO.4000.506

No to rezoning to create low barrier "wet housing". Why is it that HEAT out of Victoria wants to come to Nanaimo because it sees the need for dry housing which it will rent old houses to accommodate those who want help while the City of Nanaimo builds new accommodation for those who want to continue their addicted lives? It makes no sense. Make it dry housing in Nanaimo and invite HEAT to tender to run the facilities. You wouldn't have the backlash in the neighborhoods then.

E. Nielsen
1104 Thunderbird Drive
Nanaimo
grandmother of Grade 1 Quarterway student

Facts and Information for Speakers on Behalf of Quarterway PAC

City Council Meeting October 25, 2010 John Horn states: "We have talked to cities of similar size, Kamloops, Kelowna, Prince George. They are all taking this approach. Their projects are almost identical in size and structure. Same MOU and funding stream. They are all taking a housing first approach. We have borrowed heavily from their experiences. They believe this solution is viable. This is the only way to end homelessness, as opposed to just managing it." Bill Holden asks "will we have an open mind to other communities' experiences?"

To our council members, we would like you to also have an open mind, to know that our concerns are real. Here is what we have found out about what other communities are doing and how it is going:

Kamloops:
Emerald House (women and children) – Drugs or alcohol not allowed on premises; drug, alcohol or drug paraphernalia found during intake process is confiscated and drugs are turned over to police as anonymous seizures
Henry Leland House – no drug policy

Prince George:
Bridget Moran Place – drugs are illegal and not allowed
Phoenix Transition House – this is a zero tolerance house
Friendship Centre – illicit drugs are illegal and as such are not allowed in any of our programs or buildings. Illicit drugs on premises are reported to the RCMP

Kelowna:
Tutt St Place (women with or without children) – drug and alcohol free building
Willow Bridge – does not tolerate drugs or alcohol on site. "It is a place for people who are committed to change. We will make every effort to ensure there is no illegal drug or alcohol use in the building or area".
Cardington Apartments – were LOW BARRIER for 2 months only. Reason? "When you are focused on getting high you can't focus on getting better" Drugs and alcohol not allowed in the building, wellness plans are not optional (plan includes D&A counselling, lifeskills, volunteer work, chores and maintenance)

The residents of Nanaimo have been given the impression by the city that these communities are allowing drug use in their facilities. This is FALSE!

July 2008 "Response to Homelessness Action Plan" – Nanaimo

- Stats on homeless- varying stats but all pretty much agree that between 60-75% of the homeless use street drugs. P. 9 of the April 2008 report states that the 'Downtown Team' reported that: *"less than 10 clients (4%) were not actively using substances.' *
- Again p.9 states *"At least 25% of the Downtown Team's clients were reported to be engaged in criminal activity. Among the homeless, criminal activities are usually associated with drug use and maintaining their addictions." *Without treatment the need to support their habits will continue. That need is in no way addressed by the housing.
- Page.6 *"In the past few years, one area of downtown had become known for open drug use and drug trade and had deteriorated both socially and economically. "* **If that drug activity is moved but remains concentrated in another area, how does that not happen in the new area?**
- Laying out the 8 'Actions' to be taken: Action 6 - Facilitate Community Acceptance includes among other things *"Developing a locational plan that disperses housing and services". A distribution map attached to one letter showing how @ **50% of housing is in our one area- clearly not 'distributed', very much 'concentrated'**

Nanaimo's Official Community Plan - Adopted Official Community Plan in September 2008.

On Page 66, states
3.1 liveable community is Family, child, youth and elderly-friendly urban environment

Page 66 also states
7 –The City will seek to make communities safer through application of *Crime Prevention through Environmental Design* (CPTED) [pronounced CEPTED] principles.
– while the city has taken the environmental portion of this work into account, they have not take the psychological portion of this work, as Jeffrey (the original criminologist who started this movement intended) "As of 2004, elements of the CPTED approach have gained wide international acceptance due to law enforcement attempts to embrace it. The CPTED term "environment" is commonly used to refer to the external environment of the place. Jeffrey's intention that CPTED also embrace the internal environment of the offender seems to have been lost (wikipedia)"

Furthermore, "*CPTED approach emphasized the role of the physical environment in the development of* ***pleasurable and painful*** *experiences for the offender that would have the capacity to alter behavioral outcomes. His original CPTED model was a stimulus-response (S-R) model positing that the organism* ***learned from punishments and reinforcements*** *in the environment. Jeffery "emphasized material rewards . . .*

and the use of the physical environment to control behavior" (Jeffery and Zahm, 1993:330). The major idea here was that by removing the reinforcements for crime, it would not occur – what you have lost is the "punishment" (don't like this word but it's the one quoted) portion, there is no reason to change, the only thing here is reward, as evidenced by the police response when Quarterway parents asked, "what if someone is visibly high or doing drugs in front of the kids walking home from school – the response was "it's not incarceration" – there is no consequence to continue with criminal (drug and otherwise) activity.

- in placing the wet housing locations, consideration must be given to all of the above facts, and they MUST be located well away from schools. If the city will not recognize the facts, the safety of the most vulnerable of our society (children) is being ignored.

The Nanaimo OCP further states on Page 68 states
6 –Disperse non-profit and special needs housing opportunities throughout the city.
8 – Provide opportunities for community involvement in addressing housing affordability in the city.
15 –Encourage rooming houses in existing single family dwellings and/or purpose build facilities throughout the city. The homes or purpose built facilities must be in keeping with the character of the area, comply with Building Code regulations, and should be equitably distributed throughout neighbourhoods.
- In Quarterway area this is 45% of the proposed 160 units, was 75% until they decreased Dufferin. Definitely, not equal distribution. The site on Hillside is getting 10 beds (6%), Wesley Street has 40 units (25%) and they have no school around them. We're still top percentage in sites for wet housing.

The Official Community Plan OCP further states:

3.3 School
Page 70
7 – The planning and development of sidewalks, crosswalks, cycle routes and trails will take into account the need to provide safe routes to and from schools (our safe walk route goes right by the Dufferin Development, and kids from the Wakesiah area walking to Quarterway go by the Bowen Site.)

page 77 states
One of the main objectives of this community plan in terms of creating a thriving economy is:
"To encourage a positive attitude about Nanaimo among the local population, and a positive reputation for Nanaimo outside the region." Continue to develop a positive self-image for Nanaimo with emphasis on the attributes that make Nanaimo a preferred location for

residents and businesses" – I would not buy a house here now and would not put up a business, many are considering selling. In fact, many Quarterway parents are already fixing their homes up to sell should the housing go through, and from our informal poll, at least 30% of the Quarterway student population has been waitlisted at other schools, pending the outcome of these locations.

Page 78 states
Goal 6 in regards to thriving economy: evaluate and provide feedback to decision makers about the quality of their decisions. – we've already been told in the paper by Mayor Ruttan that this cannot be revisited. Are you really listening to our feedback? Are you really as open minded as they have asked us to be?

It is Quarterway Parents understanding that in order to deviate from the OCP:

Page 124 states
"Prior to proceeding to the PNAC "Plan Nanaimo Advisory Committee" or Council, persons applying to amend the OCP must meet at least once with the neighbourhood residents to discuss their application and receive comments. A City staff member will attend such meetings to act as a resource person on the City's policies and procedures" - we were not told that they were redoing the OCP in order to allow such a large percentage of wet housing in the area.

Page 125 states (section 7.2 for amending plan)
3. PNAC will consult and involve neighbourhoods who may be affected by OCP changes" – again, did they let us know they were changing the OCP to allow this large percentage of housing?

5. Three local area residents, appointed by the residents' associations, will act as representatives of the neighbourhood at PNAC meetings, at which an application for amendment to the OCP is being considered – did this happen?

7. The Plan review will make recommendations on any changes to Plan goals, objectives and policies in order to reflect changing community circumstances. It will consider the long term implications of Plan amendments and identify emerging long term issues that suggest new Plan measures be adopted – did this happen?

Page 161 (under 7.8 Implementing the Plan) states
All proposed changes to this Plan must follow the amendment procedures outlined in the *Local Government Act*. In addition, any proposed changes will be referred to the Plan's Advisory Committee and advertised as required by the *Local Government Act* to provide residents with the opportunity to comment on issues and get involved in the implementation of plan Nanaimo.

Have all the above points happened in order to change the OCP?

BC Housing in an email regarding the two proposed MOU projects in Nanaimo stated: "The two locations you are referring to (near Quarterway) were made available by the City of Nanaimo from its real estate portfolio, the land use zoning on both sites permits multi-family residential development which both projects fall under"

Has a rezoning of the Bowen Road property already been promised and we just don't know about it? – how about a change to OCP? We haven't heard this has been done.

We ask you to consider this – building 2 developments in such close proximity to the largest elementary school in Nanaimo can't help but increase the potential for exposing children to unnecessary risk both in the schoolyard and on the walk to school.

The mobile concurrent disorder outreach teams are mandated not to be near sensitive areas such as schools. In order to get a liquor license in Nanaimo you must not be located in close proximity to a school (according to the LRS).

If our schools are a sensitive area for these outreach teams and for selling a legal substance – why don't we see the potential risk to children from the possible exposure to citizens with concurrent disorders who may be using illegal substances?

The BC partners for Mental Health and Additions state: "the risk of violence is much more elevated in individuals with concurrent substance use disorders" and Here to Help studies state: that substance use with mental illness is a factor in violence, unpredictability and harmful behaviour.

We ask you: is it worth the risk, to put the children of Nanaimo in potential harm's way? We ask that you err on the side of safety and precaution when it comes to the children of Nanaimo, and keep these facilities located away from schools.

The Canadian Mental Health Association says of Vancouver "nor can this city ...or any other town in BC – hope to disperse the ever-growing ragged armies of homeless, mentally ill and drug-addicted people by just building them places to live."

The Eastlands project in Seattle has confirmed that they are in a commercial area where there residents were already located and when asked about locations near schools they stated it is wiser to site the facilities elsewhere.

Studies done by a US Professor of Urban Affairs and clarified in a letter to Vancouver City Council clarified that units of 12 or less are show to have no

adverse effects on the community. However, the research can't be extrapolated for larger projects.

He also stated that the developers of supportive housing should avoid acquiring or using properties because of opportunity, regardless of the scale or concentration. In other words, having a location doesn't automatically make it the right location.

With these 2 projects, 45% of these projects will be in this neighbourhood, and every neighbourhood has its tipping point.

The National Institute on Drug Abuse (US) state: "other factors – such as drug availability, trafficking patterns and beliefs that drug abuse is generally tolerated – are risks that can influence young people to start abusing drugs." Protective factors include: home, school and community.

As a City Council we ask you to mitigate the risk to our youngest citizens – remembering that Quarterway has programs for children from infant to age 13 and help make our schools and schoolyards a safe place for children.

Toronto was awarded funding through the National Homelessness Initiative for locating the 3 properties which were housing 68 transitional housing and housing-with-supports-units between all 3 projects.

In locating projects Gerrard Street East; King Street West and Queen Street East – none were located near schools. The closest park or recreational facility is 531 metres away from the Gerrard St. development and the others are 853 and 1271 metres away from parks. No schools

Taxes are exempt for 25 years – not 60 like proposed for Nanaimo and Toronto is not contributing the property and the proponents are contributing capital costs.

Low cost social housing in the Quarterway area would benefit families in the neighbourhood and generate taxes! As an "inner city" school we provide many supports within our own school community such as lunch programs, Strongstart, etc.

The Quarterway school parents as represented by the PAC are not against helping the homeless and supporting people in making successful transitions, we simply ask you, no we beg you to recognize the risk factors as presented above, and look at other locations that are away from the schools of Nanaimo in general and in the case of this rezoning, Quarterway School in particular.

Patrick J. Schnerch, the author of the *Peaceful Warrior*, a memoir about his struggles with mental illness and addiction, has written a new book about the plight of the homeless in Victoria, British Columbia. In *City of Gardens: The Other Side of the Fence.* Schnerch discusses the lifestyles of the homeless and delves into the mental illness and addiction that runs rampant among this population. The author describes the lack of assistance available to the homeless in Victoria and the action that has been taken and that is still needed to solve the problem of housing and treatment.

There is some alarming information in his book. Here are just a few examples to provide us with a sober second thought:

- "At least 50% of homeless residents have problems with drugs or alcohol. The most common drugs injected are cocaine and heroin. Commonly smoked drugs are crack and crystal methamphetamine.
- A committee stated that it is a myth that most of our homeless population is mentally ill and/or addicted. After crunching a few numbers, he found out that 60% of our homeless do have either of these conditions or both. They are trying to quiet the public's anxiety of this real problem. Their statement has been proven to be misleading to the community it serves. "

Schnerch has also stated:

- "We all know that "wet" housing does not work. It just relocates downtown's problem to someone else's neighbourhood. There is still loitering, emergency calls, vandalism and drugs. They will still go downtown to score their drugs and most probably use on the streets anyway. Just housing these people is not enough if the proper support is not provided.
- It has been said that rehabilitation cannot start until they are in homes. Detox and a stay in the stabilization unit prior to placement might improve these peoples chance of recovery. At least when in their new home, they will be clean. With continual support, sobriety has a starting point.
- Being stoned or drunk may cause complaints from neighbouring residents. Some of them have very little regard for their neighbours' wellbeing or safety. We have "wet" houses and units now, and this jeopardizes the neighbourhood's safety. There may be strange visitors all through the day and night causing disturbance or loitering in halls and stairways. Property damage and vandalism is common for the respect for other people's property does not exist. This has to be addressed and taught that this behaviour is not tolerated. They have to earn their right to live among society. Street rules do not apply to apartment buildings or supportive housing. The support given must take these factors into consideration. Apparently, the Mayor's plan is to house first, regardless if they are active in drugs or alcohol. They will be offered support, but do not have to be inclined to do so. So, the main plan is just to clean up the streets at any cost. "

This information comes from someone who has "been there, done that". If you won't listen to us and our concerns please listen to someone who knows – truly knows.

Penny Masse

From: Kim Babe [kimbabe99@hotmail.com]
Sent: Thursday, April 14, 2011 3:40 PM
To: Public Hearing
Subject: low barrier housing

I own a home on Buttertubs Place and was planning to relocate with my employer in 2 years. I have been advised that the value of my home will decrease by as much as 30% if the proposed project is initiated. I will not be able to afford to sell my home and accept a promotion. In addition, I have extreme fear about crime and drug activity levels greatly increasing. This type of project should not be considered in a largely residential neighborhood in close proximity to an elementary school and sports field. Not to mention the safety levels for the elderly housing at the end of Buttertubs Drive.
I strongly plead with you to reconsider low barrier housing on the proposed site.

Thank you,
Kim Hill
#23 - 211 Buttertubs Place
Nanaimo, B.C. V9R 3X8
250- 755-3028

kimbabe99@hotmail.com

Penny Masse

From: JANNINE GRANT [grantj@shaw.ca]
Sent: Thursday, April 14, 2011 3:31 PM
To: Public Hearing
Cc: geeolds@gmail.com
Subject: Bylaw no. 4000.506

I am writing to express my concern regarding the location of the proposed supportive housing or so called wet housing development at 1406 Bowen Rd. because of its close proximity to Quarterway Elementary school.

Council needs to consider the most vulnerable segment of our society, the children, some of whom can be seem making their way to and from school unattended. The optics and unfairness of building such housing for another vulnerable, yet potentially dangerous group of people so close to a school must be a paramount concern.

Please look to another location, perhaps North Nanaimo, close to a mall, services and transit, but not right near a school. I also protest that it is unfair to plan two wet housing developments in my neighbourhood, since I understand the other is to be built on Dufferin Crescent.

Thanks for your consideration,

Jannine Grant
861 Hunter Street
Nanaimo BC V9S 1R4

Penny Masse

From: Marilyn Smith
Sent: Thursday, April 14, 2011 3:06 PM
To: 'Andrew McNaughton'; Mayor John Ruttan
Cc: Bill Bestwick; Bill Holdom; Diana Johnstone; 'fred.plattje@nanaimo.ca'; Loyd Sherry; Merv Unger; Ted Greves; DIRECTORS; Penny Masse
Subject: RE: Nanaimo wet housing

Your email regarding low barrier housing in the Quarterway area has been received by all members of City Council and I have forwarded a copy to members of our senior staff for their information.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Andrew McNaughton [mailto:amcnaughton@mcnaughtonenvironmental.ca]
Sent: Thursday, April 14, 2011 2:39 PM
To: Mayor John Ruttan
Cc: Bill Bestwick; Bill Holdom; Diana Johnstone; fred.plattje@nanaimo.ca; Loyd Sherry; Merv Unger; Ted Greves
Subject: Nanaimo wet housing

Mayor Ruttan:

I would like to strongly voice my opposition to the construction of wet housing in Nanaimo in the vicinity of Quarterway Elementary School. My daughter attends Quarterway Elementary in Grade 1 French Immersion.

In time, if the city's Bowen Road complex is built, my daughter would be required to walk past your wet house to attend school. There are no practical alternative routes, as she has to cross the Millstone River on Bowen Road. I feel it is inappropriate for her to be exposed to this type of behaviour, do you? Additionally, I believe Bowen Park will accelerate its downward spiral. It will no longer be a safe place for children or families to use.

I moved to Nanaimo to attend what was then Malaspina College, 20 years ago. I fell in love with Nanaimo and stayed and built a business. I have been fortunate in that my business has grown and expanded through the mid and south Island. I have hired a staff member, and am seeking mechanisms to expand my business further.

I can't for the life of me understand what I have done to deserve a wet house along my daughter's path to school. Why are you treating the honest hard working citizens of Nanaimo so poorly? Why expose school children daily to the problems of drug abuse?

How can I resolve this; I feel my only course of action is to move my home and business to a municipality which treats its honest citizens fairly, and does not expose children to undo harm.

I guess you can say the love affair is over.

Andrew McNaughton
McNaughton Environmental Consultants Ltd.
253 Emery Way
Nanaimo, BC V9R 5Z4
Phone: 250.591.2700
Fax: 250.591.2709
Website: www.mcnaughtonenvironmental.ca

Penny Masse

From: Webmaster
Sent: Thursday, April 14, 2011 3:02 PM
To: Public Hearing
Cc: webmaster@nanaimo.ca
Subject: Send a Submission Online

Christina Pendergast has sent a Public Hearing Submission Online.
Address: 861 Linwood Lane Nanaimo
Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4000.506
Comments: I am voicing my concern and disapproval of the permit to change the zoning of 1406 Bowen Road to accomodate a supportive housing development, or wet housing development. For the safety of our children (my daughter attends Quarterway school and is in grade 1) I feel strongly that no wet housing should be located within 500 meters of ANY school. The safety of our children should be the top priority of the council. There are alternative sites for the wet housing developments and I would suggest that the city takes a strong look at these and choose one that protects the children of today, as well as the children of the future. No price can be put on the safety of our children.
Thank you.

Penny Masse

From: Andrew Tucker
Sent: Thursday, April 14, 2011 2:49 PM
To: Penny Masse
Subject: FW: Nanaimo Hospital Area

From: Marilyn Smith
Sent: Thursday, April 14, 2011 2:29 PM
To: DIRECTORS
Subject: FW: Nanaimo Hospital Area

For your info.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Krog.MLA, Leonard [mailto:Leonard.Krog.MLA@leg.bc.ca]
Sent: Thursday, April 14, 2011 2:24 PM
To: goldsack@shaw.ca
Cc: Coleman, Rich I MEM:EX; Clark, Christy H PREM:EX; Mayor&Council; Cantelon.MLA, Ron; nanaimo@jameslunneymp.ca; Lunney.J@parl.gc.ca
Subject: RE: Nanaimo Hospital Area

Dear Ms. Goldsack,

Thank you for your email of April 9. I assure you I have read every letter I have received from you and others in the neighbourhood, and my position has not changed from my last email to you of several months ago. I thanked Minister Coleman, as I promised I would, if he would provide funding to build this important housing needed for the homeless in Nanaimo. I will not do anything to jeopardize this funding from the Government, which is absolutely necessary if we are to, in fact, give any hope to the homeless amongst us, who often suffer from multiple issues. The questions that have been raised by you frequently are covered by a wonderful leaflet, a set of answers put out under the title *Frequently Asked Questions: Nanaimo's Response to Homelessness Action Plan*.

In response to your very specific questions I would respond as follows:

1) Your question presumes that people who are mentally ill or addicted do not have jobs or pay taxes and never will do in their lifetimes. None of us know which members of our family or people in our circle of friends or co-workers is going to suffer from mental illness or addiction or be reduced to homelessness through a whole variety of causes. We are all citizens in the same community, in the same province, and we all rely on various government programs throughout our lives.
2) There is hardly one set of rules for taxpayers and another for the addicted, but there is a realization by society that addiction is a health issue. The costs of untreated addiction to society are enormous in policing, health, justice and other related costs, and housing is the first and necessary step to reducing the rates of addiction.
3) I am sure you are fairly aware that every major neighborhood in the community has a school in it. They are always placed close to where people live, we don't build our schools in the middle of nowhere, after all, and seniors care homes are spread throughout the community. You refer to it as a wet house facility; it is in fact a

low barrier facility, and the impression you are leaving is that every person in that facility will be a crack addict with mental health issues and a danger to the public, and you know that is simply not true.

4) Given the increasing urbanization of our province, a ruling that required a 500 meter buffer zone between schools, seniors homes and low barrier housing would prove absolutely impractical, and the City of Vancouver is a prime example of why that would be impractical. Kids don't need to see drug use, nor should anyone have to see drug use, but it is a reality of our life, and children watch incredible amounts of violence on TV; to suggest and pretend that we can have communities where children are not exposed to "bad things" is just not realistic. Think of all the children of divorced parents who attend the schools, think of all the children whose parents are functioning alcoholics or abusers. There are no perfect neighborhoods or perfect people.
5) I have not read anything that suggests people are going to be picked up off the streets without rehab, education or a requirement to take their meds. The premise of your question is simply not accurate.
6) It is exactly because we are a democracy that even the Provincial Government, whose policies I often do not support, and the Opposition both share the same goal here, and that is to ensure that housing is provided to those in need.`

Lastly, I appreciate your strong views on this which have been repeated to me on many occasions, and to the City Council and others on your email list. My position, however, has not changed. We have a significant homelessness problem in our community, and over a long period of time the Homelessness Action Plan was developed, and it needs to be completed.

Yours truly,
Leonard Krog, MLA
Nanaimo

From: Denise Goldsack [mailto:goldsack@shaw.ca]
Sent: April-09-11 4:29 PM
To: Coleman.MLA, Rich; Krog.MLA, Leonard; Christy Clark
Cc: Ted Greves; John Ruttan; Merv Unger; Loyd Sherry; Fred Pattje; Krog.MLA, Leonard; James Lunney 1; James Lunney 2; Cantelon.MLA, Ron; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp
Subject: Nanaimo Hospital Area

Good Day Ms Clark, Mr Coleman and Mr Krog

I want to start off this letter by saying that I have voted since I was old enough to vote and have always thought it was a privilege that I lived in a place where I had the right to vote. I'm starting to understand now why people don't vote though. It seems that a lot of elected representatives are choosing to follow their own personal agendas over representing the people that got out there and voted, and that they are suppose to be representing. I feel like Mr Krog and Nanaimo City Council has basically given me the royal finger.

I presently live in the Nanaimo Hospital Area. Its a diverse, high density neighbourhood. We have low and high income earners, blue collar to professional and everything in between, we have young families just starting out with elementary school aged children, people that have lived in their homes for 30 plus years and a huge amount of seniors. We have retired people in condo's, seniors in assisted care, full care and dementia care. (Kiwanis, Dufferin Place and Traveller's)

We also support a large amount of social housing including youth housing, John Howard homes, assisted low income housing, island phoenix club house, island crisis centre, Haven house shelter for women and a Schizophrenia home to name a few. The Hospital is in this area as well. We daily have a huge influx of people to the area coming to work or going to see the many specialists, doctors, dentists, eye doctors or to the Hospital for appointments, (with the ongoing related parking problems that go with having so many people coming daily).

The City of Nanaimo is planning on building two wet houses on either side of Nanaimo's largest elementary school in the Hospital area. The site on Dufferin is only 100 meters from the school. There is a high school a few blocks down the street on the other side and there are many senior's care home facilities. These two proposed wet house sites are within walking distance of each other.

Its interesting that the people that are pushing the hardest for these locations in our neighbourhood don't live here. Our mayor told one of our orthodontists that he wouldn't want to live next door to a wet house and yet he is unrelenting in pushing this on our neighbourhood. He also won't reply to any of my emails. This is a man that I voted for twice and am extremely disappointed in.

I know every neighbourhood struggles with drugs and addiction problems, even the best neighbourhoods, but we are all trying to keep our neighbourhoods safe for everyone to enjoy.....children to seniors. What the City of Nanaimo is doing is not only moving problems to our area, they are also trying to concentrate them in Central Nanaimo. Placing two wet houses in our high density area is going to cause nothing but problems. Drug dealers are good business people. They will come and service their clients. People needing their next fix will rob to get money to pay the dealer. People that are mentally ill and drug addicted do become violent. These are all facts and one only has to watch the news or read the paper to know its true. Ask any RCMP officer what causes most of the crime and they will tell you its drug related. So is it any wonder that our already overloaded, high density neighbourhood doesn't want wet houses. Every neighbourhood has a tipping point, even the RCMP will admit to that. We support so much social housing already and wet houses are just to much too push on this neighbourhood.

I want to make another point as well. There are many people fighting against these two projects in my neighbourhood. We all work and are doing this fighting on our own time and dollar. Its interesting that the people that we're fighting against are all getting paid by us and our tax dollars and they are doing it on work time not personal time. We have a City councilor, Mr Fred Pattje, that asks people regularly "Where would you put the wet houses?" We are not the paid City Planners. Maybe they should start doing their jobs and find some better locations for such facilities. I have a list of City owned properties, there are options unlike what Mr Krog has said to me. There are also lots of realtors in town. If the City doesn't own an appropriate piece of property maybe they should look at selling some land and buying elsewhere.

I feel that the people of this neighbourhood have been lied to over and over. In June of 2010 a very poorly advertised flyer came out asking if the residents were concerned with **Crime in the area, Parking Issues and Affordability of Housing**. No where on that flyer did it say we want to put two wet houses in your area. My husband, as President of our Strata went to that meeting along with our VP to discuss the ongoing parking problems in the area. They were both more than surprised what came out at that meeting and they both came back thinking it was going to be a rehab. Again we weren't given the whole truth. (This is the public consultation that our city planner keeps talking about). In August my door bell rang and one of my neighbours said its not going to be a Rehab facility its going to be a wet house. After she explained what that was to me I thought I would throw up. The feeling hasn't left.

On October 21 of 2010 HANA (Hospital Area Neighbourhood Assoc) had a meeting. Our City social planner John Horn was invited and several city councilors showed up. We had an open mike so that people could express their thoughts as opposed to being told vaguely what was going to happen to their neighbourhood. Person after person got up and said they didn't want the wet house in the proposed location. That was about the time that we found out that there was not only going to be one, but two!!!! The site on Bowen Rd was supposed to be a commercial space on the bottom, with low cost housing above. The Quarterway residents had no idea that it had been changed to a wet house.

On October 25 of 2010 HANA made a presentation to City Council pleading with them not to build the two wet houses in our neighbourhood and also presented a petition with over 1100 names on it asking them to stop!!!

At the same time as all of this was going on our City Social Planner, Mr John Horn was busy getting the land on Dufferin taken out of the Cemetery Act. Changing the designation of that land was never brought up at any one of the above meetings. There was no public consultation. Again underhanded and secretively. Government whether municipal, provincial or federally should be transparent. That land should never have been taken out of the Cemetery Act. The Chinese Society donated the land along with the Cemetery to the City over 30 years ago. It should have stayed a Cemetery or turned into a park where people could still go and visit the gravesites of their relatives in peace.

I have several questions that I would like the three of you to think about.....

1) When did the worker bee tax payer go to the bottom of the pile? No one listens to us and we are the ones paying property taxes, income tax, & HST to pay for all of this!

2) Why are there one set of rules for the hard working tax payer and another set for the addicted? Crack cocaine is illegal !!!! (the drug of choice according to VIHA).

3) Do you personally think that it is okay to place wet house facilities in close proximity to schools and senior's care homes? Or do you think there is probably more appropriate land elsewhere?

4) Do you think there should be a provincial ruling that there should be a 500 meter buffer zone between schools, senior's homes and wet housing? Little kids don't need to see drug use and both children and senior's should feel safe when they are in their neighbourhoods!!!!!!!!!!!!!!!

5) Do you think that taking people off the streets without rehab, education and a requirement to take their meds if they are mentally ill, will decide to get clean on their own?

6) And lastly.....What happened to Democracy?????????? Why is no one listening to this neighbourhood??????????? We're asking for help!

These are our tax dollars at work. I have asked Mr Krog about rehab, education and dry housing, all to no avail. Wet housing is only enabling the problem. Its not going to solve anything and will have horrible affects on the people forced to live by these facilities. Ms Clark if you really mean that families come first **please** help us. The Mom's and Dad's at Quarterway Elementary School are frantic. My neighbours and their families are worried sick about this. There has to be better locations to house the "hardest to house" other than this high density neighbourhood that is getting overwhelmed and at its tipping point.

I know this was long and drawn out, but I hope you can appreciate that I am very frustrated and have written many emails and talked to many people with no success. Thank you for spending the time to read this. Please, please help this neighbourhood. We are good people here and we do our share of helping the less fortunate.

Regards
Denise Goldsack
#1 - 1659 Dufferin Cres
Nanaimo, BC
V9S 5T4
250 753 4400

Penny Masse

From: monika murray [nanaimohostel@gmail.com]
Sent: Thursday, April 14, 2011 2:14 PM
To: Public Hearing
Subject: re:bylaw 4000.506

To Mayor & Council,

I would like to take the oportunity to comment on the wet / low barrier houses. I had my small southend business acrooss the street when the "LIving Room " was placed at 55 Victoria Cresent but the doorway was on Nicol St. The sights were very disturbing from our vantage and everyone that came down highway #!. Our business would've certainly been destroyed had it continued. If Nanaimo wants to attract business, this is not the way to do it. The druggies need to want help and to do it is always recommended to separate from like peoples. So this type of housing perpetuates chaos. I totally oppose the plan. Make it low cost housing instead.

Thank you , Moni Murray

. --
Nanaimo International Hostel
65 Nicol St.
Nanaimo, B.C. Canada
V9R 4S7
www.nanaimohostel.com
i

Penny Masse

From: O Barrera [barreraoa@gmail.com]
Sent: Thursday, April 14, 2011 1:21 PM
To: Public Hearing
Subject: Bylaw No. 4000.506 (1406 Bowen Rd.)

To the Mayor and Council,

Please do not re-zone 1406 Bowen Rd. to allow for supportive housing.

There is already one wet housing development approved very near by- another would be too much. The City's own website states that the housing developments will be spread throughout the city- to add an additional 40 units to the Quarterway area would mean half of the 160 units to be built would be concentrated in the one neighbourhood.

According to the 'Response to Homelessness' Situational Analysis of April 2008, "25% of the Downtown Team's clients were found to be engaged in criminal activity. Among the homeless, criminal activities are usually associated with drug use and maintaining their addictions." This is from page 9. The housing would not supply the needs of tenants other than a roof over their heads- their need to provide for their addictions will remain, and those who resort to criminal activity would have no reason not to continue doing so.

Criminal activity aside, by nature 'wet' housing will bring more drug use and traffic to the area. This will be true of the Dufferin location already approved; to add another development would double the burden/risk to the area.

When considering the success of the Warmlands building in Duncan, please consider that Warmlands is smaller than **just one** of the buildings proposed near Quarterway School. Also consider that the principal of Alexander Elementary (the school near Warmlands) herself states that there has been "a decrease in the amount of drug paraphernalia, alcohol bottles/cans, and condoms and litter that I am picking up" off the school grounds. This is from her letter to council, written at the request of Councilor Pattje.

Currently Quarterway school does not have any condoms or drug paraphernalia being found on school grounds. If this second development is approved I am very concerned that that will change, as Quarterway would then be located between the two developments, instead of just having one in the area.

I urge you to consider another site for this development.

Thank-you,

Oona Barrera
Quarterway parent

Penny Masse

From: Kere Sheppard [snowangel_19@hotmail.com]
Sent: Tuesday, April 12, 2011 11:10 PM
To: Public Hearing
Cc: Kere Sheppard
Subject: 1406 Bowen Wet Housing Project

My name is Kere Sheppard, a current student at VIU in the Criminology program. I am submitting my appeal to city council regarding the location of the housing project on 1406 Bowen Road. I am speaking out on behalf of the tenants this project is aiming to assist, IN ADDITION to the community's concerns already raised about their children, neighborhood, and surrounding businesses.

I can be reached at this email but best by phone at (250) 616-4400 or emailed at kshep@bell.blackberry.net
I would appreciate the opportunity to speak to council members directly on April 14th at the public hearing.
Thank you for your time and consideration

Sincerely

Kere Sheppard

In case the document has any issues please refer to the following

Attachment:

Dear City Council

Today my appeal to you is regarding the proposed *location* of the new low barrier house you intend to build at 1406 Bowen Road and the negative effect it will have on the tenants whom will be residing at this location. Through my job at Beaufort Pizza and Pasta, across the street from the proposed location, I have been able to acquaint myself quite well with Nanaimo and I believe that there are better places within the city to support this project and the target members it should be helping.

I would like to make sure that everyone is aware that I fully support the mission of this project as I am sure most people are, and as a student at VIU in the Criminology program who's career goal is to work in corrections and rehabilitation I can assure you that I have a very high interest and support for projects like this. I believe that homeless, addicted, and mentally ill people need to have a safe place to reside in order to restore themself; low barrier houses are a great place to have that happen. The diverse positives that come with supported housing is irrefutable, however, many of the advantages to projects like these depend on the location they are in.

Many of the people who have spoken out about this project so far have been concerned about their neighbourhood and their children. Which are all extremely valid concerns and should not be taken lightly or over looked. I would like to add an angle to those concerns and bring the focus onto the people who are supposed to be benefitting from this project. If the low barrier, or wet house, was built at 1406 Bowen Road I believe that the tenants would not be properly supported to get clean, get a job, and become a contributing member of society again. Council I ask you, if you were in need of rehabilitation or social support to "get back on your feet", do you think that living across from a pub and liquor store, next to a 24 hour convenient store, and by a large park with poor light at night would be an optimal location to achieve your goal? The answer is simply NO.

When I casually spoke with a neighbour business after the March 28th meeting she raised the issue of how this housing unit would impact their business and give grounds for increased crime. It is not a secret that addicts, homeless, or unemployed people will do a variety of acts to obtain money or drugs to support their habit, therefore it is a justifiable concern that this neighbouring business would be worried that her clients will not feel safe coming to her for business anymore, (leaving their cars, which are stored outside, unfenced, and unmonitored, at her shop) because of the (perceived or real) increased risk that they will be burglarized or vandalized. In the Frequently Asked Questions pamphlet multiple sections attempted to address concerns such as these by assuring people that "resident will be expected to follow strict rules with regards to their conduct, both in and outside the building" and that support staff would "know each tenant well, and work with tenants to address any behaviour that may negatively impact the neighbourhood" because the "on-site staff will be working with each and every resident every day to move them toward health and sobriety". YET "THEY WILL NOT BE REQUIRED TO ENTER INTO A REHAB PROGRAM OR EMBRACE SOBRIETY" My first question is how will support staff be able to work with tenants every day and know them well if they are not required to meet with this support staff? My second question would be what are these "strict rules" which residence are expected to follow? In addition I would like to point out that the issue becomes: what will be the success rate when providing the homeless and addicted with a place to live directly across from a bar and liquor store to feed their addictions, and illegitimate means to obtain income (burglarizing Tim's Auto Repair and RDM Motors inventory) all while giving the residents the OPTION to participate in rehabilitation programs?!

In summary council members I have pointed out that the immediate surrounding area are in direct conflict to the mission of the low barrier house proposed, and as you already know, in extremely close proximity of an elementary school. It is also lacking positive, supportive amenities in the area, and there are easy crime targets.

My suggestion to the city then is to find a different location. I am sensitive to the fact that there will never be a perfect location, one that is proposed and passed with no disputes. However, if the city follows through on their reassuring words and put TRUE thought into the location of these facilities locations the public will be more supportive of it. I am not professing to know all of the nitty gritty details regarding the real estate aspect of this project, but I am wondering why the old school on Fifth St between Howard Ave and Harewood Road or the abandoned grocery store on Milton and Hecate are not viable locations.

Although there are a couple downfalls to the Fifth St location, they are less than the Bowen location and the positives are much, much greater. Instead of being 100m away from an elementary, the Fifth Street location is 550m away, and NOT in a linear pathway to the school. The current building which stands there is older, and might not meet the individual apartment style housing promised. But the positives however are as follows: freed funds from the absence of new construction could be utilized for renovations to the facility to make it liveable. The extra funds could also be used for surveillance on the both the inside and out, which would help the community and tenants feel safer. The existing fence around the building would be very useful for security measures; there are possibilities of establishing a FOB system for the gates, and mounts for cameras. This extra security for the tenants could improve their motivation to get clean if they feel they are in a safe environment free from 'negative influences' being more able to come in and out of their building. Dormitory style housing (which would be the most efficient change to the current building rather than individual apartments) would promote tenants to create relationships; social bonds which potentially could prove beneficial for rehabilitation and social programs. These bonds, if positive, could also assist tenants once they move out of the low barrier house; much like mentor or sponsor. It also encourages tenants to lessen the amount of time they reside there before moving on to regular housing when they feel fit. There is the added bonus that there isn't a large wooded area for illegal activity to happen in on Fifth St and this location gives tenants access to highly positive amenities such as a grocery store, Laundromat, pharmacy, convenience stores (two out of three which are not open 24/7) coffee shop and 5 lower cost restaurants; the liquor store being the only negative business site. Since "there is always a focus on recovery and enhancing independence [for]...tenants to gain skills that enable them to move housing sites" these positive businesses are essential for the success of this project and should not be discounted or overlooked when considering a location for these types of housing units.

Turning our focus now on the second location- the abandoned grocery store on Milton Street and Hecate Street. This location would need to be rebuilt and not just renovated which would give the opportunity to have the units be apartment style dwellings. It is not near any schools, which is an obvious benefit and compromise that could be made in order to alleviate certain stresses from local residents. The location is only an 11 minute walk to Port Place mall which houses a doctor's office, grocery store, public transit hub, bank, and lower priced restaurants. In the area between the Milton location and Port Place mall are establishments which could aid the tenants such as Labour Unlimited, the Salvation Army, second hand shops, books stores, the public library, restaurants, the health center, the Cliff Centre, the Youth Centre, a second bank, and more. Although this area is home to a many of Nanaimo's clubs and pubs, the fact that these establishments have ground to refuse service to anyone they believe is already intoxicated or will cause trouble, and have the ability to report suspicious activity to the RCMP and the Good Neighbour Committee gives them an upper hand in assuring that this new housing unit will not increase the amount of crime or trouble in the downtown core. A main advantage with this location is the fact that the RCMP's "Ground Zero" is located less than half a kilometer away and the main station is within blocks. The benefits of this are fairly obvious – fast response times, regular drive by's, increased deterrence based on knowledge of possible police presence, to name just a few – which are all factors which would help tenants avoid bad behaviour, stick to rehab programs, and increase the level of security felt by surrounding residences.

It was stated in Nanaimo's "Frequently Asked Questions pamphlet that the October 2006's "Housing Matters" strategy identifies their target demographic as "BC's MOST VULNERABLE CITIZENS" and that in September of 2004 the ""Premier's Task Force on Homelessness, Mental Health and Addictions" was created to "develop innovative strategies to help people with addictions and mental health illness… [so] their needs can be better met." Considering that these quotes are backed with integrity I do not see how putting the low barrier housing unit next to children, nowhere near businesses that will help the tenants or program achieve its goals, and dangling a proverbial carrot in front of people whom are highly likely to be current or former substance users and abusers coincides with the previously stated objective! The level of contradiction between what is being said and what is being done to ensure the success of this housing project is astounding. And the idea that this location is being selected in order to have the project fail and give council grounds to use this specific case as an example that the 5 year project will be unsuccessful and should be cancelled is a negative thought, but not an illogical one. So, again, I want to point out that this project should not be kyboshed but the location needs to be strongly reconsidered not only for the safety of the children whom would be in increased contact with the tenants, or the safety of Nanaimo's local businesses, but mainly for the success of the people participating in this housing project.

Dear City Council.docx

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Penny Masse

From: dyanebrown@shaw.ca
Sent: Tuesday, April 12, 2011 9:16 PM
To: Public Hearing
Cc: Dyane Brown
Subject: submission for public hearing on re-zoning of 1406 Bowen Rd

204-220 Townsite Rd

Nanaimo, BC, V9R 4S7

April 11, 2011

City of Nanaimo

Community Safety and Development Division

455 Wallace Street. V9R 5J6

To Whom It may Concern,

I am writing in favour of the proposed rezoning of 1406 Bowen Rd to build supportive housing on this site.

I congratulate the City and those others responsible for an exciting and forward looking plan to provide homeless people with housing and other support that will give them a security and opportunity that can never be found on the streets.

Key to this plan is the provision of supervised housing, with a screening process and support. The following statement on the City's website is important. " The pooled admission process will ensure that there is a blend of residents in each building so the operator can create a functional stable community in this building."

I own a business and property at 87 Nicol Street, one block from the Salvation Army's New Hope Centre" and two blocks from the Balmoral Hotel. I have noticed in this neigbourhood that since the two residences were built, there are fewer, not more, problems in the area of my business.

I have also worked as a volunteer at the Extreme Weather Shelter on Townsite Rd and had an opportunity to spend time with its guests. These are not people to be afraid of. I experienced them to be courteous , helpful and considerate. I would be happy to have them for neighbours and would see absolutely no reason to deny them housing.

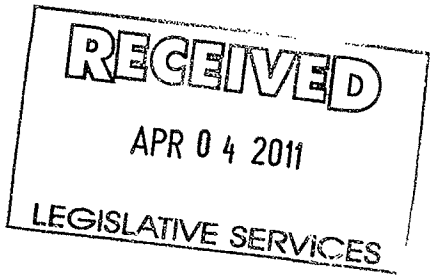
Yours very truly

Dyane Brown

5080-01.

1 April 2011

331 Kennedy Street
Nanaimo, B.C.
V9R 2J2



Mayor John Ruttan & City Council Members
City of Nanaimo
455 Wallace Street
Nanaimo, B.C.

Dear Friends:

Re: Low Barrier Housing in Nanaimo

I am writing to support the City's housing strategy, which aims to house most of the city's homeless population within the next few years. While I do not live in close proximity to either of the proposed sites, I live in the three hundred block of Kennedy Street which was very close to the 7 to 10 Club when it was located in the basement of St. Peter's Church. I always remember what Fr. Kevin Wiseman said when he was pastor of St. Peter's - "if you want to find me during the morning, I'll be downstairs at the 7 to 10 Club". I believe that the majority of the residents of Nanaimo wish to be compassionate in their dealings with those who have mental illnesses and drug addictions; however, we all fear the unknown.

Coun. Bill Bestwick has stated that the residents who live in the areas where these low-barrier housing units will be located have some serious concerns and they should be given more consideration. And Coun. Fred Pattje believes that the noise will die down once people see how these places are operated. As a civil court mediator, it has been my experience that often adversaries who sit down together with a skilled dispute resolution practitioner can end up laughing and shaking hands.

The people who live in the low-barrier housing are being promised 24-hour support, but have the residents been offered anything concrete to alleviate their fears? I suggest that the City provide a conflict resolution process that will be run by an objective third party. As Coun. Pattje says, "we're all working together to make this work", however as far as I can see no one has outlined how that will happen. Nanaimo is home to many professional mediators who, I'm sure, would be happy to help the City come up with a solution that will work for everyone involved.

Sincerely,

Carol L. Evans

Carol L. Evans

c.c. John Horn
Social Planner
P. Spalding
Nanaimo Daily News

Penny Masse

From: Marilyn Smith
Sent: Tuesday, April 12, 2011 2:48 PM
To: Mayor&Council; DIRECTORS; Penny Masse
Subject: FW: 1406 Bowen Road Wet Housing
Attachments: 1406 Bowen Road - Mayor Ruttan.pdf

fyi

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Jana Zelenski [mailto:Jana.Zelenski@hblanarc.ca]
Sent: Tuesday, April 12, 2011 1:41 PM
To: Mayor John Ruttan
Subject: 1406 Bowen Road Wet Housing

Dear Mayor Ruttan:

Please find attached a letter on behalf of my family that articulates our concerns about the proposed 1406 Bowen Road Wet Housing Site. I also plan to attend and participate in the April 14th Public Hearing, but wanted to ensure that my letter reached you prior to the event. I would be pleased to discuss these concerns with you in further detail if there is opportunity.

I appreciate your time.

Sincerely,

Jana Zelenski
Associate, Landscape Architect, LEED AP
HB LANARC
Vancouver Island Office
320-256 Wallace St
Nanaimo, BC V9R 5B3
Tel: 250 754-5651
Cell: 250 797-2156
Fax: 250 754-1990

www.hblanarc.ca

1635 Caspers Way
Nanaimo, BC
V9S 1K2

10 April 2011

Re: 1406 Bowen Road

Dear Mayor Ruttan,

We are Nanaimo residents living on Caspers Way, less than two blocks from the proposed 1406 Bowen Road "wet housing" site and about four blocks from a second proposed site on at 1621 Dufferin. We are writing this letter to share our concerns about the proposed developments.

While we can understand the need for social housing and efforts to help the homeless and addicted in our community, we have serious concerns about the effect these proposed developments will have on the neighbourhood we have chosen for our home. Our chief concern is the number of units being proposed on these two sites – 35 to 40 units at each site. We feel that it is excessive to ask the people living in this area to absorb up to 80 units of low-barrier housing within a six block radius.

The attached map shows the distribution of Proposed Affordable Supportive Housing in Nanaimo, based on the March 21, 2011 Staff Report. According to this report, the 2008 MOU identifies plans to construct 160 units of supportive housing throughout the City of Nanaimo. When mapped, we can see that almost half of these units will be located at the two sites in the Hospital neighbourhood – 1621 Dufferin and 1406 Bowen Road. We believe that it is unfair for a single Nanaimo neighbourhood to have to absorb half of all Affordable Supportive Housing in the city. While we do not expect the downtown neighbourhoods to continue to bear the burden of Nanaimo's homeless, we believe it is equally unfair to shift this issue into the Hospital neighbourhood. If this truly is a community issue, then these units should be equitably distributed throughout the entire community.

This type of housing is new to Nanaimo and we have not yet had opportunities to see how it will work in our community. While studies may have been done in other communities, surely all the consequences of introducing this number of new units in this neighbourhood cannot be predicted. If completed, these proposed developments will place over 80 more people suffering from concurrent disorders – drug addiction and mental disorders – into our neighbourhood. The types of drug use prevalent in Nanaimo, notably crack cocaine and crystal meth, are damaging and addictive, and knowing that these drugs may be used freely in our neighbourhood is indeed frightening. We do have concerns that drug addicts living in these units will need money for their habits and that the ugly realities of theft and prostitution will grow in our neighbourhood as a consequence. We also fear that drug dealers will follow the user population. As former residents of Selby Street, we have experienced these realities.

While our neighbourhood is not considered a high end neighbourhood, it is a good home. We have enjoyed being residents here for 5 years and meeting the wide variety of people who live here. The Hospital area was an ideal neighbourhood for us to invest in our first home – affordable, near services and parks, close to downtown and relatively safe. We enjoy the presence of the nearby Quarterway School and Bowen Park and have been excited to see all the changes happening on Bowen Road. We are very pleased with how recent developments have added to the community feel of our neighbourhood. We now worry that we will be faced with a difficult decision – sell our home and relocate to a neighbourhood that is perceived as 'safer' or stay and risk property value decline and reduced security. As young homeowners, we have invested a lot of time and money into our home and it represents our future.

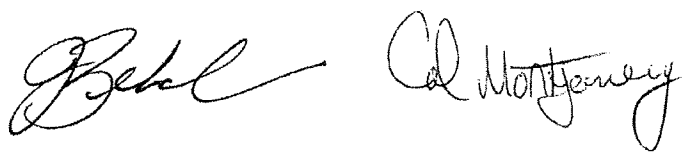
We do not want to worry about going for a jog alone in Bowen Park or walking to nearby businesses. Unfortunately, if these two developments proceed as proposed, and we find 80 more people suffering from serious drug additions living in our neighbourhood, we will have no choice. As you consider this proposal, we would ask that you consider these questions: Is it reasonably fair to ask a single neighbourhood to absorb half of all the low-barrier housing units proposed for Nanaimo? Can it truly be guaranteed that our property value will not be negatively affected by the perceptions that accompany increased drug activity? Can we really be expected not to feel unsafe when we see increased drug use and prostitution going on in our neighbourhood?

While we understand and respect the need for housing to help the addicted, mentally ill, and homeless, we believe that the scale proposed for these facilities is far too large for a single neighbourhood. We believe that a solution exists that is equitable and fair for all Nanaimo residents. We do not believe that funding opportunities are a good enough reason to undertake a potentially risky and unknown experiment in our neighbourhood. It is not enough to believe in your heart that this will work. What if it doesn't?

When you are asked if you support the 1406 Bowen Road project, we would ask that you please take a moment to stand in our shoes. If you lived in our neighbourhood, in our home, could you honestly say you would not have the slightest concerns about the impacts this project could have – on your property value, your safety or your quality of life?

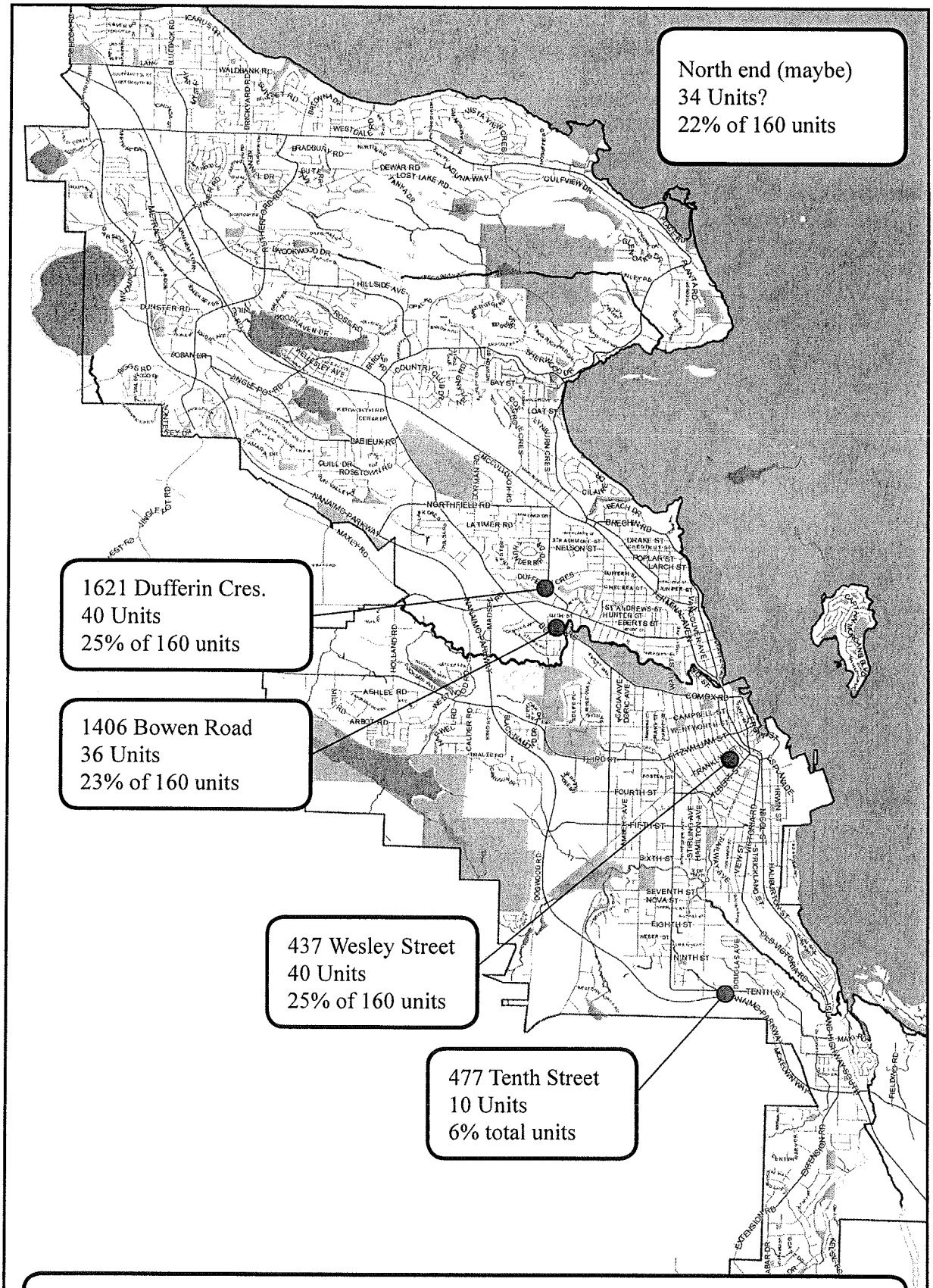
Thank you for taking the time to listen to our concerns.

Sincerely,



Jana Zelenski & Callum Montgomery
Residents of Caspers Way

Spatial Distribution of Proposed Affordable Supported Housing in Nanaimo



The 2008 MOU that states that 160 units total are to be built. It appears that almost half of the total units built will be within a 6 block radius within the Hospital neighbourhood. It is our understanding that both of these developments will be "wet housing".

Penny Masse

From: Webmaster
Sent: Thursday, April 14, 2011 12:13 PM
To: Public Hearing
Cc: webmaster@nanaimo.ca
Subject: Send a Submission Online

Gary J. Morgan has sent a Public Hearing Submission Online.
Address: #8-211 Buttertubs Place
Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: BYLAW NO. 4000.506
Comments: I am concerned for the safety of the neighbourhood aswell as the direct impact it will have on property values in the area. This is not an appropriate location for a project of this type.

Penny Masse

Subject: FW: Low Barrier (Wet) Housing at Quarterway

From: Gary Morgan [mailto:garyjamesmorgan@gmail.com]
Sent: Thursday, April 14, 2011 11:58 AM
To: Mayor&Council
Subject: Low Barrier (Wet) Housing at Quarterway

Mr Mayor and Council,

I would like to express my concerns as a resident of Twelve Oaks at 211 Buttertubs place. I am seriously concerned for the safety of my neighbourhood if this project is allowed to proceed. Not only am i concerned for the safety of the children attending Quarterway Elementary but also for myself. Where do you think addicts will go to hang out or do their drugs or make deals. They will go into Bowen Park or Buttertubs Marsh or even to the school playground. Families, including my wife and myself use these places everyday. If this wet-housing project continues i will have no choice but to move out of this area. I currently do not have children but i will NEVER raise a family in a drug addict neighbourhood. I would like to point out that i currently am trying to sell my house in order to move into a larger place to start raising a family and I would like to stay in the quarterway area.

If i was forced to move for the safety of my family this makes me wonder where would a safe place be? If the City Council thinks it is a great idea to place the largest elementary school in Nanaimo in the middle of two drug houses then no area is safe because it could happen anywhere. I would have to think that in order to protect my family i will have to move out of the City of Nanaimo.

I was born and raised in Nanaimo and have many fond memories but it seems that the town i once loved is disappearing. These are dark days and the only hope is that the current city council can make the appropriate changes. You were elected to make the best decisions for your residents. Please do your job. I think that if you disregard the residents of this city you may find yourselves out of work in the near future.

If instead of wet-housing, a low-income housing project was built on these sites there would be praise from the quarterway residents. Or even at the very least if you want to house drug addicts and alcoholics make it so that they cannot be current users. If they want free housing they have to be clean.

Sincerly,

Gary J. Morgan

Penny Masse

From: David Salem [info@essexandkent.com]
Sent: Thursday, April 14, 2011 11:41 AM
To: Public Hearing
Subject: rezoning

To Whom this may concern,

I would just like to voice my displeasure over the proposed re zoning of 1406 bowen rd.
I am a huge supporter of downtown and agree that we need to clean it up, but this does not seem like the responsible way to do it. Moving the problem to a different neighbourhood solves nothing. I have spoken to police, councillors, and aid workers and they all believe wet housing does not work.
All a wet house is going to do is draw more people to this area that are involved with drugs, alcohol and mental illness

I have lived in this neighbourhood for 6 yrs. now and in Nanaimo most of my adult life.
Central Nanaimo is an affordable up and coming area with lots of young family's moving in. I feel if this zoning goes through, this will no longer be the case.
With wet houses comes a lower sense of security, crime and lower property values.

I feel Nanaimo is making huge steps forward, lets not move backwards.
Please think hard about the impact a place like this will have being so close to schools, a PUB, and an up and coming neighbourhood.

Thanks you,
David Salem
info@essexandkent.com
p 250-756-7744
f 250-756-9745

Penny Masse

From: Dawn Dunphy [dawn-d@shaw.ca]
Sent: Thursday, April 14, 2011 12:23 PM
To: Public Hearing
Subject: Rezoning 1406 Bowen Rd.

Please record my opposition to rezoning 1406 Bowen Rd for the purpose of constructing a wet house.

I am not a redneck. I represented the Canadian Red Cross Society on the Homeless Action Committee for 18 – 24 months so I am well aware of the problems of homelessness and have a great deal of empathy for low income and homeless people. However I am offended by the pompous and self righteous posturing by our mayor and most councilors regarding their providing housing for the homeless and drug addicted yet show no concern for the residents that will be affected by their actions. It is inconsiderate and contemptuous to build two facilities within one kilometer of each other particularly for the pocket of long term residents and the Quarterway School that will be sandwiched between the two. My other concern is the impact on Bowen Park. The park, which is now one of Nanaimo's treasures, will become a haven for drug dealers. Parents will be frightened to let their kids play in the park or swim in the Millstone River.

I urge you please not to put a wet house adjacent to Bowen Park. Rather, please consider building a facility for low income seniors on that property.

Since you feel so strongly that these 'benign folks' that will be housed in the wet houses will not be a problem , show some real courage and will to act in the best interest of all Nanaimo residents by approving no more than one wet house for per area.

Thank you,

Dawn Dunphy
1615 Venlaw Rd.
Nanaimo, BC

Penny Masse

From: Lindsay Bewick [lbewick80@gmail.com]
Sent: Thursday, April 14, 2011 10:57 AM
To: Public Hearing
Subject: 1406 Bowen Road rezoning File No. RA270

Attn: Community Safety and Development Division

The proposed plan for the property at 1406 Bowen Road, to accomodate a C-31 Zone to facilitate the construction of a supportive
housing development **needs proper assessment in regard to the appropriateness of such a housing facility to be located in close proximity to any existing School District 68 elementary schools**. The low barrier housing planned for this location is an admirable example of supporting the housing initiative of British Columbia, however **careful consideration should be a priority in deciding where to place such a facility**. in this type of housing, people living with mental illness' and addiction are given a place to seek support ***ONLY IF THEY CHOOSE TO,*** and a space to use ***REGARDLESS*** of their decision to seek help, **to use drugs or alcohol however they see fit and then walk out onto the street** (1 BLOCK FROM ECOLE QUARTERWAY ELEMENTARY) and congregate/wander wherever they see fit. The people using such a facility are people ***who need help***, this is why supportive housing is important, **but elementary school aged children are not equipped with the skills** to deal with any situation that could arise from having people with addictions or mental illness' in their immediate community (**keep in mind, Strong Start programs for infants and toddlers is facilitated in elementary schools throughout SD 68 with children aged birth-5 years**).

Placing such a facility next to a school with older students such as a high school could be of benefit to those students as they are equipped with the skills to deal with most situations and could learn through seeing this side of their community. Possibly even preventing students from making poor choices in regard to using drugs/alcohol, or dealing with mental illness, learning that such services are available to those who need them therefore encouraging them to seek the support if they experience needing it for friends or family. This would be a sensible option.

The decision making process in community planning is meant to enable the public and officials to analyze and plan accordingly to ensure the safety of our communities. Placing such a facility near elementary schools would be a negligent and irresponsible Decision on the part of the City of Nanaimo Community Safety and Development Division, and there would be repercussions faced for years to come if such a decision is made to go ahead with the re-zoning at this location or any chosen for re-zoning within 500m of SD68 elementary schools.

I look forward to being present at the public hearing tonight April 14th, 2011 - 7 pm, as I feel that the power of communities will succeed over the power of provincial and community politics.

Sincerely,

A mother, an Early Childhood Educator, an active community member and concerned citizen of Nanaimo,

Lindsay Price
250 753 4758
1115 Haliburton Street
Nanaimo, BC

Penny Masse

From: Webmaster
Sent: Thursday, April 14, 2011 10:03 AM
To: Public Hearing
Cc: webmaster@nanaimo.ca
Subject: Send a Submission Online

Ernie Kaesmodel has sent a Public Hearing Submission Online.
Address: 1370 Graham Crescent
Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4000.506
Comments: I want to register my strong opposition to the proposal to establish a "low barrier" housing project in this neighbourhood. There are several reasons for this opposition. The increased business of the neighbourhood is the first. We already have the hospital, which I do not mind, but this comes with a heavy traffic load, both pedestrian and vehicular. Ambulances and helicopters are common here both day and night. We do not need more going on here.

One also has to consider the wisdom of putting this project across the street from a liquor outlet and a bar. Is there anyone on council who thinks this is a good idea?

This neighbourhood already has a significant number of housing units for various purposes and those of us who live here can take some pride in their presence here. Overall, this is a quiet pleasant neighbourhood and we would like to see it stay this way. The experience of other cities suggests that this will not be the case with the proposed type of project. It really is time for some other neighbourhood to take a turn. I haven't heard any of the city councillors suggesting that they would like it next to their homes.

Property values are a significant concern. My wife and I are seniors and most of the security we have is tied up in our home. With the world and the economy going the way it is we can not afford to have this diminished.

What concerns me more is the apparent deafness of council. Whenever election time rolls around every one running for election talks loudly about how they will be the "voice of the people", but when the people make it clear that they are opposed to this development suddenly the politicians know better than anyone else and will impose their will on the rest of us.

Penny Masse

From: John Horn
Sent: Wednesday, April 13, 2011 1:48 PM
To: 'mtnesters@telus.net'
Cc: Penny Masse; Mayor&Council; Andrew Tucker; Jeremy Holm; Sheila Herrera; Bill Corsan
Subject: RE: Supported housing

Good afternoon Mr. And Mrs. Boake

Thank you for your correspondence regarding the City's Response to Homelessness Action plan, we appreciate your input on the issues of housing and homelessness in our community. These projects (there are 4 in total including Bowen and Dufferin) are low barrier housing and the philosophy with this kind of housing is to start with people where they are in their lives and to help them progress from there. These are highly supervised buildings; they are staffed 24 hours a day, seven days a week and there will be expectations of the residents that they comport themselves in the public realm with civility and respect and that they endeavour to make a positive contribution to the neighbourhoods in which they live.

Each one of these apartment buildings will be managed and operated by a non profit society, the process for selecting that society is that BC Housing issues an Expressions of Interest call to which societies respond. Interviews are conducted by a panel consisting of BC Housing staff, City of Nanaimo staff and VIHA staff and an operator is selected. That society then engages a design build team and proceeds through the building permit process to construction and occupancy. While this process has been concluded for the first two projects (437 Wesley St. – Canadian Mental Health Association and 477 Tenth St. - Tillicum Lelum Aboriginal Friendship society) the expressions of Interest call has not been issued for the remaining three sites. This delay has arisen because Council, in response to concerns about concentration, elected to remove 36 units from the hospital area and relocate those units to a site in the north end of Nanaimo. As such the City is currently in negotiations with the Province to add that site to the Memorandum of Understanding that forms the basis of this initiative.
When these process's are concluded and a society is identified for each site they will be introduced to the neighbourhood and will be available to respond to questions about the operation of the housing.

Residents of these apartments will be expected to pay rent based on 30% of their income, in most cases that income will be a disability pension or income assistance. This approach is standard across almost all subsidised housing in the province.

Each of the buildings will be a blend of bachelor and one bedroom apartments, bachelor units to accommodate single people and one bedroom units to accommodate couples. In Nanaimo there are a large number of social housing units dedicated to families and people who don't suffer from addictions; the annual provincial subsidy for this group is approximately $6,000,000 a year, exclusive of capital construction costs, encompassing close to a thousand units of housing. Please note that recently the City provided land and capital for 20 units of housing for people who don't suffer from addictions but need low income housing to help them up the ladder of life, that project is on the corner of Bowen and Meredith.

There is an elementary school and a middle school in Duncan which are directly across the street from a low barrier housing project and homeless shelter, feedback from the principal, staff and school board chair indicate that they have had no issues in the two years since the housing was built, no litter or used syringes or incidents of any kind. In fact the local PAC fundraises for the shelter and the school children work with the homeless in the community garden that is on the site. They have described it as a positive development from their perspective and have no concerns. This is similar to the experience of Brechin school in Nanaimo, located directly across the street from the Extreme Weather Shelter run by a local church; not a single issue has been identified by the school and the shelter has been running for three years at that location.

As a last comment I spoke with a gentleman from Newfoundland a couple of months ago, curious, I asked him about the homeless situation there and he seemed shocked that we would leave people to sleep under bridges and bushes in our city, his response was "we don't have homeless people in my city, where I come from we take care of the poor". I truly believe that's the kind of city we all want to live in.

I hope this answers the questions in your letter, please feel free to write again if you have other questions or comments.

Regards,

John Horn
Social Planner
Community Planning Section
City of Nanaimo
250-755-4483

CITY OF NANAIMO

From: Penny Masse
Sent: April 13, 2011 11:55 AM
To: Mayor&Council; Andrew Tucker; Jeremy Holm; Sheila Herrera; John Horn; Bill Corsan
Subject: FW: Wet Housing

From: Jerry Boake & Edwina Margerison [mailto:mtnesters@telus.net]
Sent: Wednesday, April 13, 2011 11:42 AM
To: Public Hearing
Subject: Wet Housing

Letter to council regarding public submission.
Thank you.
Jerry and Edwina Boake

Penny Masse

From: Webmaster
Sent: Wednesday, April 13, 2011 7:53 PM
To: Public Hearing
Cc: webmaster@nanaimo.ca
Subject: Send a Submission Online

VIKI KIM has sent a Public Hearing Submission Online.
Address: 1687 CREEKSIDE DR. NANAIMO. BC. V9S 5V8 Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: WET HOUSING ON BOWEN ROAD
Comments: I and our family don't like wet housing around the residential and school area.
Could you reconsider other location?

Penny Masse

From: Anita Martin [anita_martin61@hotmail.com]
Sent: Wednesday, April 13, 2011 5:18 PM
To: Public Hearing
Subject: Re: Bylaw N0 .4000.506

To the comittee:
I am expressing my disaproval of this rezoning to allow Low Barrier Housing "WET HOUSE" to be built along side of Quarterway school. I am also against the proposed site on Boundary and Dufferin, this would put Quarterway School in the middle of these houses and in close proximaty of Woodlands High School condensing the "hard to house" within a small area. Myself and many others will attend this meeting to state our concerns.

Sincerely,

Anita Scouten
Property Manger of Parkwood Manor
1480 Boundary Cr.
250-716-3305

We would like speak on behalf of our grandchildren, two of them who live directly opposite the proposed Wet Housing site and two more who live just down the road, and the effect it is going to have on their lives, Two of them already attend Quarterway school and another is due to start next fall.

Let us understand something here, these proposed units are already having an effect on our grandchildren and all the other children who live and attend school in this area because of the stress it is putting on the family's who are worried about the consequences of these sites being so close to their school.

There is not one person here who opposes housing the homeless, be they down on their luck or those who suffer from addictions or mental health issues because at the end of the day it could be any one of us in that position.

The issues are the number of units in such concentration, and more importantly the locations.

The definition of Wet Housing is: "housing where tenants are not expected to abstain from using alcohol and other drugs, and where entering a rehabilitation program is not a requirement. Tenants have access to recovery services and get to decide if and when they use these services."

If, as the residents of the area understand it, these units are only to be used as Wet Housing and not low barrier housing there is no accountability. At least in low barrier housing there is a minimum number of expectations placed on the people who wish to live there.

What guarantee does the City have that once these units are built that the people with addiction problems will actually want to live there and be out of the downtown area where they have access to free meals and facilities when they want to actually use them? If these units are not used to capacity, what then, do they just sit empty or do we invite people from Vancouver or Victoria with similar problems to keep them filled.

Everyone knows that people who have alcohol and drug addictions are not all bad people, but to concentrate them all in such a small area is wrong, the only thing the City is doing is putting them in one spot to feed off each other and the drug dealers can do bulk deliveries and the pub is just across the road. If any of them want to improve their lives and make an attempt to stop their addictions this is not the situation in which to do it.

This was not a brilliant idea? And honestly, common sense was not involved in the decision to put Wet housing so close to a school? Who gets to walk the school grounds

every morning to check for needles, condoms etc, is the city going to provide this service.

Questions

1. Does the City have confirmation of who is going to look after these units and if so could we please have someone from that organization come and explain exactly what that entails.

2. The residents of these apartments will now have a civic address, and one would assume that they will be eligible to receive a support cheque, are they required to pay some amount in the form of rent each month?

3..Where do we put families and people who don't suffer from addictions but need low income housing to help them up the ladder of life, why are only Wet Houses being built on these sites?

4, Are these all one bedroom units? And if so why as this will not encourage the feeling of community for the residents.

Thank you

Edwina and Jerry Boake

Penny Masse

From: Andrew Tucker
Sent: Tuesday, April 05, 2011 10:01 AM
To: Sheila Herrera; Penny Masse
Subject: FW: low-barrier housing

FYI

From: Fred Pattje
Sent: Tuesday, March 29, 2011 8:31 PM
To: 'Brenda Stevenson'
Cc: Mayor&Council; John Horn; Andrew Tucker; Al Kenning; SENIOR MANAGEMENT
Subject: RE: low-barrier housing

Dear Mrs. Stevenson,

Thank you very much for your succinct observations which , I know , will assist us in alleviating some of the fears which are connected with two of our proposed " Housing First" projects in Nanaimo.

I very much appreciate your willingness to share, as well as the time you took to do so!

Regards,

Fred Pattje

Councillor,
City of Nanaimo

From: Brenda Stevenson [mailto:bstevenson@sd79.bc.ca]
Sent: Tuesday, March 29, 2011 4:55 PM
To: Fred Pattje
Subject: Re: low-barrier housing

Dear Mr. Pattje ,

I have no problem sharing our school's experience with you and your colleagues. As I said in my phone conversation with both Diana Johnstone and the Principal of Quarterway Mr. Peter Hewitt, there has been no negative impact on having the Warmland Shelter near our school. Our School Board Office is located directly across from the shelter, next is the Middle school and finally us. The entrance to the shelter is not on our road. You gain access to the shelter one block over. The rear of the shelter faces Beverly Street, and it is surrounded by a chain link fence. As a school, we walk by the shelter whenever we are heading over to the Aquatic centre, the theater or the skating rink. We have never had any altercations or incidents of concern with any resident from the shelter. We are an inner city school and our school grounds are used a lot by the public for a variety of activities (sports, playing in the playground, and dog walking to name a few). Our grounds have also been used and are used for other less desirable activities. In the past few years (this happens to coincide with the opening of the shelter) I have seen a decrease in the amount of drug paraphernalia, alcohol bottles/cans, and condoms and litter that I am picking up – especially after the weekend. I have never had an incident where there has been a person on our grounds that I have had to escort off (from the Shelter). Having the shelter by our school has not impacted the children's abilities to play outside at recess or lunch time. For the last few years, one of our Educational Assistants along with some of our Ambassadors have even done some fundraising activities at lunch time to raise money for the shelter (it was one way that the children felt we could

give back to our community).
In the beginning, the community (school, staff, parents, and general community) had concerns, the very same concerns that are being brought forward within your community, and I am sure that some people still have concerns but from our school's point of view – there has been no negative impact.

Hope this synopsis is of some assistance in helping members of your community to understand the impact the Warmland Shelter has had on our community.

Sincerely,

--
Brenda Stevenson
Principal
Alexander Elementary
2471 Beverly St.
Duncan,BC
V9L 3A3
(250) 748-8148

On 3/29/11 10:40 AM, "Fred Pattje" <Fred.Pattje@nanaimo.ca> wrote:

Dear Mrs. Stevenson,

A short while ago I had a call from Diana Johnstone, my colleague on Nanaimo's City Council, who advised me of the phone conversation she had with yourself in connection with Alexander Elementary School and its proximity to the Warm Land low-barrier housing in Duncan.

Your information is of great value to those of us who are in favour of the five low-barrier housing units which are proposed for Nanaimo in cooperation with BC Housing, VIHA and Canadian Mental Health, among others and, while I want to assure you that I have no intention of "dragging" you into the sometimes raucous debate on this subject, I wonder if you would be willing to provide me with a short synopsis of your school's experiences with Warm Land.

Nanaimo's City Planner, John Horn, and I are meeting tomorrow with the teacher committee of our Quarterway School and it would be of great assistance to have your information first-hand.

I really do hope that you will be able to oblige and thank you in advance for your consideration.

Kind regards,

Fred Pattje

Councillor
City of Nanaimo

Penny Masse

From: Colette Bedard [colettebedard@shaw.ca]
Sent: Sunday, April 10, 2011 11:59 AM
To: Public Hearing
Cc: jacque thompson
Subject: bylaw no,4000.506

To whom it may concern

I wish to register my objection to having a wet-house for drug and alcool addicts built across the Quarterway pub. We already have drug dealers who set themselves up, in a truck, every evening at the end of Buttertubs Drive, just at the entrance of the marsh, where drug addicts come and get their supply. The Liquor and Wine store is next to the pub and is a perfect place for the alcoholics to replenish their supply.

At the George Pearkes Senior Society, for many years, we have had problems with vandalism and stolen items by the undesirables who come and get their drug supply on Buttertubs. The RCMP can easily confirm the veracity of my statements. Last year, they informed the Board of Directors they we had a drug dealer living in unit 76. We knew about it but had been unable to evict the drug dealer.

I have been living for 7 years at unit 74, 15 Buttertubs Drive, and have witnessed many cars damaged in our complex (broken windows) and drug dealings near the entrance the marsh.

I strongly object to bringing into our area a group of alcool and drug addicts who make no effort to overcome their bad habits. Once their welfare money has been exhausted they will be on the prowl to obtain money by any way, shape or manner to continue indulging in their drug of choice.

May the Council be inspired to find an area more suitable to house the sick people without endangering children and seniors. Those now sick people have chosen to abuse drugs and alcool and they are the only who can help themseelves. They are addicted by choice.

Thank your for your efforts at managing the City's affairs to the best of your ability

Colette Bedard
unit 74 - 15 Buttertubs Drive
Nanaimo
colettebedard@shaw.ca
250-753-8833

DO NOT REZONE AREA — 1406 Bowen Rd file # RA 270

This property should be part of the park, single dwelling, or light business before it ends up becoming a "FLOP" house for addicts. If this area should ever become a multi dwelling, does any tenant need someone as an addict for a neighbor? This was a great residential area, school area and senior area.

Every councilor, mayor, and developer should have this proposed for their area. Why is it good for us but not for you? Why should we keep paying for a "flop" house which is out of the down town area and you don't have to see or deal with but we do all because there isn't good supervision or next to no accountability. Why do our taxes keep going up and our property will devalue because of this housing?

If you should ever pass this proposal DO NOT ever expect me to vote for either one of you!!

April 11, 2011 Pat Smyth

Penny Masse

From: Public Hearing
Subject: FW: Supportive Housing Units

-----Original Message-----
From: Marilyn Smith
Sent: Tuesday, April 12, 2011 12:39 PM
To: 'Stacey and Stephan Poole'; Mayor John Ruttan
Cc: Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Fred Pattje; Loyd Sherry; Merv Unger; DIRECTORS; Penny Masse
Subject: RE: Supportive Housing Units
Your email with regards to Supportive Housing Units has been received by all members of City Council. I have forwarded a copy to members of our senior staff for their information.
Marilyn Smith
Administrative Assistant to Mayor and Council City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263
-----Original Message-----
From: Stacey and Stephan Poole [mailto:spoole12@me.com]
Sent: Tuesday, April 12, 2011 12:26 PM
To: Mayor John Ruttan
Cc: Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Fred Pattje; Loyd Sherry; Merv Unger; larry.mcnabb@nanaimo.ca
Subject: Supportive Housing Units

Mr. Mayor,

I wanted to write to thank you and council on implementing the Supportive Housing Units. I believe that housing is so important in the fight to end homelessness and the steps being taken are huge in this regard. The issues surrounding homelessness are so complex and challenging that it's seems overwhelming at times. I truly hope that what is being done today will make our city and communities more vibrant, productive and safe in the future.

I know that there is a lot of fear in the communities where the proposed building sites are. Around Quarterway School, there are two units being built and as I have two children who go there, I myself have worries about the amount of illegal activities that could arise due to an increase in people living around there who have alcohol and drug addictions. I also worry about the density of units in one small area and how that would effect the health of the community as a whole. My fears are tempered however by my belief that this issue needs to be addressed. I've read the Memorandum of Understanding between BC Housing and the City of Nanaimo. I'm hopeful that if these housing units are run the way being proposed in the Memorandum, many of the potential problems that we are worried about will be addressed quickly and effectively.

Homelessness, poverty, alcoholism, and drug addiction are messy. As a society, we don't really like to talk about these issues. They are uncomfortable and make us feel helpless. We also feel separate from them, insulated from the people who suffer from these issues daily. The housing initiatives are important because they bring these uncomfortable issues into the light. They challenge our prejudices and our ideas of who these people are. They work to address the real issues that these people face and in doing so help heal them and make our city, communities and country stronger.

Thank you for your concern,

Regards,

Stacey Poole

Penny Masse

From: Marilyn Smith
Sent: Tuesday, April 12, 2011 8:28 AM
To: 'Etanda Morelli'; Mayor John Ruttan; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Fred Pattje; Loyd Sherry; Merv Unger; Ted Greves
Cc: DIRECTORS; Penny Masse
Subject: RE: Quarterway Pub & Liquour Store

Your email regarding low barrier housing adjacent to the Quarterway Pub and Liquor Store has been received by all members of City Council. I have forwarded a copy to members of our senior staff for their information.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Etanda Morelli [mailto:etandam@telus.net]
Sent: Tuesday, April 12, 2011 8:16 AM
To: Mayor John Ruttan; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Fred Pattje; Loyd Sherry; Merv Unger; Ted Greves
Subject: Quarterway Pub & Liquour Store

April 12, 2011

The Quarterway Pub & Liquor Store
1431 Bowen Road
Nanaimo, B.C.
V9S 1G4

To: The Members of Nanaimo City Council and all interested parties
RE: **Proposed Low Barrier Housing Project adjacent to The Quarterway Pub & Liquor Store on Bowen Road**

Good Day,

We are writing this letter to The Nanaimo City Council as a suggestion to reconsider the location of the proposed Low Barrier Housing Project on Bowen Road.

As you are well aware, a number of investors are re-locating their businesses to the Bowen Road area, such as Rexall Drugs, Country Grocer as well as a large industrial park and a condo development. We have owned and operated the Quarterway Pub and Liquor Store for 21 years and pay over $15000.00 in property taxes each year. I am sure a lot of other businesses in our area pay around the same amount as well. If the property being looked at for the Low Barrier Housing Project on Bowen Road was developed for commercial use and taxed at a commercial rate the City of Nanaimo could easily afford to purchase a much better suited piece of land for the Low Barrier Housing Project.

We understand that the issue of finding the correct location for the much needed Low Barrier Housing Project(s) is a very sensitive one. We agree that this sort of project which is being funded by the government is

something that the City of Nanaimo does not want to turn away. However, it is equally important to consider, accommodate and pay attention to the concerns and suggestions of the locally owned and operated businesses in the Bowen Road area that have been, and continue to, pay very large amounts of property taxes.

We appreciate your time and consideration.

Sincerely yours,

Marty and Etanda Morelli and Beda Martin
Owners / Operators
The Quarterway Pub & Liquor Store
1431 Bowen Road
Nanaimo, BC
V9S 1G4
250-754-2733

Penny Masse

From: Janie Simpson [janie@agoodlittlecafe.ca]
Sent: Monday, April 11, 2011 1:43 PM
To: Public Hearing
Subject: To oppose the re-zoning of 1406 Bowen Road

Re: bylaw 4000.506
Purpose: to protest the permit to use the land for a supportive housing development.
File#: RA270
Subject property: Lot A, suburban lots 8,9,10, Newcastle Townsite, Section 1, Nanaimo district, plan EPP7820, except part in plan EPP8336.

The development of such housing, that will have no barriers imposed on the tenants, is irresponsible. This property is in too close of a proximity of an elementary school.

We are located at 1607 Bowen rd. We see school children walking to and from school and park, without supervision, every day. If a no barrier or "wet" house is constructed, we will be overtly exposing children to people abusing drugs and drunks. We will be putting these people right in the path of children going to and from school.

As a business property owner, I believe that this will cause us financial hardship. We have spent our life's savings into our property and business. We have had to shut down our restaurant in anticipation that the construction project, will deter many customers from coming for a quick lunch.
It is bad enough that businesses are experiencing financial hardship due to this 2 year project. It is not fair nor responsible for the city of Nanaimo, to ask the businesses and residents, to put up with this, and the additional erosion of our investments, by introducing a "wet house" to our area.

We are officially opposed to this re-zoning. We find that this neighborhood would be better served, by the designation this property presently holds.

Right On time Inc.
And
A Good Little Café

Janie Simpson
President/Treasurer

1607 Bowen Road
Nanaimo, BC
V9S-1G5
(250)713-8251

Penny Masse

From: Balbir Parmar [ballyparmar@gmail.com]
Sent: Monday, April 11, 2011 1:44 PM
To: Public Hearing
Subject: NO WET HOUSING NEAR SCHOOLS

To whom it may concern:

I am writing to you regarding the 2 Wet Housing developments that have been proposed to be built 100 and 200 metres from
Quarterway School. I live at 1612 Bowen Road and this affects me as well as many residents and parents of children who go to
Quarterway School as well as my 2 children.

I signed a petition at www.thepetitionsite.com/1/no-wet-housing-near-nanaimo-schools/ and I left a comment on that website
and now I'm going to leave it with you. Could you Please read it and take our safety and concerns into consideration. Thankyou.

The safety of our children is the main goal and to protect the quality of our neighborhoods. There is a Beer&Wine Store/Liquor
Store and Pub right across the street from the proposal and there is a river right there that leads to the ocean. There are paths and
trails right there as well that is public access and there is debris in the water.

They are widening and building a new bridge at that location and I know they are taking precautionary measures to ensure they
do not cause any environmental damage and upset the balance. Once you build those developments there who is going to ensure the
safety of the ecosystem .

This could bring unwanted crime to the neighborhood and could have a negative effect all around. Could you please not risk
or take that chance.

I am strongly against the Wet Housing Development and ALL for creating and keeping a safe, clean neighborhood/environment
for all to enjoy. To let our children be children and to be able to live in an area where they have no fears. Their well-being and safety
as well as our own is the goal.

So could you please find another area to build where there are no schools and family oriented neighborhoods.

Thankyou for taking the time and I hope you are willing to take our safety and concerns into consideration. We would really
appreciate it. I will not be able to attend the public hearing to voice my opinion and that is why I am writing to you.

Penny Masse

From: Marilyn Smith
Sent: Monday, April 11, 2011 9:49 AM
To: Penny Masse
Subject: FW: low barrier housing plan

Marilyn Smith
Administrative Assistant to Mayor and Council City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

-----Original Message-----
From: Jim Morris [mailto:jim.morris@telus.net]
Sent: Monday, April 11, 2011 9:03 AM
To: John Horn
Cc: Mayor John Ruttan; lloyd.sherry@nanaimo.ca; fred.patje@nanaimo.ca; Diana Johnstone; Merv Unger; Jim Kipp; Bill Holdom
Subject: low barrier housing plan

As a resident of the Hawthorne development, I would like to know why there have been two sites selected within close proximity to me, and yet (from what I read on your website), the whole of North Nanaimo only has one site designated and even that is only designated on paper.
Worse still, the Bowen Road facility is directly across the street from a PUB, for pete's sake ! and down the street a short distance from an elementary school.

The website says "An additional site in the north end of Nanaimo to be announced when an ageement has been reached."
Could it be that the higher income residents of North Nanaimo are pushing back because they do not want one of these low barrier
facilities in THEIR neighbourhood ? Why are we getting two of these
placed in OUR neighbourhood (Bowen Road and Dufferin Crescent) when North Nanaimo (which is a huge geographical area) has yet to have even ONE ?

Could it be that our area of central Nanaimo and the Tenth Street area of South Nanaimo just don't have the income and political clout that North Nanaimo does ?
There seems to be some rank unfairness in the sites selected. Ask
yourselves honestly why this is.

Jim Morris
456 Poets Trail Drive
Nanaimo

p.s. I realise there is a larger issue of benefit to the whole community
involved here. I would just like to see more equity in where these
sites are located.

Penny Masse

From: Eileen Bengston [expectresults@shaw.ca]
Sent: Wednesday, April 20, 2011 3:54 PM
To: Public Hearing
Subject: Proposed wet housing

Hello

My husband and I live at 123 Pryde avenue. I have lived there since 1988. I have seen many changes in the neighborhood both bad and good. About 10 years ago I recall prostitutes working on Bowen Rd. I also remember that our vehicles were broken into several times. At one point I even had an intruder come into my house in the middle of the night when I was sleeping. I woke up to see his silhouette at my bedroom door. Those were the bad changes.

But things are different now. We no longer have break ins or theft and we are quite happy in this older but quaint neighborhood...

About 6 years ago we decided to rebuild our house. It was a very challenging and expensive venture. In addition to our new home we now have a golf course at the end of our street and a fitness club 2 minutes down the road. Yes we are glad that we decided to invest in this area.

We believe that all this will change if the proposed Wet Houses are built on Bowen rd and behind Quarterway school. We believe that our quality of life will drop. Having drug addicted persons living in this area who do not have to stop using, will increase crime. Since their incomes will be in neighborhood of $6-700. per month they will need to find additional $ elsewhere to support their habits. We can all guess what that will mean.

Our other concern is safety. We have a lot of seniors and school children in the area. They deserve to be protected. Persons with mental health issues and drug addictions are capable of doing many things to support their habit. It happens all the time. It is not reassuring to know that there will be 2 staff on hand 24/7. Persons with drug addictions will certainly get around that.

You cannot guarantee us that Wet houses in our area are not going to increase crime, but I can almost guarantee you that their presence will cause property values to drop and will likely contribute nothing to our neighborhood. **We are totally against Wet Houses being built in our area!**

Eileen Bengston and Robert Johnson

Penny Masse

From: Maureen Armour [maureen_armour@hotmail.com]
Sent: Wednesday, April 20, 2011 3:52 PM
To: Public Hearing
Subject: Re: Bylaw No. 4000.506 Bowen Road Housing

Dear Concerned Parties,

I am certainly in favour of housing for the homeless and dry housing.
I remain less certain about wet housing.

However, I am certain that I do not support "wet housing" in close proximity to any school.

So, I have a few questions that I hope you can answer.

Why does the site have to be close to a school?

Do we have any guarantees that the use of this housing will not change in the future?

Will all of the residents of this housing be from Nanaimo?

Have sufficient funds been allocated for detox and rehabilitation services, as well as mental health services?

Will the residents be employed within a specific time frame – say two years?

Is the City of Nanaimo going to increase manpower – to police the neighbourhood, and to have the school yard and nearby area searched on a daily basis until it's proven to be as safe as expected.

Are you certain that the majority of Nanaimo residents want to have "wet housing" in our communities at all; for any amount of money?

Why not have a refendum to decide the issue?

I hope to hear from you.

Sincerely,
Maureen Armour
5955 Metral Drive
Nanaimo, BC
V9T 2L5

Penny Masse

From: michelle near [mooch9@hotmail.com]
Sent: Wednesday, April 20, 2011 3:08 PM
To: Public Hearing
Subject: Wet Housing

RE: Wet housing

My name is Michelle Near, I live at 5955 Metral Dr. and I am opposed to wet housing.

I attended the meeting last week and am unable to attend this week due to illness. I agree with all those who spoke last week. How as a parent am I to teach my children what not to do , when our city and government give sanction and housing to those breaking the very laws we try to teach our children to abide? I am not opposed to helping the homeless or even the mentally ill. I am opposed to saying to our children, if you mess up and make wrong decisions it's okay, we'll house you and give you a safe environment to continue your illegal activities with no reprucussions.

If helping people is really the purpose, make it a dry house with no sanctions towards illegal activities. Send the right message to our children. Thank you

Penny Masse

From: [redacted]
Sent: Wednesday, April 20, 2011 1:31 PM
To: Public Hearing
Subject: Letter of concern about Bowen Road wet housing

To the members of Nanaimo City Council,

[redacted] For privacy reasons, I request you do not include my address or location on your website or any other materials released to the public. I'm writing to you as a concerned neighbour of the low-barrier housing project (or "wet housing" as it is commonly being referred to), slated to be built on Bowen Rd. I appreciate the fact that the council has made this plan based on good intentions and concur that we must address homelessness and addiction problems in our community. However, I am in opposition to the placement and density of this project as I feel it will negatively affect the residents, students, and property in the neighbourhood.

I was born and raised in Nanaimo. I have a Bachelor of Arts from Vancouver Island University and am a current full time MA student attending Royal Roads University (primarily via correspondence). I work full time for a financial institution in the city. My husband is a current part time student of Vancouver Island University in a diploma program and he works full time in the construction supply industry in the city. We both volunteer for non-profit organizations in the community. We are homeowners and concerned citizens. As such, we are deeply invested in this city and this neighbourhood, both personally and professionally.

I know you've received many letters about this and heard many people speak to it, so I'll keep my key points brief.

My primary concern about the location of this wet housing is, as you are aware from the large public outcry, the safety of the children of Quarterway Elementary. While I do not have children myself, I sympathize with the parents who do. I can't imagine the increased stress and emotion those families must be feeling over this issue. There is an obvious safety concern recognized by parents and the school board associated with this wet housing. Drug use is intrinsically linked with crime against property and people because addicts will go to any length to feed their addiction, thus causing the safety risk. Therefore, it is logical to be concerned when one considers that between 70 – 80 previously homeless people with addiction problems are being moved into high density housing projects in the middle of a working class residential area. The increased safety risk to people and property not only applies to Quarterway Elementary students, but also to residents of the entire Quarterway area as well as users of Bowen Park and Buttertubs Marsh, who come from various other areas of the city. Does council not recognize this increased safety risk?

There has also been commentary about property value decreasing, which I can speak to because of my first hand experience. My husband and I scrimped and saved our money to buy our first home, a townhouse in the Twelve Oaks complex, kiddy corner from the proposed wet housing project. We put our townhouse for sale in early February with the hope of selling it and purchasing a detached house with a yard so we can start a family in the coming years. This was before the official announcement of this housing project. Our realtor did the market research and suggested our previous listing price, believing it to be very reasonable. We saw a great deal of interest right away with several people coming for second viewings. However, this came to a grinding halt when the official announcement about the wet housing project came out and the protests began. Since then, we have dropped our price by $10,000.00 and are

still receiving no interest. Our realtor has advised us that the Quarterway area has a stigma attached to it due to plan to build this wet housing. She advised us that realtors and potential buyers are currently perceiving the area as one that will soon be ghettoized. While this evidence may be anecdotal, it is logical. Who wants to buy a house a block away from an elementary school where parents and students are (rightfully so) protesting the "drug house" that is slated to be built in the area?

This has lead us, members of Nanaimo's working class, to feel stuck and desperate. We have worked so hard to get where we are today. We cannot afford to lower our price any more. We're saddled with student debt. We have no interest in being landlords, nor can we afford this option. We, like many others, have been struggling through the recession and all we have is the value of our home, which is clearly being affected by your decision to build wet housing in our neighbourhood. Truly, this has left us feeling as though we're being smacked across the face by the city.

The fact that many people in the neighbourhood have similar stories to ours is likely the reason council was met with such emotional opposition at the April 14th meeting. A lot of the speakers may not have come across as rational, but I hope this did not cause you to discount their voices. This neighbourhood has a lot at stake so emotions are running high. This decision is affecting people's families, community, property values, and sense of safety.

I do believe that we need to care for all members of our society, despite their mental or physical diseases and addictions. However, I believe the proposed low-barrier housing project on Bowen Road puts the needs of a few over the needs of an entire neighbourhood. Building the two wet houses in this neighbourhood will be a large blow to working-class people trying to forge a sense of community and a good life for their families.

I'm not an expert about homelessness and addiction issues. But what you are asking, or rather demanding, is that our neighborhood assume the risks of this wet housing while providing no assurances about the safety of the residents, students, and property in the area. And you can't very well do this because drug use is inextricably linked with crime in various forms.

I implore you to seek out another solution. Perhaps another location that is not likely to interfere with an elementary school, two public parks, and one that is not located directly across from a liquor store. Perhaps smaller facilities of a lower density more evenly distributed throughout the entirety of Nanaimo. Perhaps dry housing complexes. Or perhaps other solutions that have not yet been explored.

I don't wish to see mini-ghettos pop up throughout Nanaimo due to high density wet housing like the one proposed on Bowen Road. This project is not worth the risk. The public outcry this decision has caused behooves you to work with the citizens of Nanaimo to find solutions that will work for *all* members of the community.

I thank you for your consideration.

Respectfully,

[redacted]

Penny Masse

From: Balbir Parmar [ballyparmar@gmail.com]
Sent: Tuesday, April 19, 2011 6:29 PM
To: Public Hearing
Subject: NO TO WET HOUSING

To whom it may concern

Hello it's me again. I live at 4-1612 Bowen Road. I wrote to you last week April 14th regarding the Wet Housing Project. I heard and saw there was another protest in front of Quarterway School this morning. I received another Public hearing notice for tomorrow evening April 20th.

Once again I cannot attend. My son has ADHD as well as other medical conditions that still need to be assessed.
I want my children to live in a community that is safe. If you go through with this project as planned. I will move as well
as many other residents. Parents will end up removing their children from the school.

The children might see them shooting up on the school grounds,find dirty needles, get pricked by a needle. They might even be forced and have drugs pushed on them. Emtpy alcoholic beverages. the list could go on.

Who will be responsible for the safety of the children.

It is not fair that the School District has to take responsibilty to clean and comb the grounds. To Have the Teachers and supervisers
to watch the grounds so strangers do not confront the children and to remove them from the grounds. Their job is to teach the children. To protect
the children and keep them safe. If you do build there it would be fair and the right thing to do is for you to have security patrol the school
24hours a day 7 days a week and clean the school grounds and take that load off of the School and the School District.

The Children should not be exposed to that kind of environment. No one should.

NO WET HOUSING SHOULD BE BUILT 100-200 METERS FROM ANY SCHOOL.

IT WOULD PLEASE EVERYONE AND GIVE EVERYONE PEACE OF MIND IF YOU BUILD FARTHER
AWAY FROM ANY SCHOOL. I BELIEVE IT IS 500 METERS THAT IS BEING REQUESTED.

Thankyou for taking the time to listen to our concerns and could you please take them into consideration.

Sincerely

Balbir Parmar.

Penny Masse

From: Webmaster
Sent: Tuesday, April 19, 2011 7:31 PM
To: Public Hearing
Cc: webmaster@nanaimo.ca
Subject: Send a Submission Online

Tracy Zandee has sent a Public Hearing Submission Online.
Address: 1665 Creekside Drive
Bylaw Number or Subject Property Address to Which they Are Addressing Your Comments: 4000.506
Comments: Dear Mayor Ruttan and Councillors,

I am horrifically offended and disgusted by the prospects of a wet housing project in my neighborhood. I have two young children and have grave concerns about the abilities of the 24th Council with this outstanding bylaw.

A school area should be considered a "sensitive area" when considering a wet housing project, period.

I took particular offense to Councillor Fred Pattje's question on March 28th, 2011 when he asked "...where all this fear is coming from?" after Ms. Cathy Manson spoke to the above noted bylaw. Our "fear" Mr. Pattje is at the prospect of exposing innocent children to these developments! Perhaps Mr. Pattje should review Cathy Manson's presentation and her heartfelt concerns..

PLEASE STOP WET HOUSING PROJECTS!!!! - BYLAW 4000-506

Tracy Zandee

Penny Masse

From: necragg@shaw.ca
Sent: Monday, April 18, 2011 5:29 PM
To: Public Hearing
Subject: Rezoning of 1406 Bowen Road

I oppose this rezoning bylaw of 1406 Bowen Road. There is enough supportive housing already in this area and I don';t think it is fair for the people who live here to be expected to absorb any more. It will turn a good neighborhood into a bad neighborhood. It is also too close to Quarterway Elementary School, How can you justify putting two supportive housing locations on either side of an elementary school? It appears to be a total disregard for the children in this school along with their families.

Norene Cragg
Morey Road

Penny Masse

From: brad furlan [furley427@gmail.com]
Sent: Tuesday, April 19, 2011 9:08 AM
To: Public Hearing
Subject: BYLAW NO. 4000.506

this is in regards of bylaw no 4000.506 And i am in favor of this development and it should be allowed

yours truly Brad furlan

Penny Masse

From: David Robinson [David.Robinson@viu.ca]
Sent: Monday, April 18, 2011 12:34 PM
To: Public Hearing
Cc: Ev Schmidt
Subject: Support for BYLAW NO. 4000.506

To whom this may concern:

I wish to express strong support for the proposed **BYLAW NO. 4000.506.** This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Corridor Zone (C-31) in order to facilitate construction of a supportive housing development. The Public Hearing will be held on Wednesday, **2011-APR-20** at **1900 hours.**

We need everyone in Nanaimo, regardless of their addiction or their income level, to have a roof over their head. Once people have a stable home-place, then they can then start to make choices about their lifestyles. People who are forced to live on the street, or in doorways or in our city parks, will never be fully capable of making such changes in their lives.

Can you please acknowledge receipt of this email.

Many thanks

Dave Robinson

David W. Robinson, PhD

Vancouver Island University

Faculty of Management
Department of Tourism Management
Nanaimo
BC, Canada V9R 5S5

Tel: 250-753-3245 ext. 2491

Penny Masse

From: Marilyn Smith
Sent: Monday, April 18, 2011 9:03 AM
To: Penny Masse
Subject: FW: Rezoning Nanaimo Hospital Area Wet Housing

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Colby Althouse [mailto:colby.marie.althouse@gmail.com]
Sent: Friday, April 15, 2011 11:32 PM
To: ron.cantelon.mla@leg.bc.ca; Bill Bestwick; rich.coleman.mla@leg.bc.ca; christy@christyclark.ca; Ted Greves; Mayor John Ruttan; Merv Unger; Loyd Sherry; Fred Pattje; leonard.krog.mla@leg.bc.ca; nanaimo@jameslunneymp.ca; ottawa@jameslunneymp.ca; Bill Holdom; Diana Johnstone; Jim Kipp
Cc: hanananaimo@gmail.com
Subject: Rezoning Nanaimo Hospital Area Wet Housing

Hello Ms Clarke, Mr Coleman and Mr Krog,

I grew up in Nanaimo on Townsite Road till I was 17 years old. I had great memories living in my family home on the corner of Townsite and Girvin Road, however a few of those memories have been tainted due to those intoxicated souls walking to and from Bowen Park. I remember waking up one summer night when my mum quietly crept into my room to close my window. I remember it was roasting hot and because we had no air conditioning closing the window was the last thing that was going to help me fall back to sleep. I asked my mum to keep the window open for the breeze to enter my room, but she insisted she closed it... she told me I would catch a chill. After she tucked me in and left the room I then realized why she really closed my window. "Shut up *itch*" 'Smack' 'Smack' was what I heard. A drug dealer was outside on the road standing underneath the street light which happen to be right outside my window. I got up and looked out and he was getting his payment from the local Townsite Hooker. She was wearing high black boots, short black shirt, a red tank top with her mid-drift exposed and as she wiped the blood from her lip he took one more swing just to show her who was boss.

This is a memory I would love to erase from my mind, but I can't, I watched it happen, I understood at 10 years old what was going on. Imagine that a 10 year old understanding she was paying her pimp and receiving heroine to feed her addiction.

Do you want other children to have this memory too? This is what will happen if Nanaimo allows these wet houses to be built in mass units. There is no help for these people to stop there addictions, there are no rules in the building and it just so happens its right down the road from a meth clinic and the Bowen location is right across a pub. Imagine that... alcoholics living right outside a pub, how convenient for them.

At age 25 I purchased a home on Honeysuckle Terrace thinking I had purchased in a great neighbourhood that was far enough away from any city park where delinquents congregate. Only 2 months after moving in I hear about these wet housing going in. So much for me thinking I was buying a home where I thought I was going to be able to raise my children with out having to deal with them incurring disturbing memories that I had encountered.

I sincerely ask to reconsider the location of the wet houses and to not put 30 or more alcoholics and drug users together in a party house. I hope the meeting next week will be eventful as Nanaimo has got to stop promoting bad habits. Moving them away from your precious Conference Centre and Cruise ship dock will not make Nanaimo a better place... it will just make bitter citizens. Please re-think the Wet Housing.

Colby Althouse
Hospital Area Home Owner.

Penny Masse

From: Marilyn Smith
Sent: Monday, April 18, 2011 9:00 AM
To: Penny Masse
Subject: FW: What if "wet housing"goes awry April 14 and reply April 16

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Gordon Youngman [mailto:gordonay@telus.net]
Sent: Saturday, April 16, 2011 10:31 AM
To: Mayor&Council
Subject: Fw: What if "wet housing"goes awry April 14 and reply April 16

----- Original Message -----
From: Gordon Youngman
To: "Nanaimo Daily News"
Sent: Saturday, April 16, 2011 10:23 AM
Subject: What if "wet housing"goes awry April 14 and reply April 16

What if "wet housing" goes awry" April 14, 2011

The example of Vancouver's HEAT program was used but the writer only presented one side. If you had researched the site of the program, you would see the process the City went through in the way of consultation prior to closing one of the shelters. Should you wish to read further you can find all the information on the City of Vancouver's Interim Housing Strategy site. The process was done in a civil and respectful manner and this should be occurring in Nanaimo.

Two of the shelters opened were in the False Creek North area. The Granville Shelter opened in December 2008 under the Granville Bridge. The Howe Shelter followed in February. In response to the high demand for shelters in that part of the city, and the increasing number of turn-aways from the Granville Shelter, a second shelter on Howe Street between Pacific Boulevard and Beach Avenue opened in February. Each shelter had space for 38 people. In response to community concerns the Granville Shelter closed on July 1, 2009.

Shelter occupants are largely street youth who have suffered sexual, physical and emotional abuse and are living with mental health and addiction issues that cannot be treated while they are living on the street. Evidence clearly shows that ending street homelessness through the provision of housing significantly reduces costs to the public health, justice and social services sectors.

Coinciding with the onset of warmer weather which brought people outside, the City began receiving complaints about the shelters in late April 2009.

The City received e-mail complaints from 65 individuals. A community forum was held where neighbours shared their concerns with the City and shelter operators.

Through e-mails, letters, telephone calls and the community forum, the City heard the concerns. The City and its partners, in turn, took the necessary steps to decrease impacts to the neighbourhood.

The City believes these steps greatly improved the ability of the Howe Shelter to integrate into the neighbourhood.

Gordon Youngman, MBA, MPH

411-30 Cavan Street, Nanaimo, BC, V9R 6K3

250-754-3750 gordonay@telus.net

George Hanson, M.Sc.
198 Garner Crescent
Nanaimo, BC
V9R 2A6

April 7, 2011

Mayor and Council
City of Nanaimo
455 Wallace St.
Nanaimo, BC
V9R 5J6

Re: Public Hearing for Low-Barrier Housing

Mayor and Council:

This letter is to let you know that you have my support to continue on the path to provide low-barrier housing in our community consistent with the strategy set out by the Safer Nanaimo initiative of 2006.

I appreciate that some people living in the immediate vicinity of the chosen building sites have concerns. I also know that there is wide public support for this program. The over-arching strategy is to help those in dire need of housing while at the same time reducing crime directly related to the homelessness of people who have singular or multiple problems of drug addiction and mental health.

I certainly don't need to tell you that the political challenge is that while most agree with and support the program, no one wants it located near them! The irony is that it already IS near them. The problems of homelessness, drug addiction and mental health are community wide and present in every neighbourhood. This isn't about bringing problem people into the neighbourhood. It's about recognizing that the problems already exist in every neighbourhood and providing shelter and services in response.

In the court of public opinion, there probably is no location for low-barrier housing within the City limits that would be enthusiastically embraced by the surrounding neighbourhood. For one reason or another, no matter where such housing is proposed, some will think it too close to something. The political reality of neighbourhood opposition cannot be avoided by searching for new sites. The expenditure of immeasurably more time and resources to identify, obtain and rezone other sites which will end up every bit as contentious as the existing sites, would accomplish absolutely nothing and the City would lose the hard won funding in the process. Exactly how far away is far enough, after all?

This housing, as proposed, needs to land in locations throughout the City with reasonable access to neighbourhood services and public transportation. There's no such thing as a 'perfect' location where no one will be concerned, and the sites already chosen are as good as it is ever going to get.

A fundamental tenant of the award-winning Safer Nanaimo Strategy is that for the overall health of the community, social services, health services and social housing of all descriptions should be disbursed throughout the community to ensure ease of accessibility while specifically not concentrating services and facilities in any one part of town. Some have been complaining that the neighbourhoods now slated to receive social housing were not party to the Safer Nanaimo process. What these people may not understand is that the Safer Nanaimo initiative started out as the Safer Downtown initiative and because early success showed that the solutions identified to address issues in our downtown had relevance for our entire community, the committee mandate was expanded. Specific neighbourhoods were not included or consulted by Safer Nanaimo because the committee was not involved in the identification of potential sites. The committee recommended to City Council that housing and services be located accessibly throughout the community and not concentrated in any one area. Otherwise, site identification and community consultation has since been the responsibility of City staff—for which they are receiving criticism from affected neighbourhoods.

When our downtown was essentially abandoned in the 1970s and 1980s, it quickly became the repository for an over-concentration of the City's social ills. Many of those ills did not originate downtown—they originated in troubled suburban homes. These people, suffering from drug addiction and/or mental illness have simply sought refuge wherever they could. Thanks to a tremendous amount of professional and volunteer work and collaborative dedication of City Bylaws, RCMP, health and social agencies, business community, federal and provincial government resources, since about 2004, this over-concentration has been disbursed, order has been restored, and services for those in need have improved. Our downtown, now out from under this unsustainable social load, has begun to flourish. The low-barrier housing initiative is a critical component to on-going and long-term success of the Safer Nanaimo initiative and must be seen through to completion if our City is continue on its path towards greater and greater appeal as an investment and lifestyle destination. It has never been about off-loading downtown problems onto other areas of town. It has been about improving conditions for people in need and about bringing balance to our community.

My wife and I are raising two school-aged children in our home near Wakesiah and Bowen Road not very far from the proposed Quarterway site. Our neighbourhood, similar to most neighbourhoods, is not immune to periodic drug dealing, thievery, vandalism, and vagrancy—all side effects of the social ills which this housing is intended to mitigate. We previously lived in the Townsite/Newcastle area where we experienced the same scenario. We also own property in the Old City—same thing. If any of us have been paying attention, we have all seen evidence or at least heard that the social problems associated with mental health and drug addiction occur everywhere in our City. No neighbourhood north, south, east or west, upscale or downscale is exempt from these social challenges.

Drug addiction and mental illness are societal and community problems requiring societal and community responses. In fact, the Safer Nanaimo initiative was specifically structured so as to generate complementary strategies for 'Enforcement' and 'Social Response'. In 2006, the most noteworthy breakthrough in this process was the mutual recognition and acceptance by enforcement and social response advocates that BOTH are appropriate and necessary. Thus far in this process, enforcement has played the primary role by defending troubled areas in our community and requiring a higher degree of legal compliance on our streets. For this work to have lasting effect, social response through provision of this needed housing must complete the circuit so that when people choose to begin making changes for the better, they have somewhere to go. Enforcement cannot 'keep pushing people to nowhere'.

Change is always hard for people to accept and it is understandable that people tend to fear the worst. And while there are never any guarantees in life, the data gathered from similar approaches in other jurisdictions seems to indicate that neighbourhood fears being voiced are unfounded. People who are no longer struggling for basic survival on an hour by hour, day by day basis tend to become more functional and less damaging to the rest of society.

Building all of this low-barrier housing, despite the opposition of a vocal minority with exaggerated fears about what it will mean to them, is essential to the long-term economic and social well-being of the City of Nanaimo. Council approval on this single question will be THE most important legacy for the 2008-2011 term of office.

I sincerely encourage you to vote in favour of total implementation of the housing plan.

Thank you.

George Hanson, M.Sc.

Penny Masse

From: Marilyn Smith
Sent: Monday, April 18, 2011 8:54 AM
To: Penny Masse
Subject: FW: Nanaimo Wet House is unacceptable.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Tyler White [mailto:tylerleewhite@gmail.com]
Sent: Sunday, April 17, 2011 3:27 AM
To: Mayor&Council
Cc: leonard.krog.mla@leg.bc.ca
Subject: Nanaimo Wet House is unacceptable.

Hello my name is Tyler White. My girlfriend and I own 1439 White St.
I would like to start off by saying that I am more than disappointed in all of you. Your responses to the concerns brought forward by our neighborhood have been less than satisfactory. You are supposedly representing me and the other people who actually live directly in this area. (In our case right behind said building sight.) I was not contacted at any time officially by mail or otherwise as to what was going on. It seems as though you've just decided that since you have the funding you can spend it however you want! You are all elected officials and my money pays you to care about my opinion even if you don't. The attitude which you have displayed I find less than professional. This isn't about wanting to help people in need with addictions.(which a wet house won't do anyways) This is about egos, money and whatever agendas you as individuals are trying to impose on this town.

We are a younger couple just getting established. Buying this house 4 years ago seemed as though it would be a good opportunity to get ahead and build some equity. We've put a lot of money into needed repairs and now we couldn't even sell it! Since the truth came out that it was actually going to be a wethouse there have been no sales on our street! So how do we recover this loss? I pay taxes and put you in your precious city council seats! How do I recover our loss!? If this goes through it won't boost the surrounding area it will plague it! And whatever equity in our home we have left will be gone! This town must refuse this and find a better way! I demand that you find a positive solution that will benefit the further development of this area. The retail locations locally on bowen road are run down. We need to attract investors to make this area better. Then maybe we can attract more business which will lead to a better neighborhood and environment for everyone. We can help people as well, but help isn't bundling them up together in 35-70 unit buildings with no programs in place. Specially given the location across from the pub and a block down and across from a school!? What are you doing Nanaimo!? This is UNACCEPTABLE.

Penny Masse

From: Marilyn Smith
Sent: Friday, April 15, 2011 11:12 AM
To: Penny Masse
Subject: FW: Public rezoning hearing

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Amie Alexis [mailto:amiealexis@gmail.com]
Sent: Thursday, April 14, 2011 8:41 PM
To: Mayor&Council
Subject: Public rezoning hearing

I apologise for not attending this public meeting. I would have liked to have been there, but as a VIU student, I have a good deal of extra homework now that my school is back in session. I am also still drained from stresses due to the strike and did not consider the antics of H.A.N.A. to be the best thing for my emotional state at this time.

I remain in support of the low barrier housing projects, I want my city to be a better city for all residents, not just those with stable incomes and the 'worthy poor'. Helping those of us stuck on the lowest end of society has flowing benefits for all residents. I live on Pryde Avenue. Extremely close to two of the proposed low barrier housing units. I would be lying if I said it would take some getting used to, however, I realise that drug addicts are not evil, nor are they out to get me or my family. I value the benefit to our city should we start taking care of those that need it most.

I am still in support and will remain so.

Amie Gravell,

Penny Masse

From: Marilyn Smith
Sent: Friday, April 15, 2011 11:12 AM
To: Penny Masse
Subject: FW: Disrespectful

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Denise Goldsack [mailto:goldsack@shaw.ca]
Sent: Thursday, April 14, 2011 11:33 PM
To: Ted Greves; Mayor John Ruttan; Merv Unger; Loyd Sherry; Fred Pattje; Leonard Krog; James Lunney 1; James Lunney 2; Ron Cantelon; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; John Horn; Al Kenning; Andrew Tucker
Subject: Disrespectful

Ladies and Gentlemen

How disrespectful can you get of our neighbourhood. You made us sit through 10 rezoning applications for **two and half hours** with little kids. More power plays from staff and council. Do you know how many people paid for baby sitters, rearranged their lives to come to that meeting and then you didn't even listen to everyone.

We all knew and so did you that it was a contentious issue and it should have been booked separately from the beginning. We'll see you Wed, because we are far from done!

Mr Greves are you starting to understand that the area you live in is very unhappy.

Denise Goldsack

Penny Masse

From: Marilyn Smith
Sent: Friday, April 15, 2011 2:29 PM
To: Penny Masse
Subject: FW: Low Barrier "Wet Housing"

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Roberta Bradford [mailto:myboobah@gmail.com]
Sent: Friday, April 15, 2011 1:48 PM
To: Mayor John Ruttan
Subject: Low Barrier "Wet Housing"

Low Barrier "Wet Housing"

My name is Roberta "Bobbi" Bradford and I and my husband live next to the proposed project at the corner of Dufferin & Boundary Rd.

Mr. Mayor, Councilmen and others who are addressed in this letter; as much as you all are very eager & itching to spend the $35+M on the Low Barrier Housing Projects for the Homeless; have you ever stepped back and really accurately defined the word "homeless"? To me, and probably to many others, it means those men and women, who have children, who are out of work, can't find a job, can't pay the rent or mortgage, and are left to live out of their car, if they have one, or are left to seek shelter from the City. There are also women, who can not take their abusive home life anymore and are forced to flee from their abusive spouse. This is what I define as "homeless" -- not ungrateful, unappreciative drunks, druggies and mentally ill, who are blissfully living in their own "la-la land in their minds"! These are not citizens who are asking for help!, nor are they citizens who are trying to better themselves! These are wandering, transient folk, both young & old, who don't care where they flop their bodies, as long as it's warm for the night and they and their belongings are safe from theft and vandalism. This what they truly care about!, plus where the next dollars for a bottle or next drug "shoot-up is coming from -- this is their daily lives! They are not concerned what king of "roof over their heads" they have, just as long as it is dry and warm for the night! So why the need to build brand new quarters for people like this?, who intellectually can only fathom "warm & dry"?! What is wrong with using what we already have?!; like our old and unused boarded-up schools that will cost the City very little for basic up-grades in comparison to a brand new build. Granted!, you won't get any Prov. Grants!, to do this work, but it would solve the problem for a warm roof over their heads; showers & sinks to get clean and even kitchen facilities in some! This makes more sense for the best use of money -- no matter where it's coming from! Suggest this to the Prov. Gov.!

As for the truly "homeless" citizens of Nanaimo, who are down and out of luck ; then go ahead , with my blessing, to build at the corner of Dufferin & Boundary Rd. These kind of people won't consider vandalizing our cars on the street or parking lots looking for money; they won't be leaving condoms, injection needles and broken liquor bottles on the streets and sidewalks, nor will they be considering accosting our Seniors or our

young students at the Jr. & High schools for money or for kicks, and they won't be rowdy and loud till all hours of the night, and lastly, they won't make the residential value of our properties plummet either!

Give the housing to those who deserve a break Mr. Mayor and Councilmen!; not to people who will "milk the system" and who will laugh at your stupidity behind your back!, at providing such luxury for them.

Mrs. R. Bradford

--
Everyday is a good day when you smile !

Penny Masse

From: John Horn
Sent: Friday, April 15, 2011 3:24 PM
To: Penny Masse; Mayor&Council; Andrew Tucker; Jeremy Holm; Sheila Herrera; Bill Corsan
Subject: RE: BYLAW NO.4000.506
Attachments: 080514_Nanaimo_Media_Release.doc; Streets to Homes invitation.doc; Public Consultation.docx

Good afternoon Gerald and Shawna,
Thank you for comments and questions on this important topic, I'll try to answer your questions as best I can.
The Salvation Army does, as you note, provide a drop in centre for the homeless in their New Hope centre. The medical centre is something that VIHA would like to establish, but this is a long term goal that has not been yet realised. However the Balmoral hotel on Haliburton street has one floor devoted to the VIHA Homeless outreach team and a range of services are provided to the homeless there, including wound management and other health related services. Clients are able to come there and meet with support staff, this is done on an appointment basis not on a drop in basis.
I have attached for your reference a partial list of the opportunities for engagement in the broader issue of homelessness and the specific initiative which is the subject of the rezoning, as well as some invitations published in the newspaper to events that addressed the issue of housing the homeless in our community. My own sense of it is that there is a broad consensus in our community that the issue of homelessness needs to be addressed, and that provision of supported housing is an appropriate response.
This initiative is a part of a much broader spectrum of housing and services that address the needs of those living in poverty in our community, this particular component (supported housing) is distributed from one end of the city to the other; we also have food banks, for example, in almost every neighbourhood in our community and social service centres are a permitted use in almost every part of Nanaimo that is zoned for business use. I would note for clarification that the phrase "avoid sensitive locations such as schools" refers specifically to mobile services such a mobile needle exchange, and not to residential housing.
Each of the housing projects will have a Good Neighbour Agreement in place that provides a regular opportunity for local residents, business's and indeed anyone to meet with the building operator, city staff, RCMP and others to hold accountable the operating society with respect to any issues that arise from the building and its operation. This process is in place for many of the social services in our community; Salvation Army, Harris House, Balmoral hotel, 7-10 club.

I hope that provides you with the information you are seeking, please feel free to write again if you have further questions or comments.

Regards,

John Horn
Social Planner
Community Planning Section
City of Nanaimo
250-755-4483
CITY OF NANAIMO

From: Penny Masse
Sent: April 14, 2011 4:08 PM
To: Mayor&Council; Andrew Tucker; Jeremy Holm; Sheila Herrera; John Horn; Bill Corsan
Subject: FW: BYLAW NO.4000.506

From: S Dixon [mailto:shawnadixon@gmail.com]
Sent: Thursday, April 14, 2011 3:58 PM
To: Public Hearing
Subject: BYLAW NO.4000.506

To Whom it May Concern,

My spouse and I have several questions regarding the low-barrier housing projects the City of Nanaimo is undertaking as part of its *Response to Homelessness Action Plan.*

1) As part of the overall integrated strategy you identified the need for a drop-in centre (apart from the existing Salvation Army New Hope Centre) and a medical centre to aid in treatment of the various issues associated with homelessness. Where are these new centres and where can I find information on their usage and success? If they do not exist, why not?

2) In this same document, it was concluded that the city must 'facilitate community acceptance'. However, the first time most residents heard of the project was when they learned of the details of the projects. Even though this strategy has been in place for a significant period of time, the city has not done a good job involving the broader community in the planning process. Why were residents of this area not informed of the project before it got to the stage of re-zoning so they would have a legitimate sense of engagement with the process. (Please note: Action 1, Strategy 3 of this document is to: "Mobilize the community in its response to homelessness").

3) Also in Action 1, Strategy 5 states the plan is to: "Distribute housing and support services throughout the community". And yet, two of the five low barrier housing projects are within a few minutes walk of each other (Bowen and Townsite/ Dufferin). Statistically 40 percent of these housing projects are virtually neighbours. When you couple that with the identified issue of having 'Harm Reduction Programs and Services' "avoid sensitive locations such as schools" (pg. 22), it seems problematic to have these buildings so near Quarterway Elementary.

4) What are the public measures in place to track performance and accountability of these housing projects and the overall strategy? Note: this was a concern in the original 2008 *Response to Homelessness Action Plan* and in the Addendum to NWGH Call For Proposals, April 13, 2009.

Thank you very much for your time and consideration,
Gerald Morton and Shawna Dixon

Draft Media Release:
City of Nanaimo Harm Reduction and Housing First Action Plan

May 14th, 2008

An Open House is to be held on May 28th at the Bowen Park Activity Room from 4:00pm to 8:00pm to introduce a proposed *Harm Reduction and Housing First Action Plan* for the City of Nanaimo. The Action Plan has been commissioned by the City of Nanaimo.

In announcing the Open House Mayor Korpan stated, "*This is an opportunity for the community to view and provide input into a proposed plan for tackling homelessness in Nanaimo. Homelessness has become a very visible issue for the City over the last several years.*"

The Action Plan is the culmination of a series of City initiatives to address homelessness, including cooperation with the Downtown business community and neighbourhood groups and the formation of the Safer Nanaimo Working Group.

Research indicates that there are 150 to 300 homeless persons in Nanaimo although the numbers vary because of seasonality and transience relating to Nanaimo's role as a Hub City. The majority of homeless people have addiction issues with a smaller proportion experiencing mental illness.

Eight areas of action, to be undertaken over a five-year period, are proposed. The Action Plan proposes a *Housing First* approach designed to get homeless people into housing and then to assist them, where possible, to move towards self-reliance and independence.

Harm reduction measures are proposed to be integrated with housing initiatives to reduce the impacts of high risk behaviour, such as drug abuse, on the homeless and on the wider community.

The Action Plan proposes that 305 housing units to accommodate homeless people be funded over five years. This additional housing will be a mix of rent supplements in existing housing, acquisitions of rental housing and new construction. The Plan recommends that new housing developments be small in size and distributed across the City. The Action Plan will enable the City to seek funding from both the federal and provincial governments for the required housing.

Mayor Korpan said, "*Other communities like Portland have been able to reduce homelessness through concerted action. We can do the same by partnering with senior governments, the Vancouver Island Health Authority, non-profit service providers and the wider community. I encourage the public to come to the Open House and provide input into these proposals.*"

Nanaimo Working Group on Homelessness invites you to attend

"Streets to Homes"

Please join us on Thursday, October 16, 2008 from 7:30 – 8:30 pm in the Dodd Narrows Room (Vancouver Island Conference Centre – 101 Gordon Street).

There are ways of providing homes for the homeless and Toronto has found a way. Come and hear how we in Nanaimo can apply this model!

Iain de Jong – keynote speaker – is the Manager of the Streets to Homes Program in Toronto. He and his team are responsible for finding approximately 1,200 homes for Toronto's homeless since 2005.

The Streets to Homes program is nationally and internationally recognized as a best practice and is the recipient of numerous awards for both the substance and quality of the program in the areas of housing, health and public policy.

Iain has worked on housing and homelessness issues for the City of Toronto for the past seven years, and prior to that worked in the non-governmental, non-profit and private sector. In addition to Iain's work with the City of Toronto, he is a part-time faculty member in the Graduate Planning Program at York University, specializing in community planning and social policy.

Panel – Peter Birze, Diane Brennan, John Horn, Iain de Jong, and a neighbour of a social housing project

RSVP – Cheryl von Conruhds
Special Projects and Volunteer Officer
Nanaimo Region John Howard Society
250-754-1266 or jhsnan2@shawcable.com

HOMELESSNESS
PUBLIC (AND COUNCIL) ENGAGEMENT

Date	Action
Spring 2005, Fall 2005, Summer 2006, Fall 2007, Fall 2008	Nanaimo's working group on Homelessness, in partnership with City of Nanaimo conducts homeless 5 census's throughout Nanaimo, extensive media coverage and participation by interested citizens, Council members and MLA's. Each census result presented to Council in an open televised session.
April 2007	Nanaimo City Council strikes SAFER Nanaimo committee to respond to social issues, committee includes representation from neighbourhood associations, business community, RCMP, social service providers and various City of Nanaimo departments. Recommendations from SAFER, adopted in open Council, include provision of housing for the homeless.
September 22, 2008	Homeless Connect fair – Maffeo Sutton park – Nanaimo's working group on Homelessness
2007-Dec-17	City Council authorized City Spaces Consulting Ltd. to prepare a harm reduction and housing strategy for the City of Nanaimo.
2008-May 23	Press Release advising of open house at Bowen Park Activity Room on 2008-May-28 for public to view the City's 'Housing First and Harm Reduction Action Plan' completed by CitySpaces Consulting Ltd.
2008-May-23	Ad in Daily News advising of open house at Bowen Park Activity Room on 2008-May-28 for public to view the City's 'Housing First and Harm Reduction Action Plan' completed by CitySpaces Consulting Ltd..
2008-May-24	Article by Darrell Bellaart advising of open house at Bowen Park Activity Room on 2008-May-28 for public to view the City's 'Housing First and Harm Reduction Action Plan' completed by CitySpaces Consulting Ltd..
2008-May 24	Ad in Nanaimo Bulletin advising of open house at Bowen Park Activity Room on 2008-May-28 for public to view the City's 'Housing First and Harm Reduction Action Plan' completed by CitySpaces Consulting Ltd..
2008-May-27	Ad in Nanaimo Bulletin advising of open house at Bowen Park Activity Room on 2008-May-28 for public to view the City's 'Housing First and Harm Reduction Action Plan' completed by CitySpaces Consulting Ltd.
2008-Jul-14	City Council adopted the Housing First and Harm Reduction Action Plan as contained in 'Nanaimo's Response to Homelessness Action Plan.'
2008-Oct-16	Public presentation by Iain DeJong, Manager of the 'Streets to Homes' program in Toronto on how Nanaimo could apply the Housing First model.
2008-Nov-12	Memorandum of Understanding entered into by BC Housing and City of Nanaimo regarding the development of sites for supportive housing. Press release issued by Provincial and Municipal governments identifying proposed sites, story presented page 1 Daily News
2009-Apr-06	Announcement by the Honourable Rich Coleman that $14.95M would be invested into the Wesley Street and Tenth Street supportive housing projects by the Province.
2009-May-04	City Council received a Report regarding the Request for Expressions of

	Interest being issued by BC Housing to identify a non-profit society to manage the build-out and operation of the supportive housing project at 445 Wesley Street.
2009-Jun-23	Information Notice mailed to neighbours within the vicinity of the Wesley Street supportive housing project.
2009-Nov-23	City Council received a Report regarding the supportive housing project at 445 Wesley Street.
2010-Jan-11	City Council authorized the expenditure of $115,906 from the Housing Legacy Fund to provide relief for the Development Cost Charges associated with the Tillicum Lelum affordable housing project at 477 Tenth Street.
2010-Feb-09	'Supportive Housing in Nanaimo' overview document hand delivered to neighbours within the vicinity of the Wesley Street supportive housing project
2010-Mar-22	City Council received a Report pertaining to a Housing Agreement with the Salish Lelum Housing Society for the proposed affordable housing project at 477 Tenth Street.
2010-Apr-26	City Council received a Report regarding allocations from the Housing Legacy Fund for supportive housing projects.
2010-Jun-07	City Council received an update Report regarding the Wesley Street and Tenth Street Housing projects.
2010-Jun-12	Ad in Daily News advising of Public Meeting to be held in Townsite/Hospital Area (Nanaimo Alliance Church) on 2010-Jun-17 to discuss quality of life issues in that area.
2010-Jun-15	Press Release from BC Housing advising of the Honourable Rich Coleman's announcement that $36.5M will be invested into supportive housing projects at 1598 Townsite Road, 3515 Hillside Avenue, and 1402-1590 Bowen Road.
2010-Jun-15	Ad in Nanaimo Bulletin advising of Public Meeting to be held in Townsite/Hospital Area (Nanaimo Alliance Church) on 2010-Jun-17 to discuss quality of life issues in that area.
2010-Jun-17	Public Meeting held in Townsite/Hospital Area (Nanaimo Alliance Church) to discuss quality of life issues in that area. The proposed supportive housing project at 1598 Townsite Road was also discussed.
2010-Aug-16	City Council received an update Report regarding the MOU supportive housing projects.
2010-Sep-13	City Council received a Report regarding allocation from the Housing Legacy Fund to the 1500 Bowen Road supportive housing project.

Penny Masse

From: Jeremy Holm
Sent: Friday, April 15, 2011 3:36 PM
To: Mayor&Council
Cc: GENERAL MANAGERS; Andrew Tucker; Joan Harrison; Penny Masse; Sheila Herrera; John Horn
Subject: Advice on Communication Regarding 1406 Bowen Road - Bylaw 4000.506

As you are aware, last night's public hearing will resume 2011-Apr-20 in regards to the supportive housing rezoning. The City Solicitor advises that Council should not engage in communication with each other, or with members of the public on this issue in the interim. Such communication could jeopardize the fairness of the public hearing process.

The following response could be provided to members of the public wishing to engage Council on this issue:

"The Public Hearing regarding 1406 Bowen Road supportive housing rezoning (Bylaw 4000.506) will resume 2011-Apr-20 at 7:00 PM in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo. Written submissions should be directed to the City of Nanaimo, Community Safety & Development Division, 455 Wallace Street, Nanaimo, BC, V9R 5J6, or electronically at www.nanaimo.ca or to public.hearing@nanaimo.ca. Advanced submissions must be received no later than 4:00 PM 2011-Apr-20 to ensure their availability at the Public Hearing. Submissions can also be made at the Public Hearing. If you believe your interest in property is affected by this Bylaw, you are encouraged to provide a written submission and/or attend the public hearing."

A notice advising of the hearing has been placed on the City's website.

Jeremy Holm, MCIP
Manager of Current Planning,
City of Nanaimo
250-755-4402
jeremy.holm@nanaimo.ca
CITY OF NANAIMO
THE HARBOUR CITY

To: City of Nanaimo, Community Safety & Development Division
455 Wallace Street, Nanaimo, BC V9R 5J6.

Regarding: **BYLAW NO. 4000.506**

Purpose: To permit the use of land for a supportive housing development.
Location: 1406 Bowen Road

Submitted by: Jaye Macfarlane
1604 Venlaw Road, Nanaimo, V9S 1J4

CITY OF NANAIMO
THE HARBOUR CITY

NOTICE OF PUBLIC HEARING

2011-APR-14 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2011-APR-14**, commencing at **1900 hours (7:00 pm)** in the **Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC** to consider proposed amendments to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000."

1. BYLAW NO. 4000.506

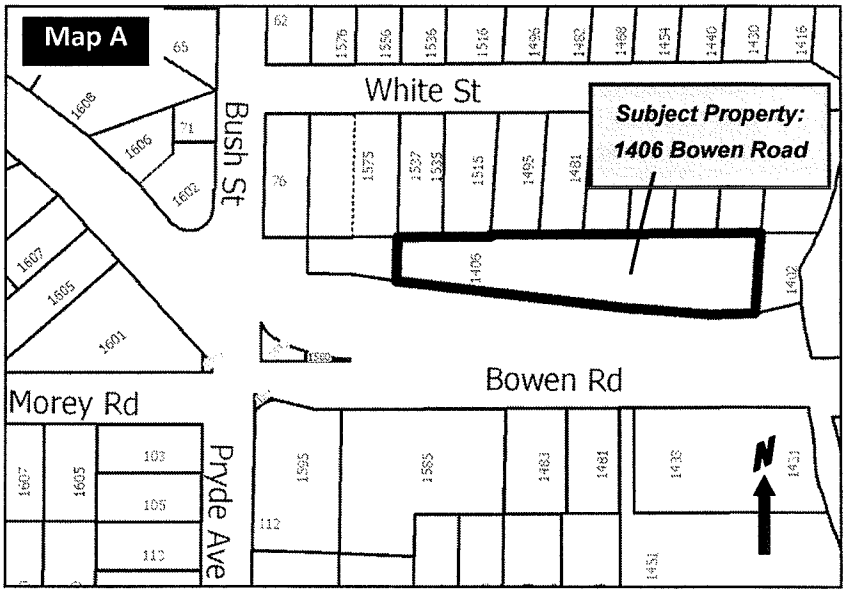
Purpose: **To permit the use of land for a supportive housing development.**

Location(s): 1406 Bowen Road

File No.: RA270

This bylaw, if adopted, will rezone the subject property from Single Family Residential Zone (RS-1) to Corridor Zone (C-31) in order to facilitate construction of a supportive housing development.

The subject property is legally described as LOT A, SUBURBAN LOTS 8, 9, 10, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7820, EXCEPT PART IN PLAN EPP8336 (1406 Bowen Road) and is shown on Map A.



The above bylaw, relevant staff reports, and other background information may be inspected from 2011-APR-01 to 2011-APR-14, between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays, in the offices of the Community Safety and Development Division, 238 Franklyn Street, Nanaimo, BC.

All persons who believe their interest in property is affected by the proposed bylaw shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within Bylaw No.4000.506 at the Public Hearing.

Please be advised that additional bylaws are scheduled for the April Public Hearing. The complete public hearing notice is available on the City's website and published in local newspapers.

Please note the following:

Written submissions may be sent to the City of Nanaimo, Community Safety & Development Division, 455 Wallace Street, Nanaimo, BC V9R 5J6.

Electronic submissions (email) should be sent to **public.hearing@nanaimo.ca,** or submitted online at **www.nanaimo.ca**. These submissions must be received no later than 4:00 pm, 2011-APR-14, to ensure their availability to Council at the public hearing.

Following the close of a public hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair public hearing process and provide a reasonable opportunity for people to respond.

- **Proposed plans for the above-noted application are available for viewing in the offices of the Community Safety and Development Division located at 238 Franklyn Street, Nanaimo, BC.**
- **For more information you can also contact Staff in the Community Safety & Development Division by calling (250) 755-4429, or by sending a fax to (250) 755-4439. City of Nanaimo website: www.nanaimo.ca**

This Notice is published in accordance with Section 892 of the Local Government Act. Notice Given by the Manager of Legislative Services.

Submission to Nanaimo City Council Public Hearing April 14, 2011

By Jaye Macfarlane
Venlaw Road, Nanaimo

City council; you will soon vote on whether to rezone Bowen Road for the purpose of wet housing. Most of you have indicated that you will support the rezoning despite the objections you've heard from the citizens of the Quarterway and Hospital areas and before you've even heard the people speak this evening.

You claim that there will be no discernable impact from having two wet houses in our neighbourhood. There will be no safety issues for children at the nearby school. No impact on the many seniors living in the area. No rise in crime or drop in property values. John Horn has assured me that you would not be proceeding with these projects if you thought they would "diminish the safety and freedom of movement throughout the neighbourhood[1]" and further stated that "residents of the housing will conduct themselves with the utmost decorum in the public realm[1]" and that it is the job of the non-profit societies running the buildings to ensure they do so.

From these comments I have to assume that Mr. Horn hasn't had a chance to get to know any crack addicts or meth heads. I've known a few and I don't want them for neighbours. There's a reason they're hard to house.

It's astonishing that, as RDN deputy board chairman, Mr. Holdom would support a 500-meter safety zone around schools because of potential health risks posed by cell towers saying, "the board is simply observing the precautionary principle[2]" and yet not support a similar safety zone for the children of Quarterway regarding drug use for the same reason.

Mr. Patrick Schnerch, an advocate for the addicted and mentally ill in Victoria, says of that city's homeless clean up efforts, "We all know 'wet' housing doesn't work. It just relocated downtown's problems to someone else's neighbourhood".[3]

He is very critical of these projects going in at the expense of the communities into which they are installed, saying, "Being stoned or drunk may cause complaints from neighbouring residents. Some of them have very little regard for their neighbours' wellbeing or safety. We have "wet" houses and units now, and this jeopardizes the neighbourhood's safety. There may be strange visitors all through the day and night causing disturbance... Property damage and vandalism is common for the respect for other people's property does not exist... The only difference is that they have a permanent address." [3]

Similar complaints from neighbours were registered in Vancouver regarding the H.E.A.T. Shelters. [4]

Injection drug users and crystal meth users are not going to accept an offer of support with their addiction controlling every moment of life.

Crystal Meth is more addictive than cocaine. Narconon, on their website, tell us of violent crime associated with increased meth use, "sexual assaults, armed robberies and burglaries are only a sampling of the crimes that are fueled by the use of Meth". [5]

Warmland House, in Duncan, although it's a damp house and not a wet house, has been held up to us as a model of supportive housing. But what really goes on there? What's it like to live in a building populated with drug addicts? Lin Halliday, a Warmland resident, gives us a clue when she tells us, in the Cowichan Valley Citizen, [6] "the atmosphere is disheartening, as drugs seem rampant in the apartments."

She goes on to say, "they feed each other in their addiction. Two days before Social Services Day, they front their dope. By Social Services Day they owe money to the dealer. Then they start again. The Saturday after Social Services Day you've got a lot of violent behaviours going on; aggressiveness because they are coming of the drug and now they have no money."

Ms. Halliday finds it "hard to control her own problems when it was going on all around her" and has a letter with more than 50 signatures of people that share her concerns.

When the so-called Denver Study was used by Vancouver city planners to convince people there that twelve new low-barrier housing sites would not negatively impact the area, one of the authors of that study, George C. Galster (Hillberry Professor of Urban Affairs) wrote the city's Mayor and Council to say that "assisted housing need not have adverse consequences on the nearby neighbourhood, but only if it is not done at too large a scale, with too large a concentration of assisted residents". [7]

"A much more sensible, conservative, scientifically proven approach would be to keep each site at 12 units of less." And, "the engagement and support of neighbouring communities is vital to the long-term success of supportive housing".

Because of their experience with City spin, some of the residents of Vancouver created the "Not in Anyone's Back Yard" website (NIABY.com), stating "We do not accept opinions from Mental Health and Addictions Experts or Politicians as evidence. Rather, NIABY expects the "experts", who are proposing large supportive housing or a community drug treatment facility in your neighbourhood, to provide conclusive evidence of effectiveness based on current scientific medical literature". [8]

Well-run facilities, John Horn tells me, have no impact on the surrounding area. My brother, who worked with Triage in Vancouver, tells me that supportive housing is only as good as the non-profit that is running it.

Unfortunately we don't have a non-profit selected yet for either the Bowen or Dufferin sites. Why not? **Because a request for proposal has not yet gone out**.

According to the schedule, item 27 in the Memorandum of Understanding (MOU)[9] between the city and Province the selection of the sponsors, service providers, and contractors for the sites are chosen after a potential site is identified, and BEFORE proceeding to rezoning.

This would have allowed the community greater input into the project and would have allowed us to scrutinize the service provider and ask the questions about staffing, staff qualifications, tenant mix and selection, visitor access, etcetera, that we can't get answered by the city.

Our concerns should be on the record with BC Housing (as per the M.O.U.).

HomeComing Community Choice (Toronto) says that governments do not just choose to put supportive housing in certain neighbourhoods; supportive housing providers, as independent non-profit corporations, buy or lease properties that suit them.

That might be true in Toronto, but that isn't what is happening here. The city has taken a different approach: choose the site based on what's in the inventory whether suitable or appropriate for supportive housing or not, and without input from any service provider that might be interested, and without consulting the public, REZONE IT, because once that's done there is no further need to consult the people and then you can seek a non-profit and do whatever you want without having to bother with any community objections.

This isn't leadership; it's dictatorship.

The mayor says that if they don't rezone for this site they will lose the 36.5M dollars offered by the Province, yet when I spoke to BC Housing on Tuesday (April 12) I was told that no funds have been committed. That comes after the rezoning, and supposedly after public input (according to the M.O.U.). So, what's going on? Why is the city not listening to the citizens that elected them to represent their interests?

There is nothing stopping the city from choosing a different location, or locations, in order to make these low barrier projects smaller, maybe more evenly placed around the city, to make them more acceptable to the areas that will host them.

You ask that all neighbourhoods in Nanaimo share the responsibility yet you've slated the Hospital and Quarterway areas for nearly half of all new proposed units and you want to put the "hardest to house" there; people with concurrent addictions and mental disorders. How is that sharing the responsibility?

I'll bet there are no plans for supportive housing units near city councilors' homes on Fairbanks or Fandell Streets in Departure Bay; nothing near Country Club Drive, nor Waterbury Road, even though I notice the city does own a vacant lot just a few blocks away on Icarus; and certainly nothing like this will ever come between the Mayor and his enjoyment of his property on Lantzville Road.

The mayor has said that if even a percentage of people get help then the facility will be a success. But what are his criteria?

If a handful of the addicted get off the street, and maybe even get sober, is that worth the destruction of a viable, sustainable, livable community? Is it worth any reductions in property value, property theft or damage, loss of businesses in the area, or freedom of movement of our children?

The answer is obvious! No. It isn't. You don't try to help someone at the expense their law-abiding, taxpaying neighbours, seniors, and children. That's just wrong.

REFERENCES

CITY OF NANAIMO
THE HARBOUR CITY
COMMUNITY SAFETY & DEVELOPMENT

2011-MAR-21

FILE: CIC00021

Jaye MacFarlane
1604 Venlaw Road
Nanaimo, BC V9S 1J4

Dear Ms. MacFarlane;

Subject: ***Supported Housing Project at 1406 Bowen Road***

Mayor John Ruttan has asked me to respond to your correspondence of 2011-FEB-28 regarding the proposed rezoning of 1406 Bowen Road for supportive housing. We wish to thank you for taking the time to write about this important issue. In your letter, you outline a number of concerns about the impact the provision of housing for the homeless will have on your quality of life. Mayor Ruttan, Council and staff appreciate that these are important considerations for you and your family, and would not be proceeding with these projects if we felt that they would diminish the safety and freedom of movement that you currently experience in your neighborhood.

The intent of our efforts is to eliminate homelessness to make our community safer and more livable. As such, these projects (which are aimed at ending homelessness in Nanaimo) have been developed in partnership with the RCMP, Vancouver Island Health Authority, Provincial and Federal governments, and the non-profit societies who service a range of needs in the community. The City of Nanaimo has insisted throughout this process that each housing project be adequately staffed so there will be no impact on the surrounding neighborhood. We have made clear our expectations that the residents of these supportive housing projects conduct themselves with the utmost decorum in the public realm and the job of the non-profit societies operating these buildings is to ensure they do so. This approach has been used by many communities across Canada and has been proven successful.

These buildings will look, feel and act like any other apartment building in our community. Our experiences have shown that well-run facilities have no impact on the surrounding area and in many cases, make an active contribution to the area in which they are located. For example, there is a health clinic located approximately 100 feet from City hall that, amongst other functions, provides clean needles to intravenous drug users. It operates quietly, cleanly and safely from an attractive heritage home and it is a pretty safe bet that most people don't know that it exists. No complaints have been received from the neighbors in the two years it has been operating from that location.

As you may be aware, these supported housing projects are being developed across Nanaimo. There will be one located on Wesley Street (across the street from the Mayor's office at City Hall), which will be identical in size and composition to the Bowen Road project. In this particular initiative, housing will be built in the South End, Downtown, Central Nanaimo, Country Club and the North End. There are many people in Nanaimo that would benefit from subsidized housing, as you mention in your letter. The Province, for example, makes available a financial subsidy for low-income families which allow them to rent anywhere they choose; there are hundreds of others in our community who receive a similar subsidy. In terms of purpose-built affordable housing, it is the intent of The City of Nanaimo going forward to continue developing affordable housing in partnership with the Province of British Columbia. In doing so, we continue to ask that all the neighborhoods in our community share the responsibility.

Regards,

John Horn, Social Planner
City of Nanaimo
250-755-4483

G:\CommPlan\Social\Affordable Hsg\Housing 1st Harm Reduction Strategy_1406 Bowen Road

RDN rejects proposed cell tower site

Rita Feschuk and her grandchildren Finn, 4, left, and Noah, 7, were among nearly 100 residents who attended the Regional District of Nanaimo's Tuesday board meeting to protest the proposed Telus cell tower site at the Greater Nanaimo Pollution Control Centre. Residents wanted the cell tower to be at least 500 metres away from Hammond Bay Elementary School. Directors later voted in favour of that suggestion.

By **Rachel Stern - Nanaimo News Bulletin**
Published: **February 23, 2011 5:00 PM**

A proposed cell tower at the regional district's Greater Nanaimo Pollution Control Centre won't go ahead.

Regional District of Nanaimo directors instructed staff Tuesday to inform Telus the RDN would not consider any site within 500 metres of a school. The rejected site is near Hammond Bay Elementary School.

The decision stunned Sigi Wolff, who earlier in the meeting made a presentation calling for a 500-metre safety zone around schools.

"It's pretty fantastic. They made the right decision. I couldn't be happier," Wolff said. "A certain distance from schools is prudent and very achievable."

Wolff said Canada's Safety Code 6, which governs radio frequencies, is inadequate and research leaves many unanswered questions about the long-term health effects of cellular radiation.

Health Canada created radio frequency safety guidelines to govern exposure levels in 1979. It states that if exposures remain below the guides, there is no danger.
Tuesday's meeting attracted nearly 100 residents, many of them forced to stand outside to listen to the discussion.
Bill Holdom, RDN deputy board chairman, said he was a bit surprised the issue caused so much concern.
Holdom said initially, he believed the issue revolved around the potential for obstructed views, but as more people contacted the RDN, it became clear there are many health concerns.
"The board is simply observing the precautionary principle," said Holdom about the decision.
There are other cell towers in the Nanaimo area that didn't met the same opposition, Holdom noted, including one near the RDN offices.
Shawn Hall, Telus spokesman, said the company respects the decision, but added there is a lot of misinformation about cell towers and people should get information from Health Canada.
"There is a lot of scary and incorrect information," he said. "Canada has one of the most stringent and conservative regulations on radio emissions in the world."
Telus is exploring options for other sites in the Hammond Bay area that would fill in a coverage gap.
When a site is chosen, the company plans to hold information meetings to discuss the site with residents.
Hall said the tower is a $500,000 to $2 million investment, and the agreement with the RDN would have paid $24,500 to the district annually.
Kurt Feschuk, whose son attends the Hammond Bay Elementary School, said this isn't the last people will hear on the issue.
"It's opened up a whole new can of worms," he said. "On a small note, I am happy that it won't be next to the school, but the issue isn't solved yet."
Feschuk is worried Telus will now try to find an alternative site that will still affect people's homes.
His wife, Astrid, said she wants a bylaw prohibiting cell towers within 500 metres of residences.
"It's still going to be a bit of a fight and an ongoing battle," she said.
Holdom said any bylaw governing cell phone tower distances from schools and residential areas would need to be created and adopted by the City of Nanaimo.

http://www.bclocalnews.com/vancouver_island_central/nanaimonewsbulletin/news/116760609.html

RDN says "NO" cell towers near schools in Hammond Bay

Photo: Nanaimo News Bulletin article by Rachel Stern (February 23, 2011)

Bill Holdom says:
"The board is simply observing the precautionary principle,"

City says "YES" to drug houses near school in Quarterway.

Merv Unger:
"Where else do you propose we put these facilities?"

Fred Pattje:
"In my heart of hearts I think it will work."

John Ruttan:
"We can't revisit this."

Excerpt from City of Gardens by Patrick J Schnerch

Facts

It costs over $50,000 of taxpayer money to support a homeless person in B.C. With a 30% growth factor, the number of homeless people can double by 2010. The Victoria Police Department identified 324 homeless residents-many with mental illness and/or addiction problems instigating 23,033 police encounters at a cost of $9.2 million over a 40 month period.

The city has already spent $1.4 million this year on expenditures related to homelessness on clean-up costs, needle pick-up, and damage to sensitive ecosystems, security and responses to complaints. Without proper access to medical services, the homeless population relies on the emergency room. 66% have mental illness and/or addiction problems when being admitted.

A government committee stated in a published report that the emergency staff does not have the time or patience to treat people with mental illness and/or addiction. I found that statement discriminatory. The doctors and nurses chose that profession. If they cannot handle the heat, they should get out of the fire.

Over 20 service providers spent over $76 million on mental illness, addiction and housing every year. It costs 33% more in providing services to the homeless as compared to providing housing and support. Mental illness is a serious disturbance in thoughts, feelings and perceptions which affect the quality of everyday life. There is schizophrenia, bipolar disorders, depression, anxiety and eating disorders which have profound effects on a person's ability to function effectively or even manage the most minor of tasks. At any given time 10% of Canadians have a mental illness. For people 15 to 24 years of age, it is 18%.

There are 4,000 suicides each year in which 90% of them suffer from a mental illness. For the aboriginal communities, this is 4 to 5 times higher than the national average, and escalates to 50 times the Canadian average in places like Sioux Lookout. The highest rate of depression is people 20 years of age and younger. The highest rate of anxiety is between 20 to 29 years of age. Eating disorders affect 3% of women and 3% of men. The bad news is that 10 - 20% of these women die from their disorders. As mentioned 92% of our incarcerated population has a mental illness and 86% of those homeless also suffer from this.

Substance abuse is a major problem in Canada. 13% are at risk drinkers in which depression soon follows. 44% of the prostitutes started the business to pay for their drug habit. One baby a day is born with Fetal Alcohol Syndrome, the leading cause of preventable irreversible brain damage.

Dr. Keith Martin, M.P has been working towards providing awareness on the hill about these devastating conditions which affect all of us. The federal government established The Canadian Mental Health Commission to oversee a mental health strategy to combat these problems. Their other goal is to provide awareness to Canadians in hopes of reducing discrimination and stigmatism.
There are 1,242+ homeless residents from all ages ranging from children to seniors. 75% are

male. Two-thirds of the homeless residents are absolutely homeless. 30% of them are at high risk for health needs while 70% are at low to moderate. Mental illness and addiction are the norm with at least 40% suffering form diagnosable mental illness.

At least 50% of homeless residents have problems with drugs or alcohol. The most common drugs injected are cocaine and heroine. Commonly smoked drugs are crack and crystal methamphetamine.
There are between 1,500 and 2,000 injection drug users in Victoria with 40% of them being homeless or at high risk of becoming homeless. These users are quite young. 75% are male and 20% are aboriginal. One survey indicated that 13% were infected with HIV and 74% are infected with Hepatitis C. 13% of injection users reported injecting on the streets of Victoria. 25% of homeless residents have both mental illness and addiction problems, (Dual-Diagnosis).

Approximately 250-300 adolescents and emerging adults are street youth. Many cited problems with conflict, violence and neglect by family or caregiver as being the main reasons for homelessness. The majority are using drugs or alcohol. One third of homeless youth are aboriginal. Over half of the children who are growing out of foster care system are also aboriginal.
25% of homeless are young women between the ages of 21 to 30. 10% earn their income from the sex trade. Many are fleeing violence, 25% of them have children. Some of these families are absolutely homeless, as opposed to being unstably housed.
20 to 25% of homeless are aboriginal. Aboriginal residents only make up 2.8% of the population of the Capital Region District. Loss of cultural identity associated with systematic discrimination has led to societal breakdown, loss of family supports, widespread FASD, unemployment and substance abuse.

These facts were provided by several sources which have been made public by The City of Victoria. From studying the numbers, you soon realize we are having an epidemic. With new users joining the ranks, these numbers can greatly escalate over the next few years if we don't act now.

Is it a drug problem or is it a mental or emotional concern that has fueled into an addiction? Perhaps, other factors influenced this behaviour such as feeling unworthy, inadequate or outcaste due to gender, race, or sexual preference. Neglect as a child or lack of compassion can have irreparable damage in the adult years. This may cause low self-esteem and confidence. Some may feel lost in a society where they feel they don't fit in.

Child rearing can influence adulthood and certain characteristics can be passed on to the next generation. Environment including a safe home has major affects on how this child will develop. Many cases show that poverty is hereditary. Race is still a problem for a lot of people who discriminate and are stigmatized by a person's heritage. In Canada, the aboriginal community has not been supported by society as a unique and important culture. Many have been lost and forgotten by the rest of society. Suicides, addiction, poverty and homelessness are a common scenario for a lot of aboriginal people.

Racism is still a factor in Canada. Very little support has been offered to change the situation. Only 2.8% of the population are aboriginal, but have some of the highest reported numbers relating to social concerns. Equal opportunity is not the case when you are aboriginal; lack of affordable secondary education, housing and childcare is some factors affecting their ability to break out of the cycle.

This has left many mental and emotional scars for these people. Many fall through the cracks of society. Without proper support, this trend will continue for generations. Special attention must be taken to ensure that all people are treated equally and with respect.

This same respect for all races, gender and sexual preference must be upheld. Discrimination does much more than hurt feelings; it destroys self-esteem and confidence that can haunt them for the rest of their lives. It can destroy whole communities, such as it already has.

This is something that you can't just shrug off. This is very serious and it takes a lot of time and support too identify and correct the problem. Many do no not have any support at all and resort to drugs or alcohol for relief.
73% of the homeless are from B.C. The surveyed failed to report how many have made the boat trip from Vancouver due to the massive clean-up there. Through recent research, it showed a fair number have moved here because of the existing supports in place in Victoria. Vancouver is facing massive evictions preparing for the Winter Olympics in 2010.

Property owners are selling off their properties for massive profits, putting many people into the street. Evictions are taking place so that owners can turn these buildings into high cost condos. The housing situation is critical and people are coming here. The survey reports that only 11% are transients from out of province. 69% of the homeless are situated in Victoria with 6.8% in Saanich, 3% in Esquimalt and 1% in Oak Bay.

Almost half surveyed said they use drugs or alcohol. 55% of those reported sleeping on the street compared to the 28% non-users. 15% reporting drug and alcohol use stayed at the hospital compared to the 3% non-users. 14% of those reported having drug or alcohol use stayed in jail compared to the 3% non-users. 34% of drug and alcohol users reported discrimination compared to the 25% non-users.

As the system is now, you don't have to be free of mental health problems to receive treatment for addiction. On the other hand, if you do want treatment for mental illness you must be drug and alcohol free. Psychiatrists will not waste energy and time on a patient who is influenced by drugs or alcohol. The prescribed medications would not have any affect on your mood if you are using.
14% of those surveyed said they would use detox services. One service provider stated that many do not consider this an option for the hurdles to jump to get in are near impossible. It is estimated that there are 1,500 to 2,000 injection drug users in the Capital Region and 500 to 800 Crystal Methamphetamine users. 53% of injection drug users have unstable housing.

The majority of injection drug users are between the ages of 30 and 49 years old. 49% reported being 19 years old or less the first time they injected. 15 to 20% of injection drug users are

Aboriginal, this quite high since they only make up 2.8% of the population. 45% of injection drug users reported being on social assistance in the last six months. 30% said they injected in the streets in the past six months, and 6.7% reported injecting at least once in prison in the last 6 months. 45% inject in their homes, 14% someone else's home, 7% in a hotel, shelter or squat, and 3% in cars or public washrooms.

72% said they would use a safe injection site if it was made available. 15% of injection drug users have HIV, and 69% have hepatitis C, and close to 25% did not know that they were infected.
A committee stated that it is a myth that most of our homeless population is mentally ill and/or addicted. After crunching a few numbers, I found out that 60% of our homeless do have either of these conditions or both. They are trying to quiet the public's anxiety of this real problem. Their statement has been proven to be misleading to the community it serves.

If this is any indication of the city's plan to place and support these people, I have great concerns for those who will be placed in homes. So far, my study has not shown what type of support will be administered. The plan is there, but action is slow. Again, mental illness and addiction is being overlooked.
Another black mark is the proposed relocation of needle exchange which is kitty corner to a Catholic school. It is said that the same problems they had at the other locations will not be a concern here. They said there would be added police patrols. Again, they are treating a medical problem with guns and batons. It seems that the message is still not sinking in. Dr. Keith Martin believes that we must change our focus of how we deal with mental illness and/or addiction. It has to be treated medically. The United States are failing in their war on drugs and we are still not paying attention.

The city has seen these numbers, yet these medical conditions are not being treated as such. This is only speculation, but I believe that this action is only being taken for economic gain only. It seems that this big push to clean the streets is for tourists and their wallets, not for humanity. How far is the city willing to go to provide support after placing these people in homes? Is this support going to be in the form of medicine or police patrols?

We all know that "wet" housing does not work. It just relocates downtown's problem to someone else's neighborhood. There is still loitering, emergency calls, vandalism and drugs. They will still go downtown to score their drugs and most probably use on the streets anyway. Just housing these people is not enough if the proper support is not provided.

One to one support is needed to teach life skills, accompany them to appointments, court dates and support groups. We have to ensure that drug and alcohol program is being utilized through counseling and medical monitoring if applicable. There is the need to learn how to re-enter society as a respected member. They have to learn to respect themselves and others. The list goes on. Many lost their souls on the street and have to learn how to gain confidence and self-esteem. Is the city willing to do this or are they washing their hands after the 1,550 people are placed in homes? It has been said that rehabilitation cannot start until they are in homes. Detox and a stay in the stabilization unit prior to placement might improve these peoples chance of recovery. At least when in their new home, they will be clean. With continual support, sobriety has a starting

point. There are safe houses available for temporary placement until some time in sobriety has passed. This form of treatment works and increases the chances of success by the more clean time administered.

More police will not cure a medical problem, it won't even control it. Drugs and alcohol addiction spreads like a cancer. It can be transferred from generation to generation and to the community. Social structure has been destroyed by these substances. This is your problem too.

The Victoria Human Exchange Society is a non-profit organization that provides low income housing to the community. It has several homes in the Capital Region and Salt Spring Island. These homes are monitored by an on site facilitator. There are rules that the residents are sober and are active in their recovery. They must get along in a group setting and learn life skills. They receive donations from various businesses, organizations and private funds. They have access to furnishings and clothing to those in need. It is a great setting to get back on your feet. Some of the residents are working and just don't make enough to live on their own, so this works very well for them. This is an excellent way for people just starting out to learn how to adapt to today's society.

There are various subsidized housing complexes and units already in existence throughout the city. Unfortunately the waiting list is so long; it may take years before you have a place to go. This is where the government should put our tax dollars. There are existing programs which can be expanded to meet these growing demands. Subsidized housing offered by the province is feasible and realistic. Placing 1,550 people should not be the real problem; it is the people who are using them that generate concern.

Being stoned or drunk may cause complaints from neighboring residents. Some of them have very little regard for their neighbors' wellbeing or safety. We have "wet" houses and units now, and this jeopardizes the neighbourhood's safety. There may be strange visitors all through the day and night causing disturbance or loitering in halls and stairways. Property damage and vandalism is common for the respect for other people's property does not exist.

This has to be addressed and taught that this behaviour is not tolerated. They have to earn their right to live among society. Street rules do not apply to apartment buildings or supportive housing. The support given must take these factors into consideration.
Apparently, the Mayor's plan is to house first, regardless if they are active in drugs or alcohol. They will be offered support, but do not have to be inclined to do so. So, the main plan is just to clean up the streets at any cost. It is very clear that the streets are a public nuisance to our tourists and the public at large. The city is not happy with the image it is portraying.

"Wet" housing is acceptable, just as long as the downtown core is clear. This is not acceptable in my eyes or the general public. Again, the problem is being overlooked. The quick fix strategy is just like what happened to the prostitutes on Government Street. The city revamped the area and the prostitutes just moved to Rock Bay. It never solved the problem, it just moved to another location.
With this "wet" housing, they will still come downtown to score and likely use in the same "hotspots" as before. There will be very little will change in the downtown core. We will still

have 1,500 to 2,000 injection drug users; the only difference is that they have a permanent address. We will still have 500 to 800 Crystal Meth users. They are not going to accept an offer of support with their addiction controlling every moment of life.

As suspected, the city is not willing to go the extra mile to address the real problems causing homelessness in Victoria, B.C. They do have an action plan which I will unveil, but this is only an offer. The new residents can deny support and continue with their addiction as they always have.

http://schnerchseries.substancebooks.com/blogs/sample-chapter/

Homeless Emergency Action Team (HEAT) shelters

From Wikipedia, the free encyclopedia
Jump to: navigation, search

The low-barrier **Homeless Emergency Action Team (HEAT) shelters** were announced on December 9, 2008 by Vancouver Mayor Gregor Robertson to assist Vancouver's homeless citizens during an extremely cold winter. The province of British Columbia, City of Vancouver and Streetohome Foundation each provided funding of $500,000 at the time. They were conceived by the Homeless Emergency Action Team.

There were a total of 5 shelters:

- 1435 Granville Street, operated by RainCity Housing
- 1442 Howe Street, operated by RainCity Housing
- 51B Cordova Street, operated by the Portland Hotel Society
- 240 Northern Street, operated by the Vancouver Aboriginal Friendship Centre
- 320 Hastings Street, operated by the First United Church of Canada

In March 2009 the province of British Columbia provided an additional $1.5 million to keep the shelters open until the end of June.[1]

The shelters at 1435 Granville Street and 1442 Howe Street were controversial. Community residents cited concerns with lack of public consultation, fights, public urination, defecation, public sex, and open drug use.[2][3] British Columbia Housing Minister Rich Coleman cited the need for laying out rules of operation and the need for better community consultation.[2] He called Mayor Robertson's bargaining on housing homeless people "amateurish"[4] and later apologized for the remark. Mayor Robertson reached an agreement with Housing Minister Rich Coleman and came to a mutual decision to close the Granville Street shelter and reassess the Howe Street shelter.[4]

On June 29, 2009 the province of British Columbia announced that funding for the 1435 Granville Street shelter ended and that the shelter would close on July 1, 2009 and that the 1442 Howe Street shelter would be put into a 30 day community consultation process to determine its future.[1]

On July 30, 2009 the province of British Columbia announced the 1442 Howe Street shelter would shut down on August 7, 2009. It shut down early on August 5, 2009, two days ahead of schedule, as alternate housing was found.[5]

On September 15, 2009, Vancouver city staff issued a report warning Mayor Robertson and the Vancouver City Council that they should no longer expect the HEAT shelters to be funded after the 2009-2010 fiscal year.[6][7]

On January 5, 2010, Mayor Robertson announced that the controversial[8] shelter at 1435 Granville Street, in a predominantly residential neighbourhood,[8] would re-open the following

day without robust neighbourhood consultations.[9] It is scheduled to close by April 30, 2010.[10] The city is planning an open house approximately 2 weeks after re-opening the shelter.[8]

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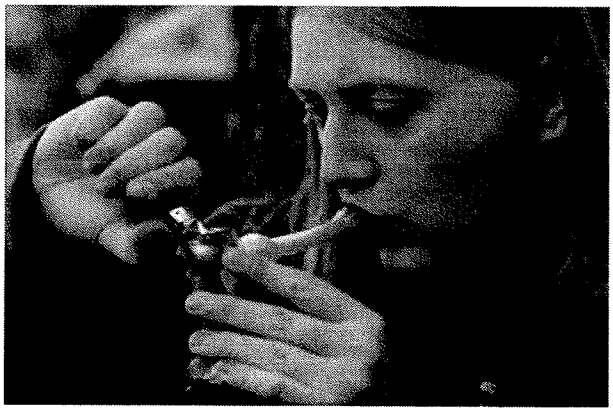
Written on May 24, 2010 at 12:29 PM by JF

Crystal Meth Addiction in Canada

Filed under Crystal Meth Addiction, Narconon Showcase {View Comments}

Crystal Meth, which is more addictive than heroin or cocaine, is claiming more victims each year in Canada. Not only victims directly from drug use, but also victims of violent crime resulting from increased Meth use. Sexual assaults, armed robberies and burglaries are only a sampling of the crimes that are fueled by the use of Meth.



In Canada, young people are becoming addicted to meth at never seen before rates.

Most alarming is the fact that young people are becoming addicted at never before seen rates. Some as young as 12 and 13 years old. Crystal Meth use in high schools continues to rise as well. **The hot-spot in Canada for drug use seems to be British Colombia**, where the numbers are off the charts. Alberta is seeing a rise of Crystal Meth and other drug use moving from out of the big city and into the more rural areas.

The citizens of BC appear to be taking strong action against Crystal Meth, which is second only to Marijuana as far as popular drug use. There are signs saying "Meth or Life!" Another sign is "Crystal Meth is Ravaging Our Community". While their initial actions proved effective, the success was short termed. Community and government need to work hand in hand to make Canada drug-free.

More pronounced in recent years are the numbers of drugs being sold that are cut with other substances. The people who buy these are expecting Crystal Meth, but they are getting more than they bargained for. **These mixed drugs are even more dangerous than pure Crystal Meth**. Many times, dealers will cut low-grade cocaine with the Meth, which can lead to brain hemorrhages, hallucinations and paranoia.

Meth has been around for over 100 years, however, the increased popularity and damaging effects have been seen primarily in the last 10 years. Synthetic drugs are very popular; this

includes ecstasy and crystal meth. **The increased use of meth has been documented moving across Canada at an alarming rate**. While some communities are still not greatly affected, chances are they will be before too long. Perhaps the time to act against drug use is before it becomes a problem. The communities that are yet untouched by a high number of drug users may be heading off a problem by implementing programs now.

Different parts of Canada have fought valiant battles against drug abuse in their communities, but it will take more than that to win the war. Crystal meth is extremely addictive and produces an instantaneous high that can last up to 8 hours. Addiction occurs almost immediately for most people.

http://narconon.ca/blog/crystal-meth-addiction/crystal-meth-addiction-canada.html

(6)

Resident pushes for changes at Warmland

Drugs: Alcohol, illegal substances all-too-common there, says Halliday; housing working like it should, says Martens

Lexi Bainas, The Citizen (Cowichan Valley)

Published: Wednesday, September 22, 2010

Warmland House was hailed, even before it opened, as a brave venture, a practical attempt to solve some of the daily difficulties surrounding the lives of the Valley's homeless.

It's working the way they hoped, says Christina Martens, Executive Director of the Cowichan Valley Branch of the Canadian Mental Health Association.

But, it still could do with some improvement, says Lin Halliday, a three-month resident of the temporary shelter there.

Lin Halliday, a resident of the Warmland House temporary shelter, says she's hoping for a few changes in how the facility operates.

They've been scheduled to meet, with Halliday even planning to bring MLA Doug Routley along, but Martens said last week that as far as she has heard, Halliday has shelved plans for that session.

So, her concerns are in limbo.

However, life is still shaking down at Warmland as well as can be expected, Martens said this week.

"We have people who are difficult to house, with all kinds of complex issues. We have a good relationship with the RCMP. They know we have well-trained staff, people who know what they are doing, what to look for in situations and how to diffuse them."

Halliday, who has a mild personality disorder and has used marijuana, said last week that she thought the facility should be tougher on drugs and alcohol, as she found it hard to control her own problems when it was going on all around her.

Martens pointed out that Warmland's residents are diverse but Warmland is a "damp" shelter.

"People can come in intoxicated as long as they are not a safety risk and even that's assessed by the staff. People in the transitional apartments are in their apartments, like any apartment building in Duncan. What you do in your room is your business as long as it doesn't impact the health and safety of the other tenants or the staff," Martens said.

And there's more.

They use the entire building as a platform for the question: is this where you want to be?

Those who want change will get help, she said, proudly pointing to some impressive statistics.

"So, we've had more than 10 people from the shelter go to detox and to treatment so it's working exactly how low-barrier housing is supposed to work," Martens said.

However, Halliday said she finds the atmosphere of the place disheartening, as drugs seem rampant in the apartments.

"They feed each other in their addiction. Two days before Social Services Day, they front their dope. By Social Services Day they owe that money to the dealer. Then they start again. The Saturday after Social Services Day you've got a lot of violent behaviours going on, aggressiveness because they are coming off the drug and now they have no money," she said.

Another difficulty is trying to move on, Halliday said.

"If you make a phone call to a rental place, it used to show up as Canadian Mental Health. At least they've switched that to Warmland now but still that's hindering us. Potential landlords want to know why you are there. I imagine they have concerns. We're having a hard time finding places to live. I have all the criteria. I present myself properly, I have everything together except the answer to that question: where do you live now? I tried lying and I tried to be honest. Neither worked," she said.

"It's almost impossible to get out of here."

Martens expressed surprise at that complaint.

"Lin has never brought that up with anybody. We could have helped her with that. Also, Chuck McCandless, our outreach worker, helps people who are trying to find a place. He also has a cell phone that people have used to do exactly that," Martens said.

Warmland House doesn't offer a tenant-use phone in the lobby because it's impossible to control things like long distance and inappropriate phone calls.

Halliday said she knows she's looked on as someone who stirs the pot, but feels someone has to do it as homeless people are often too scared to come forward with complaints. She has a letter with more than 50 signatures of people who share her concerns that she said she plans to present when she finally meets with Martens and other Warmland officials.

Asked how the facility's staff deal with people with strong personalities or even personality problems, Martens said it's a question of trying to develop relationships with people.

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http://www2.canada.com/cowichanvalleycitizen/news/story.html?id=e9913427-7d1f-444c-b64d-22aa9f885443

(7)

WAYNE STATE UNIVERSITY
COLLEGE OF LIBERAL ARTS AND SCIENCES

DEPARTMENT OF GEOGRAPHY AND URBAN PLANNING

To: Mayor and Council, City of Vancouver
Cc: Brent Toderian, Director of Planning, City of Vancouver
Rich Coleman, Minister of Housing and Social Development
Yaletown Residents Association, Vancouver

17 September, 2008

Dear Mayor and Council,

Members of the Yaletown Residents Association have asked me to provide you with my expert opinion regarding the supportive and social housing developments of between 51 and 147 units in the City of Vancouver that are currently planned under the 12 Sites Initiative, and especially the development proposed for 1050 Expo Boulevard.

I am the Hilberry Professor of Urban Affairs in the Department of Geography and Urban Planning at Wayne State University, Detroit. I hold a PhD in Economics from MIT, and have over 30 years of experience in researching urban housing markets. I have published over 125 scholarly articles on this subject, and co-authored the 2003 book, *Why NOT in My Back Yard?,* on the neighborhood property value and crime impacts of assisted housing. My work has shown that various types of assisted housing need not have adverse consequences on the nearby neighborhood, but only if it is not done at too large a scale, with too large a concentration of assisted residents. I am often asked to provide testimony for groups seeking to develop assisted housing, so I am in the unusual position here of arguing against such a development.

Perhaps of more relevance here, I am the lead author of the HUD-sponsored "Denver study" entitled *The Impact of Supportive Housing on Neighborhood Crime Rates* that the City of Vancouver references at
http://www.vancouver.ca/commsvcs/housing/supportivehousingstrategy/faqs.htm
in answer to the Frequently Asked Question, "Is there evidence of increased crime rates in communities with supported housing?"

Although you have quoted the Denver study in apparent support of the 12 Sites Initiative, I am dismayed for three reasons. First, virtually all existing statistical research applying appropriate methodology investigating the crime and/or property value impact effects of supportive housing has investigated smaller-scale developments, in most cases developments with 12 units or less per complex. The one exception (Goetz, Lam & Heitlinger, 1996 in Minneapolis) was for a SRO with 25 units. It is true that these studies almost with out exception find no adverse impact on crime or values, however it is completely unjustified for you to generalize these results to developments of the much larger scale being proposed in the 12 Sites Initiative.

Second, my Denver study did investigate several projects that ranged in scale from 53 to 164 units, and found for them a statistically significant increase in criminal nuisance police reports after they opened. Although we cannot be certain as to why crime increased or who was

committing crimes, I think it is disingenuous to ignore these results, since this large scale of development appears to be what you are proposing.

Third, you appear to have overlooked the spirit of my Denver study's clear recommendation that developers of supportive housing should avoid

> "*behaving purely opportunistically and acquiring properties that might serendipitously present themselves on the market, regardless of scale or concentration effects.*"

Indeed, in an earlier study that I did in an Ohio town, even a small-scale supportive housing development was shown to have deleterious property value impacts because it was poorly sited, in a highly visible location where it could be easily stigmatized. Moreover, the consistent evidence presented in my book above for several kinds of assisted housing is that there is a threshold point of concentration of assisted units where negative impacts ensue. Unfortunately, there have not been sufficient studies of supportive housing developments to be precise about where this threshold is. Nevertheless, it is my expert opinion that these planned developments in Vancouver are well above a threshold where neighborhood harm is likely to occur.

In light of these research findings, the 100-unit development originally proposed for 1050 Expo Boulevard, and those of similar sizes proposed for others of the 12 Sites, are much larger than is advisable. I believe these developments are very likely to engender negative effects of the kinds outlined above. A much more sensible, conservative, scientifically proven approach would be to keep each site at 12 units or less.

Furthermore, while the 1050 Expo Boulevard development was originally proposed as containing 100 units, the number of units has subsequently been increased to 133 (making it the second largest of the 12 Sites by number of units). In my expert opinion, this makes a poor decision even worse. The rationale given on page 16 of the Development Permit Staff Committee Report dated July 30, 2008 for this increase is that:

> "*Once the architect was hired and preliminary concepts were examined, it was determined that 133 units would be possible, under the existing zoning. Staff from both BC Housing and the City feel that it is appropriate to utilize each and every one of the 12 sites to the best advantage given the Provincial Government's willingness to proceed with these projects as fast as possible. Consequently, increased numbers of units have been achieved on several of the sites including 1050 Expo Boulevard.*"

On the contrary, the research I have described above demonstrates that utilization of the 12 Sites to the best advantage of their surrounding communities, would in fact involve a significant *reduction* in the number of units, not an increase.

The engagement and support of neighboring communities is vital to the long-term success of supportive housing. My understanding is that members of the Yaletown Residents Association are very much in favor of a housing development at 1050 Expo Boulevard, but it has been represented to me that they have not yet had an adequate opportunity to discuss their justified concerns with you. Accordingly, I strongly suggest that you take up their offer of a meeting in order to modify the current proposals. It is not too late to rectify the situation by bringing these proposed housing developments into line with best practices.

3198 Faculty Administration Building, 656 West Kirby, Detroit, MI 48202
(313) 577-2701, FAX (313) 577-0022

Please do not hesitate to contact me for clarification or further information.

Sincerely,

George C. Galster, PhD
Hilberry Professor of Urban Affairs

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Accountability. Transparency. Competency.

It should not be up to a neighbourhood to prove that a facility is ineffective or unsafe; **it is up to the service providers to prove that the proposed facility will be effective and safe.**

Accountability

Policy makers, Non Profit agencies and governments providing supportive housing for complex patients, should be held accountable. This means:

Good intentions are not enough before any large supportive housing or facility is built in any residential community. The non profit housing provider needs to present conclusive scientific evidence to the host neighbourhood that the facility and its off site treatments are effective. The evidence should be provided by high quality experiments published in scientific journals that the proposed patient population to be housed in the facility can be effectively treated in community environments without risks to host neighbourhoods.

When an expert or bureaucrat gives an opinion about the proposed facility/supportive housing being effective and safe, the opinion should always be backed up with the evidence (peer reviewed high quality scientific papers) and presented to the community for scrutiny. The Expert, should write a PLAIN English report which shows the source of any data or evidence supporting his or her opinion. If the experts fails to present high quality evidence for effectiveness of proposed facility and or supportive housing than the facility should not be built in residential communities.

Transparency

The Non Profit or government agency (ie BC Housing) should post the proposed facility operational and management plans on their websites. This allows the community to scrutinize and evaluate the effectiveness of the proposal. There should be no approval for any facilities before operational management plans are posted for public scrutiny. Proof of effectiveness and safety should be demonstrated and backed up with high quality, properly referenced scientific evidence.

The posted on website proposal—including operational management plans—should include:

- Size of facility. How many apartments? How many beds?
- A precise definition of who is going to be housed and treated at the supportive housing.
- The scientific documentation to show that the proposed facility/housing is proven, safe and effective and will not bring harm to the host community.
- List all specific treatments (in detail, either at the facility or off site) the patients are participating in and show that the treatments are effective and proven. Any claims of effectiveness are required to be backed with published scientific experiments posted on website. The above also applies to case management and interventions recommended by case management.
- How the Non Profit Agency or the government funding agency (ie BC Housing) are going to measure and monitor specific outcomes to show effectiveness and how they are going to report this to the neighbourhood on an annual basis.

- Total operational and management costs of running the facility, including all costs such as staffing, outside treatment costs per patient, not just costs of managing and maintaining of the building.
- As the Non profit will be measuring and monitoring meaningful outcomes at the proposed facility, contingency plans should be presented to show what the Non Profit plans to do if it has failed to measure or monitor the facility in an accountable manner.
- After rigorous measuring and monitoring, if the facility has been shown to be ineffective or cause harm the facility should close with a report published on internet saying why.

Competency

Embracing and embedding the principles of accountability and transparency will give rise to competency. A Non Profit agency demonstrates competency by:

The posted on website proposal—including operational management plans—should include:

- Measure what you manage. Non profits agencies can demonstrate competency by having clear, measureable and meaningful outcomes reported to the public on a frequent basis. Outcomes measurements should measure effectiveness of treatments. Here are the expected outcomes to be measured in addiction treatment programs: lost to treatment (drop outs), substance use, number of patients using substances, mental state, relapses, arrests (including negative interactions with police recorded as "assist to general public"), quality of life, function, obtaining and keeping a job.
- Know the difference between measuring outputs (quantity ie how many went through a drug treatment program) and outcomes (quality ie how many got drug free and stayed drug free). Present quality data not quantity data.
- Make a policy of never using testimonials (stories) and poster children (persons telling their story) in reports, media press releases, video etc. as evidence of effectiveness or positive measurements of outcomes. Rather, present outcomes evidence and how you measured and defined outcomes.

Neighbours' Crime and Safety Concerns Unanswered in City Report about Supportive Housing

In June 2006, the City of Vancouver Social Planning Department released a report entitled: "Special Needs Residential Facilities in Vancouver: Record of Public complaints on the operations of the facilities." [1, 2]

Supportive Housing Providers for addicts should not reference this City of Vancouver report nor should they make any claims from this report that there are no crime and safety concerns from supportive apartments for drug addicts.

Why is this report flawed?

Because the report does not investigate, research or analyze neighbours' concerns. Nor is there a meaningful attempt at researching and analyzing crime statistics in the neighbourhoods surrounding these facilities.

Here's a "non profit" drug addiction housing provider, referencing the City Report and making claims that there are no crime, nuisance or safety issues with large "abstinent based" supportive housing for drug addicts.

"In Vancouver, a review of complaints filed with the City's Licenses and Inspection Department and the Vancouver Police Department by neighbours of facilities similar to that being proposed by Turning Point [drug addiction treatment provider], showed that concerns regarding personal safety, increased property crime, drug activity or noise have not been substantiated." [3]

The City of Vancouver's report does not do this, despite all the claims made by the potential supportive housing provider that it does. The "analysis" is simply a list of calls to either the City of Vancouver or Police where the caller complained specifically about the facility.

Despite listing the concerns of neighbours [4] in the report, **it does not address neighbours' concerns.**

1. There is **no** analysis of property values. (Learn more »)
2. There is **no** "research" about "disruption of neighbourhoods" as a result of these facilities.
3. There is **no** analysis of crime rates in neighbourhoods near these facilities.
4. There is **no** data on traffic or parking.
5. There is **no** research about social problems in the area comparing before and after the facilities were opened.

What the City Report didn't count:

An example of how this counting of complaints about the operation of the facility works is contained in the report itself on page 8, under title: Mental Health Facilities

"Home #4: a general observation by Police that quite a few cars in this block are broken into, and stolen vehicles recovered." [5]

Even though there is clearly a problem with crime outside this facility, this is counted as only **one** complaint. If the police had not made the "general observation", none of this crime would have been in the report at all.

What this means is that crime, nuisances, disturbances or complaints in the neighbourhood of a facility are not considered in this report unless the facility is specifically mentioned in the call to the city or to the police.

For example, if you lived 4 blocks from a facility and your house was broken into, would you think to call the Police or the City Permits and Licensing Department to complain about the operation of the facility? Not likely. You would call and report a break and enter. Even if the crime was solved — an extremely rare event for property crimes — and the criminal was found to be a resident at the supportive housing facility, it would not be considered a complaint in this report.

The question that the City of Vancouver should have asked:

How does increasing the number of drug addicts in a residential neighbourhood by opening a supportive facility for drug addicts or mentally ill drug addicts [6] affect the crime rate in the neighbourhood?

Research shows that neighbours concerns about drug addict facilities are legitimate.

"Substance use disorders are notoriously difficult to treat, as evidenced by high relapse rates." [7] Neighbours are correct when speaking out about high relapse rates in treatment. Supportive housing tenants in addiction treatment would be no different.

"Neighbourhoods with the most drug-related nuisance were those with the most facilities [addiction care including methadone services, drug consumption rooms and shelters] for substance users." [8]

The Journal of Urban Affairs analysis on supportive housing and crime "... it was the set of seven large facilities, each housing 53 or more residents that was associated with the negative crime impacts... Indeed, they suggest that total crime reports near these large supportive housing facilities increased by about 30% of the sample mean each year after opening; the comparable figure for violent crime reports was 40%." [9] (Learn more »)

This report: *City of Vancouver Social Planning Report: "Special Needs Residential Facilities in Vancouver: Record of Public Complaints on the Operation of the Facilities."* (June 2006) should not be used by any group trying to justify building any facilities for drug addicts in residential neighbourhoods.

Published October 23, 2007.

[1] "Special Needs Residential Facilities in Vancouver: Record of Public Complaints on the Operation of Facilties." June 2006. Prepared by Social Planning, Community Services, City of Vancouver, with the assistance of Development Services, Licenses and Inspections and the Vancouver Police Department.
[2] Special Needs Residential Facilities are the precursors to Supportive Housing.
[3] Richmond News Friday August 31, 2007 Letter to Editor Brenda Plant, Executive Director, Turning Point.
[4] "Special Needs Residential Facilities in Vancouver: Record of Public Complaints on the Operation of Facilties." June 2006 Page 1.
[5] "Special Needs Residential Facilities in Vancouver: Record of Public Complaints on the Operation of Facilties." June 2006. Prepared by Social Planning, Community Services, City of Vancouver, with the assistance of Development Services, Licenses and Inspections and the Vancouver Police Department. P8
[6] Dual Diagnosis. Concurrent Disorder.
[7] Ritsher, J Moos, R et al "Relationship of Treatment Orientation and Continuing Care to Remission among Substance Abuse Patients." *Psychiatric Services*, May 2002 Vol 53 No 5.
[8] Dike van de Mheen et al "Mobility of Hard Drug Users: Patterns and Characteristics Relevant for Deconcentration of Facilities", *Journal of Psychoactive Drugs*, Vol 39 No 2.
[9] Galster et al "The Impact of Supportive Housing On Neighbourhood Crime Rates" *Journal of Urban Affairs*, Vol 24 No 3 2002 P 307.

City of Vancouver FAQ says ...

Will property values be affected?

A literature review by CARMHA (Centre for Applied Research in Mental Health and Addiction) at SFU indicates that property values have not declined with supportive housing. The report looked at 18 different studies and found there was no significant effect on either the sales price of homes in the neighbourhood or on the number of sales. A 1996 study by the Housing Ministry in BC looked at the impacts of seven social housing projects on neighbouring property values. The study demonstrated that social housing projects have not had a negative impact on the sale prices of nearby homes based on a comparison with a control area. [1]

NIABY responds ...

Let's look at the 18 different studies quoted by Dr. Julian Somers and Dr. Jim Frankish the "experts" at CARMHA. The experts at SFU University make the following claim:

"... the consistency in the results is important for the type of facilities examined-the research suggesting that the presence of a residential treatment facility does not adversely impact property values". [2]

But ...

Since, there were no large "supportive" apartments for mentally ill drug addicts in this study how can the authors draw any conclusion about property values?

Here are the 18 different studies quoted by City Halls hired experts.

Where are the property value studies about large apartment buildings for mentally ill drug addicts?

	Study	Author	Year	Patient Population
1	Property Values and Mental Health Facilities in Metropolitcan Toronto.	Boeckh	1980	4 group homes for the mentally ill.
2	The influence of half way houses and foster care facilities upon property values.	City of Lansing	1976	No information available.
3	The impact of mental health facilities on property values.	Dear	1977	Small scale, out patient centers. Not housing.
4	An analysis of Minnesota property values of community intermediate care facilities for mentally retarded.	Dev. Disabilities Program Minnesota	1982	Mentally retarded.
5	Long term neighbourhood property impacts of group homes for mentally retarded people.	Dolan	1982	Mentally retarded group homes.
6	Market segmentation and the effect of group homes for the	Farber	1986	Handicapped group homes.

	handicapped on residential property values.			
7	Meta analysis in social research.	Glass	1981	Not a study on housing.
8	Group homes and property values in residential areas.	Goodale	1979	Group homes.
9	Meta analysis: Cumulating research findings across studies.	Hunter	1982	Not a study on housing.
10	The effect of community residence for the mentally retarded on real estate values in the neighbourhoods in which they are located.	Lindauer	1980	Mentally retarded group homes.
11	Community Acceptance. A realistic approach.	Mamport	1981	Mentally retarded and development disabilities.
12	Effects of group homes on neighbourhood property values.	Ryan	1985	Mental retardation. Group homes.
13	The impact of community residences upon neighbourhood property values.	Suffolk Community Council	1984	No further information available.
14	Group homes and property values: a second look.	Wagner	1980	Group homes.
15	Impact of community based residential facilties for mentally retarded adults on surrounding property values using realtor analysis methods.	Weiner	1982	Mentally retarded adults in group homes.
16	Spill over effects of human service facilities in a racially segmented housing market.	Wolch	1983	Race.
17	Meta analysis: Quantitative methods for research synthesis.	Wolf	1986	Not a study on housing.
18	Group homes for the mentally retarded: An investigation of neighbourhood property impacts.	Wolpert	1978	Mentally retarded group homes.

There are NO large apartment buildings for mentally ill drug addicts in these studies.

Now let's look at the 1996 study by the Housing Ministry in BC the City Hall FAQ references as evidence that your property value won't be affected.

Where are the large apartment buildings for mentally ill drug addicts?

1	Pacific Court Nanaimo	34 units	Family Housing
2	Johnston Court Surrey		Family Housing
3	Margaret Heights, North Van	19 units	Family Housing
4	Columbus Place Kelowna	46 units	40 family townhouses plus 6 plex for physically disabled.
5	The Hamlet Victoria	10 units	Family housing, townhouses.
6	Champlain House, Vancouver		Elderly mentally ill.
7	Group Home, Esquimalt	4 adults	Adult mentally handicapped. Group home.

There are NO large apartment buildings for mentally ill drug addicts in this study.

Relevance?

NIABY questions whether there has ever been a study of the effect on property values of large mentally ill drug addict supportive apartments in family oriented residential neighbourhoods. For many Vancouver residents, their biggest investment is their home - the least the City of Vancouver can do is provide relevant evidence on their claim that property values won't be affected by a large apartment full of mentally ill drug addicts.

Our biggest concern is safety and if the safety of our families and property is compromised, we need to hear from the City that there is a realistic plan for mitigating this risk. We also need to hear from the City that the addicts housed at the facility have a realistic chance of benefiting from the program. Most people would accept a small increase in crime risk if it meant that addicts were being reformed in the community.

The program of addict housing proposed by the City offers doubtful assurances on safety and even more doubtful prospects for successful reformation of the facility residents.

Published May 24, 2007.

[1] City of Vancouver website FAQ March 29, 2007.
[2] Somer, Julian and Frankish, Jim et al CARMHA, SFU University "Housing For People with Substance Use and Concurrent Disorders: Summary of Literature and Annotated Bibliography P6

http://www.niaby.com/cityFAQ3.cfm

Safety – Yours and Mine

A City of Vancouver Experiment

If you call upon a rational person to accept new risk in exchange for a reward, he will ask two questions: *"how much risk?"* and *"what is the reward?"* When evaluating the risk-reward balance regarding the City's plans for 16th and Dunbar (and several other Vancouver sites), one must separate the theoretical from supportable fact.

Theoretically, the City is offering an improved life for drug addicts and cleaner streets for Vancouver (more particularly, the Downtown Eastside) in exchange for a marginal increase in undesirable activity within the Dunbar and other communities. So ... how well is this theory supported by scientific data? In short, it isn't. On the reward side, the myth that this facility will have a significant impact on the addicts it is intended to serve is disposed of in other sections of this website. (see Supportive Housing »). This page will deal only with the risk side of the equation.

In order to lay claim that housing for dually-diagnosed drug addicts will be safe in a residential community, the City must be able to achieve two things. First, it requires reliable studies to forecast the increase in crime for such a facility – the City of Vancouver and the Vancouver Coastal Health Authority have neither. Second, it requires effective controls to counteract negative effects when its theories prove to be overly optimistic, as we suspect will happen. As far as we can tell, the City has no contingency plan to address any reality that turns out to be different from its utopian world known in Sam-speak as "the Civil City".

What Have We Been Promised?

MLA Colin Hansen at the Dunbar Residents' Association Fall 2006 meeting promised that he "would not allow" anything to go in that was unsafe to local residents or their property.

Suzanne Anton said regarding 16th and Dunbar site: any recommendation from staff "will have to be safe to the neighbourhood."

What Has the City Given Us?

Within the reports generated for and by the City in support of its drug addict supportive housing initiatives, there is reference to only one semi relevant scientific study purporting to comment on the effects of supportive housing on community safety. The study is called *"The Impact of Supportive Housing on Neighbourhood Crime Rates"*, which we refer to as "the Denver report".[1]

The Denver report looks at 14 supportive housing sites providing services to a variety of groups, including drug addicts. But it is worth noting that none of the sites catered to dually-diagnosed drug addicts, which is the type of resident proposed for 16th and Dunbar. Another distinguishing feature of the Denver report is that it looked at 7 facilities with fewer than 9 residents and 7 facilities with 53 or more residents. None of the facilities had between 8 and 53 residents, whereas 16th and Dunbar is expected to house 30 to 50 residents.

Crime Will Increase 30% Each Year After Opening

The most surprising aspect of the City's reliance on the Denver report is that **the conclusions of the report predict an increase in crime**, "... it was the set of 7 large facilities, each housing 53 or more residents that was associated with the negative crime impacts ... Indeed, they suggest that total crime reports near these large supportive housing facilities increased by about 30% of the sample mean each year after opening; the comparable figure for violent crime reports was 40%."[1] The study did not find these same effects for sites with 8 or fewer residents, but that is hardly comforting when you consider that the City plans to accommodate 30 to 50 residents at 16th and Dunbar and other neighbourhoods throughout Vancouver.

The City will not keep its promise of assuring neighbourhood safety for the simple reason that it cannot. Instead, it proposes to gamble with the safety of your family and your home to implement a misguided plan that is not likely to provide substantial benefit to the addicts for which it is designed.

Published March 5, 2007.

[1] Galster et al *"The Impact of Supportive Housing On Neighbourhood Crime Rates"* Journal of Urban Affairs, Vol 24 No 3 2002.
[2] Galster et al *"The Impact of Supportive Housing On Neighbourhood Crime Rates"* Journal of Urban Affairs, Vol 24 No 3 2002 P 307.

http://www.niaby.com/safety.cfm

New Science

Introduction

NIABY correspondents have heard countless "statement of facts" and "claims of effectiveness" about Supportive Housing and treatments for addiction. Having endured reviewing the misleading and spurious "literature reviews" from City Halls hired "experts", we've decided to add a section called "New Science". Here we will bring you a short reviews on interesting **current** peer reviewed published scientific literature about addiction.

Recent Articles

Tiet, Quyen Q. et al "Treatments for Patients With Dual Diagnosis: A Review" *Alcoholism: Clinical and Experimental Research,* Vol 31 No 4 April 2007.

Niaby Rating: 4 out of 5
Current? Yes - April 2007
Relevant? Yes - Dual Diagnosis (Mentally Ill Drug Addicts)
Evidence Based? Yes. Reviewed 59 studies. Because there are not many good clinical trials on dual diagnosis published, authors made no quality rating on the quality of the studies.

Conclusion: "Not only have few treatments been replicated but also few interventions have shown meaningful improvement in both substance and psychiatric outcomes regardless of the kind of comorbid diagnoses."

Take Home Message: Any "claims of effective treatments" for mentally ill drug addicts in community settings like supportive housing by Vancouver City Hall's politicians, bureaucrats or hired "experts" is **their opinion** and is **not** scientific medical evidence. (Details »)

* * *

McHugo GJ et al "Enhancing Validity in Co-occuring Disorders [Mentally Ill Drug Addicts] Treatment Research" *Schizophrenia Bulletin* Vol 32 No 4.

Niaby Rating: 3.5 out of 5
Current? Yes - 2007
Relevant? Yes - Dual Diagnosis (Mentally Ill Drug Addicts)
Evidence Based? No Editorial Commentary on the lack of effective treatment protocols in treating mentally ill drug addicts.

Conclusion: "Thus, after 20 years of research, there remains a lack of strong and clear evidence regarding effective engagement, treatment and rehabilitation interventions for people with co-occurring disorders [Mentally ill drug addicts]."

Take Home Message: Monitoring abstinence over a long period of time and more than one method of testing for drug use is required in order to prove a sustained abstinence. Reliance on self report, asking an addict if they have used drugs is notoriously inaccurate, as is relying on the health care professional to detect drug useage. (Learn more »)

City of Vancouver "abstinence-based" supportive housing for clients with dual diagnosis will not be required to have random drug testing to confirm abstinence. The City of Vancouver will be relying on notoriously inaccurate self reports and "detection" by staff at supportive housing. (Details »)

Published August 16, 2007.

Details

Tiet, Quyen Q. et al "Treatments for Patients With Dual Diagnosis: A Review" *Alcoholism: Clinical and Experimental Research,* Vol 31 No 4 April 2007.

Results

"This review did not find treatments that had been replicated and consistently showed clear advantages over comparison condition for both substance related and other psychiatric outcomes."

"However, rigorous evaluations of the efficacy of treatments for other forms of dual diagnosis [everything but alcohol] are lacking in the literature... Other committees, such as the Depression and Bipolar Support Alliance reviewed existing literature on treatment for individuals with SUDs [substance use disorders] and either major depression or bipolar disorder and concluded that medication, psychosocial and self-help treatments are available and show some evidence of effectiveness, but suggest that more evidence is needed to demonstrate efficacious treatment effects for these classes of dual diagnosis."

Studies Examining Substance-Related disorders and Severe Mental Illness: "there was little evidence showing the advantage of integrated treatment over treatment as usual for patients with substance-related and severe mental illness."

Treatments for Substance-Related Disorder and Comorbid Non specific Mental Illness "... significant reductions in homelessness but no improvement in substance use [drug abuse]."

Conclusions

"The current state of the literature on treatment for individuals with dual diagnosis has many short comings... Therefore determining the efficacy [effectiveness] of many treatments is premature."

"Not only have few treatments been replicated but also few interventions have shown meaningful improvement in both substance and psychiatric outcomes regardless of the kind of comorbid diagnoses."

"Many studies failed to examine the effect of total amount of services received on treatment outcomes."

"However the current status of the literature, unfortunately is so poor that urgent attention by researchers and funding agencies is needed to conduct more and more methodically rigorous research in this area, given the high prevalence of dual-diagnosis."

"Despite a number of promising treatments, there is still a long way before we know what treatments work for which groups of dual-diagnosis [mentally ill drug addicts] patients."

Published August 16, 2007.

http://www.niaby.com/newScienceDetails01.cfm

Do the severely mentally ill commit more violent crime than the general population?

Here's what the research says:

"Policy planners and clinicians [and Non Profit supportive housing operators] [1] responsible for the treatment of patients with schizophrenia, organic brain syndrome and other nonaffective psychoses need to recognize the increased in risk these disorders confer for sex offending and for other forms of aggressive behaviour." [2]

Here's a version of the answer you will usually receive when asking a Non Profit supportive housing provider:

"Statistically speaking, the mentally ill are no more violent than members of the general public and are, in fact, five to six times more likely than the average person to be victims of violence because they are a vulnerable population."

This answer carefully evades the question because the answer refers to the mentally ill generally, not just the **severely** mentally ill (schizophrenia and other psychoses, bipolar disorder, or personality disorder.) Again there is a further evasion of the question with the deflecting statement "more likely than average person to be victims of violence because they are a vulnerable population."

Why does the answer to this question matter to you?

The **severely** mentally ill are more likely to be in supportive housing than those who are not. Estimates vary from 25 to 75% [3] of the mentally ill in Vancouver are also drug addicts. Currently, in British Columbia, there are no secure medium or long term care facilities for the **severely** mentally ill who have episodes of aggression and violence towards themselves or others. After a short period in the local general hospital the severely mentally ill patient is discharged and usually returned to the referring service, which could mean, more than likely, your local supportive housing.

Are the severely mentally ill more likely to commit violent crimes than the general population? The short answer is yes. Throughout the past twenty years there is a growing body of evidence that you can read which clearly shows that the severely mentally ill do commit more crime. (see Further Reading below »).

In 2006, the *American Journal of Psychiatry* published an article by Fazel and Grann entitled "The Population Impact of Severe Mental Illness on Violent Crime." From the Swedish national registries [4] for all hospital admissions and criminal convictions, the authors collected, over 13 years all patients who were discharged from hospital with a diagnoses of severe mental illness (98,082) and "matched" it to the criminal convictions registry. From this they calculated the proportion of violent crimes [5] in the whole population that could be attributed to patients with a **severe** mental illness.

"The number of individuals with severe mental illness who committed at least one violent crime over the time period was 6510. Therefore, all patients with severe mental illness 6.6% had a violence conviction. This compared with 103,421 individuals, or 1.8% of the general population, who had a violence conviction." [6]

"The contribution of female patients with severe mental illness to violent crime in Sweden was very small." [7]

"Overall, the population attributable risk fraction (the proportion of violent crimes that can be attributed to individuals with mental illness) was 5%, suggesting that patients with severe mental illness commit 1 in 20 violent crimes." [8]

Do the severely mentally ill commit more sex offences than the general population?

In November 2007, Alden et al published in the *Archives of General Psychiatry* "Psychotic Disorders and Sex Offending in a Danish Birth Cohort." This was the first study to examine the rate of sex offending comparing psychotic disorders (schizophrenia, organic brain disorder, affective psychosis and other psychoses) with the general population. The Danish study included all individuals born in Denmark between Jan 1944 and Dec 1947: 358,180 persons (173,559 men).

"Men who had been hospitalized with a psychotic disorder at least once by the middle of their fifth decade of life, compared with those who had never been hospitalized, were almost 4 times more likely to have been arrested for any sexual offense, 4 times more likely to be arrested for any sexual offense and for physically aggressive sexual offenses [9]and three times more likely to have been arrested for a non-physically aggressive sexual offense." [10, 11]

"Psychotic disorders not accompanied by a PD [personality disorder] or an SUD [substance use disorder, addiction] were **not** associated with an increased risk of arrest for offenses involving any sexual offense and for physically aggressive sexual offenses. **The presence of a PD [personality disorder] or an SUD [addiction] significantly increased the risk of arrest for any sexual offense and for physically aggressive sexual offenses and non aggressive sexual offenses.**" [12]

"This finding is consistent with evidence from studies that show an increase prevalence of violent crime among men with psychotic disorders compared with the general population where they live." [13]

"... the few example reports suggest that clinical practice is based on the presumption that treating the psychotic illness will prevent further sex offending. The findings of the present investigation indicate that **this may be a faulty assumption.**" [14]

"Policy planners and clinicians [and Non Profit supportive housing operators] responsible for the treatment of patients with schizophrenia, organic brain syndrome and other nonaffective psychoses need to recognize the increased in risk these disorders confer for sex offending and for other forms of aggressive behaviour." [15]

Questions to ask Supportive Housing Providers of large apartments for the severely mentally ill, or mentally ill drug addicts.

1. Are you housing or planning to house anyone with a history, past or present of addiction, substance misuse, aggression, violence or criminality?
2. How often have the patients housed in the apartment been hospitalized? (Hospitalizations in men have been shown to be a risk factor for violent offending.)
3. Are there any patients with personality disorders and schizophrenia or concurrent disorders (dual diagnosis, mentally ill drug addict)? These combinations of mentally illnesses and/or addiction have been shown to have greater arrests rates for sex offenses and violence. How many are there in the supportive housing building?
4. **What specific proven effective steps and supports are you, the Non Profit provider of the supportive housing doing to mitigate the risks to the surrounding neighbourhood? Where's your evidence of effectiveness?**

Further Reading:

- Fazel S et al "The population impact of severe mental illness on violent crime." *Am J Psychiatry* 163:8, August 2006
- Hodgins S et al "Mental disorder, intellectual deficiency, and crime" *Arch Gen Psychiatry* 1992; 49:476-483
- Tiihonen J et al "Specific major mental disorders and criminality: a 26-year prospective study of the 1966 Northern Finland birth cohort." *Am J Psychiatry* 1997; 154:840-845
- BrennanP et al "Major mental disorders and criminal violence in a Danish Birth Cohort" *Arch Gen Psychiatry* 2000; 57:494-500
- Arseneault L et al "Mental Disorders and violence in a total birth cohort: results from the Dunedin study." *Arch Gen Psychiatry* 2000; 57:979-986
- Mullen P et al "Community Care and criminal offending in schizophrenia." *Lancet* 2000; 355:614-617
- Wallace C et al "Criminal offending in schizophrenia over a 25 year period marked by deinstitutionalization and increasing prevalence of comorbid substance use disorders." *Am J Psychiatry* 2004; 161:716-727
- Wallace C et al "Serious criminal offending and mental disorder." *Br J Psychiatry* 1998; 172:477-484
- Wessley S et al "The criminal careers of incident cases of schizophrenia" *Psychol Med* 1994; 24:483-502
- Steadman, H et al "Violence by people discharged from acute psychiatric facilities and by others in the same neighborhoods" *Arch Gen Psychiatry* 1998:55:393-401
- Wiersma, D et al "Social disability in schizophrenia: its development and prediction over 15 years in incidence cohorts in six European centres." *Psychol Med* 2000;30(5):1155-1167

Published March 10, 2008.

[1] Addition by Niaby.
[2] Alden et al "Psychotic Disorders and Sex Offending in a Danish Birth Cohort." *Archives of General Psychiatry* Vol 64 No 11 Nov 2007 P 1256.
[3] The City of Vancouver Police Report "Lost in Translation" p55 estimates that 50% of the mentally ill are addicted.
[4] A registry is a database.
[5] Violent crime was defined as: homicide, attempted homicide, aggravated assault, common assault, robbery, threatening behaviour, harassment, arson and any sexual crime.
[6] Fazel et al "The population impact of severe mental illness on violent crime." *American Journal of Psychiatry* 163:8, August 2006 P 1399.
[7] Fazel et al "The population impact of severe mental illness on violent crime." *American Journal of Psychiatry* 163:8, August 2006 P 1402.
[8] Fazel et al "The population impact of severe mental illness on violent crime." *American Journal of Psychiatry* 163:8, August 2006 P 1397.
[9] Physically aggressive sexual offenses included rape, pedophilia and frotteurism (rubbing against a person for sexual gratification).
[10] Non Physically aggressive sexual offenses included offenses against public decency, voyeurism and exhibitionism.
[11] Alden et al "Psychotic Disorders and Sex Offending in a Danish Birth Cohort." *Archives of General Psychiatry* Vol 64 No 11 Nov 2007 P 1251.
[12] Alden et al "Psychotic Disorders and Sex Offending in a Danish Birth Cohort." *Archives of General Psychiatry* Vol 64 No 11 Nov 2007 P 1254.
[13] Alden et al "Psychotic Disorders and Sex Offending in a Danish Birth Cohort." *Archives of General Psychiatry* Vol 64 No 11 Nov 2007 P 1255.
[14] Alden et al "Psychotic Disorders and Sex Offending in a Danish Birth Cohort." *Archives of General Psychiatry* Vol 64 No 11 Nov 2007 P 1256.
[15] Alden et al "Psychotic Disorders and Sex Offending in a Danish Birth Cohort." *Archives of General Psychiatry* Vol 64 No 11 Nov 2007 P 1256.

ARCS File: 0152-25/36

Memorandum of Understanding between BC Housing Management Commission (BC Housing) and the City of Nanaimo regarding the development of sites for supportive housing.

1. Introduction

This Memorandum of Understanding sets out the proposed partnership between BC Housing and the City of Nanaimo for the design, approvals, and preconstruction work required on five sites located within the City. The sites are owned by the municipality (3), Tillicum Lelum Aboriginal Friendship Centre (1) and the Provincial Rental Housing Corporation (PRHC) (1), with the intent that construction of the supportive housing (the Buildings) will proceed in 2009.

The Municipality is the owner of three of the sites and also responsible for regulating development in the Municipality, including development of the Buildings. The Municipality's ownership and regulatory roles are separate and independent, and, where relevant to this Memorandum of Understanding, are specifically identified. This MOU will form the basis of understanding related to the partnership between BC Housing and the Municipality in developing the Buildings.

This MOU forms the basis of understanding related to the partnership between BC Housing and the Municipality in developing supportive housing. The Municipality will provide three serviced sites and support to the non-municipally owned sites. The municipally owned sites subject to this MOU are listed in Appendix A as may be amended by the agreement of both parties.

The supportive housing developed under this MOU will accommodate the homeless and those at risk of homelessness.

2. Policy Context

In September 2004 the Premier's Task Force on Homelessness, Mental Illness and Addictions was created "to develop innovative strategies to help people with addictions and mental illness move from temporary shelters to long-term, stable housing where their needs can be better met".

In October 2006, the Province of BC announced its comprehensive housing strategy, Housing Matters BC, which has as two of its six priorities that:

- "the homeless have access to stable housing with integrated support services, and
- BC's most vulnerable citizens receive priority for assistance".

In July 2008, the City of Nanaimo adopted a five-year plan to tackle homelessness. This plan, "Nanaimo's Response to Homelessness: Action Plan," was the result of an analysis of Nanaimo's unique issues and existing resources and provided strategies for action that included partnering with other levels of government and the community.

3. Housing Priorities

According to the 2007 Homeless Count there are an estimated **302** homeless individuals living on the street or in shelters on any given night in the City of Nanaimo. Many of the homeless and those at risk of homelessness suffer from mental illness and/or substance abuse issues, and need safe, secure and affordable housing plus support services.

The homeless population in Nanaimo have varied needs and as a result require a range of resources. Priorities for housing include responding to the needs of the chronically homeless and improving the stability and independence of the population at risk.

4. Building Program

The Buildings will generally consist of a unit mix consistent with the requirements of the non-profit service providers, complete with a kitchen and bathroom. They will include amenity spaces and administration offices. Residential and/or non-residential uses (commercial, retail and social services) may occupy the ground floors.
The total number of units in a supportive housing project as noted in Appendix A is approximate and is likely to change through the design development process. It is expected that some of the units will be occupied by tenants supported by providers of services to persons possibly with a mental illness, addiction problem, street youth, or others in need of support. One third to one half of the units may be occupied by Supported Tenants. The project may be developed as a low barrier model in which most or all of the tenants are supported by Service Providers.

5. Sustainability

The Province is committed to achieving higher environmental standards, and BC Housing intends that all the apartment buildings be designed to minimize Green House Gases and to achieve LEED® Gold certification or equivalent, as BC Housing may determine. BC Housing's commitment to minimize Green House Gas emissions and to achieve LEED® Gold certification or equivalent is their initiative and is not a requirement of the municipality as regulator of development. The municipality's Development Services staff will work with BC Housing and the consultant teams to optimize the Buildings' sustainability as BC Housing may consider financially justifiable.

6. Commercial, Including Non-Accessory Parking, and Retail Uses

Commercial and/or retail uses may be required on the ground floor of some of the Buildings because of their location in a shopping district or on a major arterial route. If so imposed by the Municipality, the Municipality as owner of the Sites will then be required to pay the cost of building the commercial and/or retail space including a proportionate share of the base building cost and the cost of the parking required for the commercial and/or retail space. (The commercial and retail space will be sub-leased to the Municipality for the term of the lease for a nominal prepaid rent, and the Municipality will operate the commercial and retail space as a financial investment.) The Municipality will pay its portion of any shared expenses for operating the Projects that include commercial and/or retail space, but otherwise the

residential and unrelated non-residential uses and spaces will be operated independently.

The Municipality will assign a project manager to work with the development team for the projects that include commercial space on the design and specifications for the space. The Municipality's approval, of the design and specifications for the commercial space in a supportive housing project will be required prior to commencement of construction.

7. Parking

Parking will be provided at the rate of 1 space per 10 units. Recognising the parking requirements for supportive housing are fewer than for a standard multi-family housing zone, variances may be necessary. Shared public and accessory parking may be considered to serve both the needs of the Buildings and public parking spaces.

8. Eligible Tenants

Only households or individuals in core-need (having to pay more than 30% of their gross household income to rent a unit in the private market) will be eligible to move into the Buildings. Priority is to be given to households living in the Municipality who are homeless, at risk of homelessness, or living in a shelter.

9. Rents

Tenants on income assistance will pay a rent equal to the shelter allowance of income assistance. All other tenants will pay 30% of their gross household income for rent or the market rent of the unit whichever is less.

10. Building Operation

The supportive housing will be operated by a non-profit housing society (the Society) who will manage the building and the tenants (selection, tenant agreements, rent collection, eviction, etc.). One or more non-profit providers of social or health services (the Service Provider) will be selected to support tenants who are living with a mental illness, substance abuse, other illness or disability or any other problem that puts them at risk of homelessness. Only persons referred by and supported by the Service Provider will be eligible to move into a Supported Unit. The Society and the Service Provider for a building may or may not be the same non-profit organization.

11. Selection of Non-Profit Housing Societies

BC Housing or the Municipality may pre-select a non-profit housing society to develop and operate on the municipal site. Alternatively, BC Housing or the Municipality may undertake a Request for Expressions of Interest process to select the Society. The Society may be requested to make a submission proposing a complete development team and a complete operation/management team. Once a Society is selected they may take on the role of developers of the supportive housing including providing direction on building designs and programs, as well as assuming responsibility for the

on-going management of the development team, including development consultant, architects and contractor. The contractor will provide management services through the design development process, including costing advice and recommendations regarding construction efficiencies ('value engineering'), and will assist in ensuring that construction of the building can commence as soon as possible. BC Housing reserves the right to choose a general contractor from their pre-qualification list.

12. Sponsor and Service Provider Co-ordination

BC Housing is developing a collaborative process and structure which will involve all providers of supportive housing in the Province in the development and co-ordination of client centred and community based supportive housing and associated services. The intent is to ensure the effective use of resources; a collective approach to wait lists, tenant selection and case management; the sharing of information, research, education and training; and a sector capacity to address common issues and concerns.

The Sponsors and Service Providers selected for the buildings will work collaboratively with BC Housing to develop and define the building and operational programs for all the Buildings with the intent to develop a co-ordinated and collaborative response to the needs of the homeless and those at risk of homelessness that the Buildings will serve.

13. Operational Staffing

Funding will be provided to the Sponsors for 24 hours a day and 7 days a week staffing for each of the buildings. These positions will be employees of the Sponsor and they will manage the buildings and the residents in their capacity as tenants and not as clients of services. Their role will include connecting the tenants to services but they will not provide services to the tenants themselves.

14. Support Services

Most of the services the tenants need, including the Supported Tenants, will be provided by community based non-profit service providers, including the Service Providers. These services will include education, training, job placement and other social services. The tenants will access these services either by going to the locations where the services are delivered or through outreach to the tenants in their homes.

The services provided on site will support the tenants to maximize their independence and their social integration, and may include assistance with basic life skills (budgeting, banking and housekeeping); help with personal crises; medication management; assistance with appointments; links to social, vocational and health services; training and education planning; and community participation.

15. Design and Program Development Funding

BC Housing will provide funding for the pre-development costs to design the building through to issuance of the Development Permits and Building Permits for the building.

These costs include the fees for the architects and their sub-consultants, permit fees, legal costs, survey and building related engineering costs, quantity surveying, etc.

16. Funding for Construction, Operations and Services

BC Housing, the Municipality, and supportive housing partners assume that the Province and its other partners (the Federal Government, corporate and private donors, non-profit housing and service providers) will provide funding to build and operate the Buildings in 2009/2010. The funding will cover the cost to build the Buildings, and for the subsidies to operate the buildings and provide the non-clinical support services for the homeless and those at risk of homelessness e.g. the mentally ill and those suffering from addiction.

17. Leases

The Municipality as owner of the Sites will lease the Sites to the Sponsors for 60 years for a nominal prepaid rent. The lease for a Building will commence once the Building Permit has been issued, the construction financing is in place, and the contract to build the Building has been executed. The leases will require the Sponsors to maintain and repair the Buildings; pay all utilities, insurance, fees and taxes with the exception of Municipal property taxes. As part of the lease the Municipality will include an affordable housing covenant.

18. Property Taxes

The Municipality as owner of the Sites will, as a term of the lease, exempt each Building from Municipality property taxes for the term of the lease as long as the Building continues to provide supportive housing, operated on a not-for-profit basis, for the homeless and those at risk of homelessness, and as long as BC Housing continues to provide operating subsidies to the Building.

19. Access to the Sites

Subject to the existing tenancies, the Municipality and Society as owner of the Sites will grant licenses to BC Housing and to the Sponsors, once the Sponsors have been selected, that will allow BC Housing and the Sponsors to have access to the Sites in advance of the commencement of the lease for the purpose of surveys, demolition, and construction mobilization.

20. Hazardous Materials

If any buildings or structures exist on the land the Municipality and Society will undertake environmental assessments of the buildings on the Sites to determine if there are any hazardous materials e.g. asbestos that need to be removed. The Owner will pay the costs to remove any hazardous materials. The environmental assessment reports will be provided to the Sponsor and the recommendations incorporated into the demolition contracts which will be subject to the review and approval of the Municipality as owner of the Sites. The Municipality may decide to identify an alternative site if there are substantial costs associated with remediation.

21. Demolition

The Sponsor will be responsible for demolishing and removing any existing improvements or structures including any hazardous materials in the buildings and any foundations located on the Sites. BC Housing will pay all costs for the demolition of any improvements located on the Sites and the removal of all debris, with the exception of any costs to remove hazardous materials.

22. Soils

The Owner of the Sites will be responsible for the costs of remediation any soil contamination on the Sites as required by the approving authorities for the development of the Buildings. In event of soil contamination, the Owner will pay all reasonable costs to remediate the site.

Environmental Site Assessments (ESA) reports, if applicable, will be provided to the Sponsor and the recommendations incorporated into the excavation contracts. The contracts for excavation of the Sites will be subject to the review and approval of the Owner of the Sites. BC Housing and the Sponsor will work with the owner to minimize the cost of remediation any soil contamination, including allowing for on-site remediation. The Municipality may decide to identify an alternative site if the costs of remediation are excessive.

23. Crane Overswing and Underpinning Agreements

The development of the supportive housing may require agreements with neighbouring property owners to allow construction cranes to swing across property lines and allow underpinning of shoring required for excavation. The contractors and consultants selected will determine the extent of the overswing and shoring requirements. They consultant team will be responsible for negotiating the agreements with the neighbouring property owners and will have the required agreements in place by the time the Building Permit is issued. BC Housing will pay all costs associated with securing the agreements. Any legal agreements will require the approval of the Municipality's solicitors.

24. Development Permit Process

BC Housing, the Municipality as owner and regulator, the Sponsors and the consultant teams will work co-operatively to identify and address issues with the intent that the OCP and Rezoning requirements, Development and Building Permit applications can be expeditiously processed. The intention is for Development and Building Permits to be approved and issued for the Buildings so that the Buildings can be under construction by 2009. All parties recognize that good communication, prompt responses, and complete documentation will be essential to achieve this schedule.

25. Municipal Approvals

BC Housing, the Municipality as owner and regulator, the Society and their development teams will work co-operatively to identify and address issues with the intent that the Development and Building Permit applications can be expeditiously processed. The intention is for Development and Building Permits to be approved and issued for the Buildings so that the Buildings can be under construction in 2009/2010. All parties recognize that good communication, prompt responses, and complete documentation will be essential to achieve this schedule.

The Municipality will designate a municipal employee to ensure that the approval process through all Municipality departments is expedited on a fast track basis. The individual will be responsible for facilitating the resolution of any issues within the Municipality with regard to the approval process.

26. Public Consultation

BC Housing and the Municipality will work together jointly in delivery of any and all media releases and public information.

Upon approval of the Memorandum of Understanding and the Municipal/Province partnership by Council, the development of the supportive housing will be processed in accordance with the Municipality's Development and Building Permit processes.

Where required by regular development approval processes, the Society will present the proposed Building for consideration at a public information meeting where the public will be able to speak to any issues or concerns they may have.

Neighbourhood and community responses as a result of the Public Information meeting will be received by the Municipality and forwarded, with recommendations, to the Sponsor and BC Housing for consideration in development of the Buildings.

BC Housing's website will provide information regarding the Buildings (design, program, etc.), and questions and answers which will be updated throughout the process.

27. Schedule

	ESTIMATED DATE
Site recommendations & MOU to Council	Summer 2008
MOU to Municipality & BC Housing for signature	October 2008
RFPs issued for Sponsors, Service Providers and contractors on website	December 2008
RFP closes	January 2009
RFP evaluation meeting	January 2009
Selection of Sponsors, Service Providers and contractors for the Sites	February 2009
OCP , Rezoning and Development Permit Application Submissions	January 2009
Public Hearing	April 2009
Approval of Funding to build and operate the Buildings	Summer 2009

Council approval of Building lease terms, etc.	August 2009
Issuance of Building Permits	September 2009
Commencement of Construction for Buildings	September 2009
Completion of Buildings	November 2010

28. Execution of the Memorandum

Once this Memorandum of Understanding has been approved by the Municipality, it will be presented to BC Housing and to the Municipality for signature. No legal rights or obligation shall be created or arise until BC Housing's Executive Committee and Municipal Council have approved this Memorandum of Understanding and all legal documentation and financial obligations required to implement this Memorandum of Understanding and which will replace this Memorandum of Understanding has been fully executed on terms and conditions satisfactory to the solicitors for BC Housing and the Municipality.

For BC Housing/For the Province of British Columbia

Nov 12/ 2008
date

For the Municipality of

Mayor

Nov 12, 2008
date

Schedule A

The Sites

1.) *437, 441, 445 Wesley Road and 421 Franklyn Street: Owned by the City of Nanaimo and located downtown, this approximately 2,036 sq.m. (0.5 acre) site would support approximately 40 units. The site is zoned C-30 (Quennell Square Zone), supports residential and compatible service and institutional uses and would not require a rezoning. Given the proximity to a range of services and resources, this site may be conducive to bachelor suites for homeless singles and those in need of higher supports.*

2.) *1402-1590 Bowen Road: Owned by the City of Nanaimo and located northwest of downtown, these properties are the remnant parcels from a road realignment. With its frontage on Bowen Road, this site could accommodate commercial or service uses on the ground and residential units above with the required rezoning. Bowen Road provides multiple transportation opportunities and could serve more independent tenants in approximately 30 bachelor or one bedroom units.*

3.) *1598 Townsite Road: Owned by the City and located immediately adjacent to the Nanaimo Regional General Hospital, this site shares a legal parcel with the Chinese Cemetery. To facilitate an approximately 70 unit housing development, a subdivision would be required but the current RM-5 (Medium Density Multiple Family Residential) zone is appropriate. Given the proximity to the hospital and associated services, this site may be suitable for tenants with mental health and addictions issues.*

4.) *3515 Hillside Avenue: Owned by PRHC, this site is occupied by an active group home. Zoned appropriately and able to accommodate additional density, the group home is to be replaced with a new facility and the additional property developed with five units with secondary suites.*

5.) *477 10th Street: Owned by the Tillicum Lelum Aboriginal Friendship Centre, this property is to be developed for an innovative 10 unit youth and elders housing project.*

LETTERS

Jaye Macfarlane
1604 Venlaw Road
Nanaimo, BC, V9S 1J4

February 28, 2011

Mr. Ruttan,

I was at the meeting at Quarterway School recently regarding the proposed rezoning on Bowen Road for supportive housing. I had hoped that the fact that you had attended meant that your mind was still open to receiving input from those of us in the neighbourhood who will bear the brunt of any negative impacts (despite what Mr. Tucker said about the project being a "done deal"), but your comments afterward (which I saw yesterday on the local cable channel) leave me fearing that you will push this through no matter what the cost to our livability.

You stated that if this project "helps even a percentage of those who use it, it will be a success" (or something very similar). Really? So even if it strangles the quality of life for the hundreds of residents who live near to this development (and the one just up the street) and helps only a handful of homeless it will be considered worthwhile? That seems a very narrow definition of success to me, I have to say.

Because there is a trade off to what is proposed.

I have lived here for nearly six years. I am the mother of two. My husband frequently works out of town. I have no fence around my property. I leave my children's bikes and our lawnmower under the deck. I don't lock my car. I have never had a break in or a theft in all the time I have been here. Will the program be considered successful by you if all this changes? Is helping some at the expense of their neighbours your definition of a successful program? If so, then I encourage you to take the blinders off and look at the bigger picture for productive, taxpaying citizens and families that live here.

My 13 year-old son walks from Venlaw Road between BOTH wet house locations on his way to Woodlands School. Will it be worth it, Mr. Ruttan, if something happens to my boy because of this development? If he's the victim of an assault or a theft, or harassed by drug dealers on his way to school, will that be a measure of success for your supportive housing?

My 11-year old daughter is in grade 5. She wants the freedom to also walk to school next year. What should I tell her, please? I am already revising whether or not she will be able to continue roller-blading and biking around the neighbourhood, or whether she will be allowed to sit out in our garden after school on a sunny day before I get home from work.

Tell me, Mr. Ruttan, how many will you have to help before it will be worth the price of my daughter's freedom and self-reliance?

Will I be able to walk alone around my neighbourhood after dark? My route generally takes me down Bartlett to behind the pub, through the townhouses and out Fuller, up to the Pryde Vista golf course and all the way up Venlaw to the end of Morey Round in any combination of ways. Sometimes I walk through the Quarterway field and up to the Chinese Cemetery to take in the view before I return along Bush Street. Should I be wary of whom I will meet on these walks after your supportive housing goes in, Mr. Ruttan?

Before you dismiss me as just another NIMBY (because I'm pretty sure there are no wet houses going into *your* neighbourhood, Mr. Mayor), please answer my concerns. What are you going to do about them? You can't tell me because no one has been identified as the non profit provider of services for either one of these locations.

How can you build something before you even know this?

I am as concerned and as compassionate as the next person when it comes to people living on the streets. I've known people vulnerable to these circumstances. I've also known drug-addicted people.

I would sure feel a lot better about this plan if the *number* of people you were planning to put next door to me were reduced. Of the 160 new units proposed for Nanaimo under *Homes First* fully HALF are slated for the central/hospital neighbourhood. Is that fair?

The south of Nanaimo already has its share of these types of developments, thank you very much. Spread the numbers out around the city. Let our fellow citizens share the responsibility.

What we could really use, I think, is some low-income housing for families that are having a hard time finding inexpensive rental accommodation, especially near schools (I read that on one of the reports posted on the city's website). I think the Bowen Road location by the bridge would be perfect for that.

Sincerely,

Jaye Macfarlane

Dear elected representatives,

My name is Bruce Munro and am 32 years old. I own Able Trophies, and purchased the building on Bowen Rd. in the Quarterway area in 2005. It was a nasty pawn shop (Uncle Albert's) and slowly we have been cleaning up our community and it is much better than before. Upon purchase, my property taxes were just over $6,000 per year and last year I paid over $11,000. This is not alot of fun for a retailer in a time space of 5 years. Fortunately I have repositioned my company to sell online where 80% of my sales are now. This leads me to the place of why I should continue to keep my business in Nanaimo? I do provide 4 full time jobs here, yet spending is clearly a problem at city hall, and I'm the one paying for it. What is city council doing to entice employers to locate here?

Further, you now are driving ahead in full force to put a low barrier housing project (wet house), in my community. There is a "for rent" sign on both sides of my business. Have you considered the loss in property tax revenue, when the Quarterway area commercial/residential buildings drop in value? How am I going to explain to my wife that our investment property has lost $100,000 in value? You may roll your eyes at this, but this all very real for me and my colleagues in this area. Every business owner in the area that I have talked to is very disgusted about this project and city council.

What bothers me the most is the fact that you are our elected representatives. You are voting on whether to approve this rezoning application. Whether you believe that this "will", or "wont'" have adverse effects on our community is not for you to decide. You are to vote based upon the wishes of your elected representatives. It is very clear that our community does not want this property rezoned. For you to disregard that and vote in favour of this application would be extremely arrogant, and basically you would be saying that "you know better than the people of Quarterway".

Your behaviour towards the residents of the Quarterway area has been sad. Not one councillor has graced my doorway or made a phone call. I don't understand why you would choose to put this across the road from a liquor store, and so close to a school. Could somebody please respond to the business owners in our community about why our views are seemingly being ignored concerning this rezoning application?

Best regards,
Bruce

My Concerns about "wet housing" in Central Nanaimo

MY CONCERNS ABOUT "WET HOUSING" IN CENTRAL NANAIMO

In response to the proposed wet house on Dufferin, Diane Brennan (former City Councillor) stated in the Nanaimo Daily News today the following:

"If council decides to cancel the plan, they will almost certainly lose the next 100 units, not just the 35 planned for the area. If they break the deal they will suffer the wrath of Coleman, ...who holds the portfolio for housing & who, I am told, has a long political memory". The very thought that Nanaimo residents are being "blackmailed" into accepting this type of housing near schools is incredibly scary, with fear of reprisal by Mr. Coleman.

Ms. Brennan then goes on to state "If council goes ahead with the plan, they will earn the wrath of an organized group of voters who sincerely believe this plan will make their neighbourhood less safe. With an election coming, council will be supersensitive to the political risk of offending a densely populated, highly organized neighbourhood that has clearly demonstrated they can mobilize their members. This is a bad thing for council." It certainly is bad for council, especially if they are truly listening to the concerns of their voters who ELECTED them to represent them in civic duty.

I truly believe that we need to take care of those who face addiction & mental health issues, but building high-density "low barrier" housing near schools such as Quarterway, etc without any guarantee for the safety of the children is not only dangerous, it fails to take the safety of a concerned community into consideration. I understand that over 1,100 Nanaimo residents have signed a petition opposing this development - should that not send a clear message to council and the City that it is not just a few angry residents yelling "not in my backyard"?

Suffering the wrath of Mr.Coleman I can deal with by making my vote heard loud and clear in the next election. The thought of having children and hard working citizens placed at risk, I simply cannot live with.

There needs to be more discussion with the community before this is undertaken as many who own businesses and property in the area have expressed legitimate concern for their property values, safety of children attending nearby schools, etc. I understand that after November 8th council meeting, the proposed location for a similar development will be announced for North Nanaimo as well as per Mr. Horn, the City of Nanaimo's social planner. I encourage everyone to support housing initiatives for people wanting to get clean and sober, and those with mental illness wanting to be compliant with the medications and therapy to live a fulfilling life.

http://www.mmshomes.com/real-estate-blog/2010/10/29/my-concerns-about-wet-housing-in-central-nanaimo/

Wet-house residents are likely to be in schoolyard

S. Ellis, The Daily News

Published: Tuesday, April 12, 2011

I would like to express my appreciation to Bill Bestwick for standing up for those "concerned citizens" against the remainder of the council.

I am delighted to know that part of the reason the rest of the council was so eager to push through an unpopular plan was because they will see $36.5 million dollars to the city. Wow! I notice that it is not mentioned anywhere in the article.

The reason the citizens are concerned is because these two proposed houses actually frame an elementary school. The large school grounds between these two "wet" houses provides an easy thoroughfare for tenants who wish to interact (for better or worse) and for access to either the Quarterway Pub or 7-Eleven store.

While I am certain this situation has been flogged to a greater degree of exhaustion than any federal politician seeking re-election, I wish to put my nickel's worth in. As a parent, I am less disgruntled with the idea of one house being located on Bowen Road south of the school than I am with the idea of two in such close proximity. One house, close to the 7-Eleven and Quarterway Pub and bus stops, etc., would have less need for traffic to travel towards the school.

The city is asking for trouble, and justifiable parental concerns, when they plan to place two of these homes in their currently proposed locations. Traffic will occur through the school grounds. It is as inevitable as placing an ice cream truck beside a beach.

S. Ellis

Nanaimo

Better locations can be found for social housing

Lorena Vichert, The Daily News

Published: Tuesday, April 12, 2011

Re: 'Councillors Waffle on Housing Plan' (March 31 Daily News)

I am writing in support of councillor Bill Bestwick and his vote against a rezoning application to allow wet housing at 1406 Bowen Road.

I do not think Mr. Bestwick is against housing the homeless, only questioning the viability of the proposed location.

I can only imagine the difficulty in voting against the rest of city council in this matter, but I am so relieved to see one of our elected officials truly listening to their constituents and representing the young, vulnerable school children in School District 68 and keeping their safety as a primary concern. The proposal to build 45% (72 units -- originally 75% or 120 units) of Nanaimo's wet housing on either side of Quarterway School, the largest elementary school in Nanaimo, is excessive for any given area.

Housing will be provided for homeless persons with active drug/alcohol addictions and mental illness. This cannot help but increase the potential for exposing children to unnecessary risk both on the schoolground and on the walk to school.

Yes, we need to house and help this population, but not at the expense of Nanaimo schools' culture of safety.

I believe safer locations away from any Nanaimo schools can be found.

Lorena Vichert

Nanaimo

Don't chide people about wet-house fears

Jaye Macfarlane, The Daily News
Published: Thursday, March 10, 2011

Re: 'Homeless need strong council' (Daily News column, Jan. 5)

I have just come across Derek Spalding's column and I take issue with the way in which you've presented the concerns of the community regarding the wet housing going in in Central Nanaimo.

You say, "Members of the Hospital and Area Neighbourhood Association as well as residents living near the Quarterway Bridge have raised concerns about two [other] projects planned for their neighbourhoods."

This makes it sound as if there are two neighbourhoods each with a housing project, when in fact, there are two projects going in within blocks of each other.

The developments approved on 10th Avenue and Wesley street have 18 and 40 residents respectively. The other "success" stories I've seen you write about The Balmoral which has 20 residents and Warmland, in Duncan, with 15 short-stay beds, and 24 apartments. Even the 40 beds at Wesley are half what we are expected to absorb into our community in Central Nanaimo, and are not near schools or seniors homes.

The two low-barrier projects on Townsite and Bowen will have 35 to 40 residents each and could put 80 active drug users into one small area on either side of an elementary school.

You chide us for being either NIMBY or ignorant, but neither of these projects even have a non-profit associated with them yet to answer our questions. Of course we're concerned! You can't tell me there will be no problems with 80 people actively using stimulant drugs like crack cocaine or meth-amphetamine. Where do you think they get their money to use once the government paycheque runs out? How do you think the seniors in our area feel about that?

Will I be able to let my 11-year-old daughter continue to ride her bike around the neighbourhood? Will I have to lock it up? Should I let her walk to school? Can she play in the back yard on a nice day before I return home for work as she does now? Will I be able to walk safely around my neighbourhood for exercise in the dark evenings after dinner by myself?

Maybe you should learn more about the habits of drug users, homeless or otherwise, before you patronize the rest of us who are just trying to protect our families and enjoy our property as good law-abiding and taxpaying citizens.

Jaye Macfarlane
Nanaimo

‘Wet’ housing carries potential safety risk

Published: February 01, 2011 2:00 PM

To the Editor,

Last week an open meeting at Quarterway Elementary School concerned the proposed development of one of the City of Nanaimo’s “wet houses,” which is basically a roof over the heads and a bed to sleep in for drunks and druggies. The city wants to spend tax dollars at the cost of the neighbourhood’s safety, children’s safety and home safety, too.

If these wet houses were going up next door to your home, would you be welcoming it with open arms, or would you be thinking about the future – trying to sell your home and worrying what kind of value you are now faced with? I am one of those people. I have a mortgage to pay and worry about my investment in my property – along with the fact that there is a real risk to our children, our students and the seniors.

If you had children, you would be concerned with having drunks and druggies around while your children are making their way home from school and could potentially be assaulted or mugged or even worse. These untreated users have no care in the world except where the next bottle comes from.

The city is trying to quietly and efficiently clean house in the downtown district of street people and integrate and hide them in various locations of the city so that they can have a respectable looking city for the potential tourists that are expected to flow into the city off of the new cruise ship terminal.

The truly homeless should be given help because they want and seek help. But those active drug users and alcoholics, who choose to stay that way, should they have our trust and respect to live in our nice neighbourhoods? What have they physically done to improve themselves to be accepted?

As for the majority of untreated alcoholics and drug addicts, if they don’t ask or seek help then they don’t want help, so trying to keep them in a foreign environment, like a wet house, is useless. They prefer their street hangouts.

R. Bradford

Nanaimo

Wet house should not go in Townsite area

Jim Swanson, The Daily News

Published: Thursday, December 09, 2010

Re: 'Housing needed to reduce harm caused by drug use' (Daily News, Dec. 7)

Coun. Fred Pattje persists in the statement that the city cannot control the size of the wet-house project at Dufferin and Boundary.

Yet, the city already suggested they will reduce the size from the original 70 to 35 or 40, has stated they will look at property in the north end of town to place the other 30 or 35 tenants.

Funding for this could be accomplished in various fashions: Subdivide the Dufferin and Boundary property, sell off the portion that will not be required for the smaller 12-unit project to purchase property elsewhere in the north end of the city; the city owns vacant properties which could be sold and the money used to purchase property elsewhere in the north end of Nanaimo; the city has available a housing legacy fund to provide funding for land acquisition, this could be used until some or all of the above properties have been sold. The funds could then be replaced in whole or in part.

Our discussions with the provincial government indicate no opposition to our proposal regarding the size and locations size and locations.

The concept of putting individuals with drug addiction, alcohol addiction and mental health issues in one large facility with limited supervision is totally incomprehensible.

The city of Seattle has 19 supervisors in their wet house and they state they do not have enough staff.

Do not put our area to the expense of going to court over this issue.

The current situation in provincial politics should show governments at all levels that they should not go against the will of their electorates.

Whether it be HST, party leadership or the forcing of a poorly planned wet-house.

Jim Swanson
Nanaimo

'Wet house' has no place in neighbourhood

Susan Knight, The Daily News

Published: Wednesday, September 15, 2010

Re: 'Neighbours don't want low-cost housing nearby' (Daily News, Sept. 14)

Why do the City of Nanaimo and the RCMP and the regional health officials wish to house 70 active, participating criminals in an open living facility called a "wet house" within a quiet residential neighbourhood?

The 70-suite unit is to be built at the corner of Dufferin Crescent and Boundary Avenue.

Why do they wish to disguise this complex under the heading of "housing the homeless?"

I would like to request a public forum and an investigation into the proposed building of a 70-unit wet facility for those involved in the drug trade.

I was under the impression that it was against the law in Canada to be a drug user and to traffic in drugs. If this is so, then I would like to question why the city and law-enforcement officials are rewarding criminal behaviour by building and providing a 70 suite unit for criminals to live in.

I would like to ask the ordinary citizen if they are happy that our tax dollar is going to provide a home environment for the active drug user to get stoned in.

Do we want to have our tax dollars keep them dry, warm and stoned? I am in support of honest, hard working folks. Let's provide shelter for the working poor, for seniors or the disabled. Let's support people who wish to build community.

Let's not support those who are bent upon destroying it.

Susan Knight
Nanaimo

425 Signatures

RECEIVED
APR 07 2011
DEVELOPMENT SERVICES
CITY OF NANAIMO

City of Nanaimo
455 Wallace Street
Nanaimo, BC
V9R 5J6

April 7th, 2011

Re: BYLAW NO. 4000.506
Purpose: To permit the use of land for a supportive housing development
Location: 1406 Bowen Road
File No: RA270

Attention: Sheila Herrera / Planning Department

Dear Ms. Herrera,

Enclosed are the photocopied petitions signed by residents and businesses in the Quarterway Area who are opposed to the rezoning of 1406 Bowen Road for the purpose of supportive housing

We understand that, according to ITEM 4 of the Memorandum of Understanding between BC Housing and the City of Nanaimo, that the supportive housing model for this site is low barrier housing intended to house tenants with concurrent disorders.

These petitions are submitted as a statement from our community that we disagree with the rezoning of the property for the purpose of housing tenants with concurrent disorders near our families, homes, schools and businesses.

Quarterway Residents

WE, THE LOCAL BUSINESSES OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 1402/1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING

Legal Descriptions: Lot 1, Suburban Lot 10, Newcastle Reserve of Section 1, Nanaimo District, Plan 10828 except part in Plan EPP8336, and, Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
CWALDEN	1451 Bowen Rd Nanaimo	7161111	
Tim's Automotive. Dave Seymour	1481 Bowen Rd	250 753 1153	
QUARTERWAY PUB & LRS MARTY MORELLI	1431 BOWEN ROAD	754-2733	
Vancouver Island Thrift Tim, Gail, Leeve	#1 - 1585 Bowen Rd.	250-585-5001	
RDM MOTORS Rod. M.	#4 - 1585 Bowen 591-0660	250-591-0660	
Able Recognition Ltd.	#A - 1609 Bowen	bruce.munro@me.com 250-619-1515	
CF FINANCIAL	#5-1611 BOWEN RD	250 - 591-0335	
cash factory Loans	#3-1611 Bowen Rd	250-754-0123	
PHARMASAVE 260	1816 BOWEN RD (WESTHILL RD)	250-740-3887	
RANDIT Sinn	1483A Bowen RD.	250 7846514	
FRANK HOWARD.	1619 TOWNSITE	250 753-040X	
M GUTHEIK	20-1708 Bowen Rd	250-753-1273	
Esther Phelan.	Local Franchisee. 2537 Quill Dr.	250-618-8496	
LMEdlivary	Pinetree sq, #61708 Bowen hd.	2507534034	
Dr. Brent Critchfield	1800 Bowen Rd (Island Vet)	250-618-3795	
A. Sandhu	Westhill Dental 1808 Bowen Rd.	250 754-9903	
	Tomo Sushi 1705	250 716-1005	
N. CHOMEAKWICH	#102-1808 BOWEN RD. CURVES	250-591-3213	
John Carlson	409-1500 Boundary Cres	200-753-0597	
LENIC WASKI-PHILLIPS	~~250~~ 7782291551		

M o l l l l l 7

1 0 1 1 8 0 2

B o w n

WE, THE LOCAL BUSINESSES OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT ~~1402~~/1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING / Low Barrier Housing

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
HARDING	1611 Bowen Rd	sales@racquets.ca	
Nanaimo Shoe Repair	1713C Bowen Rd.	jory@nanaimoshoe.com	

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Annette Roehlig	11-1601 Bowen Rd.	annette.roehlig@shaw.ca 250.740.3948	Annette Roehlig
Marina Kromhout	2-1601 Bowen rd.	250-753-4996	M Kromhout
DAVID HATCHMAN	210 1601 Bowen rd	250 714-3157	
Raylene BUDGELL	#4-1601 Bowen RD	250-753-1501	Raylene Budgell
Ken Dalton	17-1601 Bowen RD	250-619 0733	
Ida Dalton	17-1601 Bowen Rd	250-619-0733	Ida Dalton
Nancy Winters	16-1601 Bowen Rd ~~4460 Yellowpoint Rd~~	250 245-0781	
David Holmes	19-1601 Bowen Rd	250-591-2632	
Jacob Stockwell	104-1808 (Stockexchangejas)	250-618-1142	
BILL STEWART	Cyber City 1815 Bowen Rd	250 755-1828	
Arlon Little	Scarp Design 1711 Bowen Rd	250 753-6361	
John ROSEN	John's Bedroom Barn 1707 BOWEN RD	250 741 1888	
Chris Bouman	Bouman Motors 1831 East Wellington rd NANAIMO	250 739-3433	
Wouter Bouman	1701 Bowen rd	250 753-2292	
	1701 BOWEN RD.	250-390-2591	

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING/LOW BARRIER HOUSING

Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

Name Printed	Address	Signature
CHARLOTTE BRIDDEN	1588 BUSH NAN.	
Danielle Fraser-Bisco	55 Pryde Ave	
ADRIAN ATHERTON	62 Pryde Ave	
Tanya Atherton	62 Pryde Ave	
Shalan Potskin	1576 White St	
SHAWN STEWART	1556 WHITE ST.	
Steve Lawson	1536 White St	
ROY HERMAN	1516 WHITE ST.	
ANITA BERETERBIDE	1496 WHITE ST.	
Roy Regehr	1496 White St	
Felicitas Sumili	1482 White St.	
Stella Johnson	1468 white st	
Elsie Labiuk	1454 White St.	
Kevin Dyck	1430 White Street	
Glen Graf	1402 White St	
Jeanie Grais	1416 White St	

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Cathy Gordon	56 Pryde Nanaimo, B.C. V9S 56	1739089 ✓	Cathy Gordon
	65		
	61		
	7[illegible]		
	1575		
	[illegible]		
Ron English	1535 White St	754-5495	
Randy Ferguson	1515 White St	753-0336 ✓	
	[illegible]		
Linda Dixon	1467 White St	250-591-7994 ✓	
	[illegible]		
[illegible] Tyler White	1439 White St	[illegible]	
KEITH BROWN	1425 WHITE ST	250 758 0202 ✓	
	[illegible]		
Jinghyeon Park	#5-65 Pryde	Mib20 song@hanmail.com	Jinghyeon.
Terri Ringler	957 Townsite Rd	Terri.Ringler@hotmail.com ✓	
Shalene Tanner	1633 Bowen Rd	250-616-1990	

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
[illegible]	113 Pryde Ave	250-591-1009	[signature]
[illegible]	155 Pryde Ave	250-797-0652	[signature]
Romney Austin	1537 White St.	250-802-4763	[signature]
Brian Buckett	1537 White St.	250 701 3763	[signature]
C. Cummings	132 Pryde Ave.	753-8400.	[signature]
D. Muirhead	132 Pryde Ave	753-8400	[signature]
Jacque Thompson	142 Pryde Ave	753-7857	[signature]
Paul Winkler	156 Pryde Ave.	816-1618	[signature]
Corey House	122 Pryde	667-3933	[signature]

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING/LOW BARRIER HOUSING

Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

Name Printed	Address	Signature
Dawn Dunphy	1615 Verlaw Rd	Dawn Dunphy
~~Lisa Kymuss~~	~~26-9 Bartletts~~	~~[illegible]~~
Cheryl Booth	1610 Bartlett St.	Cheryl Booth
Peter Booth	1610 Bartlett St	Peter Booth

Name Printed	Address	Signature
~~KEITH BROWN~~	~~1425 WHITE ST~~	~~[illegible]~~
MING KAO	1439 WHITE ST.	[illegible]
~~Tyler White~~	~~1439 White St~~	~~[illegible]~~
Linda Williams	1453 White St	L. Williams

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Lorraine Cosmacini	1231 Bush St	250 ~~250~~ - 754-7693	
ALBERT RIDLEY	1251 BUSH ST	250-753-6185	
Jillian Little	1271 Bush St.	250-740-0496	J. Little
HELEN SHERRATT	1341 BUSH ST	250-753-6888	Helen Sherratt
GORD WINDLEY	1411 BUSH ST	250 754-5028	
Crystal Beach	1431 Bush St	2505411-2782	
Jesse Brouwer	1461 Bush St.	250-591-2565	
Graeme McCuaig-Boyd	1521 Bush St.	2505910201	
CORRINA HUPPE	1560 BUSH ST.	250-754-9274	
VINCE MAKI	1560 BUSH ST	250-754-9274	
AMANDA MAKI	1560 BUSH ST.	250-754-9274	
J. Johnston Jexti	1610 Bush ST	250 616 6099	
D. HIGLEY	1510 Bush St	250 7536963	
Cari Francis	1490 Bush St	250 713 3178	Cari Francis
SHANE WEFLEN	1470 BUSH ST	250 618-6164	
Michael Paradis	1440 Bush ST	250 716 6538	
Wade Lewis	1577 Bush St	2507291079	
Bob Tataryn	1400 Bush St	250-751-4015	

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MADRONA VILLAGE

PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Danah Haupt-J	#42-25 Pryde	250-591-0449	
Lynn Thibault	#44-25 Pryde ✓	250-816-0462	
Chris Ostrom	#14-25 Pryde	250 816 4652	
Bonnie Babich	#36-25 Pryde	250-755-1779	
Lorie Collins	#12-25 Pryde	250 756-1846	
Alison Capen	#15-25 Pryde	250 716 1326 ✓	
Phoebe Fuller	#3 -25 Pryde	250 591 5277 ✓	
Chelsea Heartmen	#10-25 Pryde	250 618-0020 ✓	
Kiel Somme	#18-25 Pryde	250-244-1647	
Anne Mielty	#2-1637 Bowen	250-716-9982	
Rachel Bruessler	#1-1673 Bowen	250-753-6200	
Mark Brennan	#3 1637 Bowen	250-668-7300	
Jeff Sloboda	#4 1637 Bowen	250-591-6080	
Kyley Briggs	#1637 Bowen 7	668-4698	
KENT WHITFORD	#1637 Bowen		
TIARA STELLAR	#9 1637 BOWEN	616-6698	
Rob Larsen	10-1637 Bow	2506189511	

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Lowyn Hardy	150 June Ave	slowyntardy@gmail.com	Lowyn Hardy
Heather Hardy	150 June Ave	heather.eklund@gmail.com	Heather Hardy
Donna Nicholls	126 June Ave	youngdinosaur@shaw.ca	Donna Nicholls
G. GABRIELSEN	126 JUNE AVE	GABRIELSEN1.@SHAW.CA	[signature]
E Bengston	123 Pryde Ave	250 753 9397	E Bengston
Rob Johnson	123 Pryde Ave	expectresults@shaw.ca	[signature]
S. ROBERTSON	117 JUNE AVE.	area51sr@gmail.com	[signature]
KYLE BAJSKOV	146 JUNE AVE	K_BAJSKOV@HOTMAIL.COM	[signature]

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT ~~1402~~/1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Lorelie Rozzano	147 June Ave	250 716 2011	
Dave Rozzano	147 June Ave	"	
P. Simon Wainwright	116 June Ave	250-716-0037	
Vanessa Wainwright	116 June Ave	250-716-0037	
~~Donald Gibbs~~	~~120 June Ave~~	~~250 753 5256~~	
~~Donna Nicholls~~	126 June Ave	753 5256	
ALEX KHOSABA	164 Pride	729-797	
HEATHER PALMER	127 JUNE	591-0912	
PAMELA BARRY	1593 BARTLETT ST	754-9881	
	~~137 JUNE~~		
	~~137 JUNE~~		
Courtney Hulme	106 June Ave	802-8689	
Taylor Osmond	106 June Ave	668-2658	
Douglas Hulme	106 June Ave	816-1697	
Allan Ross	106 June Ave	714-6659	
Erica Leahy	1590 Fuller St	250-754-8480	

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
mike meyers	1614 Venlaw Rd	mlmeyers@shaw.ca	
Derek Zoety	1618 VENLAW RD	250-753-3469	
Steve Earl	1617 venlaw	754-6639	
Jenny Dawson-Coates	1601 Venlaw	250 741-6715 ✓	
[illegible] FORREST	1603 VENLAW	753 1607	
Diana Blumenrath	1613 Venlaw	591-5771	
Mike Blumenrath	1613 Venlaw	591-5771	
Doug Bowles	1601 (B) Venlaw D.ed. 1601B	250-668-8618 ✓	

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
J. MACFARLANE	1604 VENLAW RD.	755. 1961 jayem@shaw.ca	
Helen Whyte	1618 Bartlett St	helenwhyte@shaw.ca	
Michele Courty	1618 Venlaw Rd. Nan.	mcourtye@shaw.ca	
LYNN STULL	1622 Venlaw Rd.	755-9712.	
Sammy Warman	1622 Venlaw Rd.	667-7555	
Dallin Breaton	1627 Venlaw Rd. (A)	dallin_b@hotmail.com	
Eric Agyekum	1620 Morey	ericagyekum@hotmail.com	
ELIZABETH SMITH	1618 MOREY RD.	250-591-4182	
Mary Kanagen	1617 MOREY Rd	250-754-4149	
Cheryl Wellner	1617 morey Rd	250 754-4149	
Joan Zubach	1607 Morey.	250-753-8928.	
Jennie Irvine	1613 Morey Rd.	250-754-7821	
CAROLYN HORSLAND	1610 MOREY Rd	250-753-0046	
Ryan Read	1604 Morey #3	~~250~~ 250-753-4208	
Alex Evangelista	1604 Morey #4	250-754-5953	
Susan Allison	#9 1600 morey Rd.	250-816-0570	
Eric Zwarich	#12 1600 Morey rd	250 591-7081	
Kimberly Pearson	#10 1600 Morey Rd	250 591-4109	
RICHARD CARIGNAN	1621 Morey Rd	250 802-0753	

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PRINT NAME	ADDRESS	SIGNATURE
PAUL HOFFMAN	1625 VENLAW RD	Paul Hoffman
Ann Hoffman	1625 Venlaw Rd	Ann Hoffman
Brian McQuay	#5-76 Pryde.	B McQuay
MARGARET DAVIS	195 ADAMS AVE	Margaret Davis
Sue Hutton	1616 Morey Rd.	Sue Hutton
Samelia Agyekum	1620 Morey Rd	

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Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

Name Printed	Address	Signature	
Laurette Jardine	115 Pryde Ave	Jardine	
~~William C Simmons~~	~~115 Pryde Ave~~	~~W C Simmons~~	dup
WILLARD C SIMMONS	115 PRYDE AVE.	W C Simmons	
~~Cheryl Booth~~	~~1610 Bartlett St.~~	~~Cheryl Booth~~	X dup
LYNN STEVENS	1614 BARTLETT ST		
~~Mel Mathers~~	~~1614 Venlaw~~	~~Mathers~~	dup
Nathan Earl	1617 venlaw	nathan	
Jay WADE	1619 Venlaw	Jay Wade	
[illegible]	[illegible]	[illegible]	
MARION SHANNON	1629 Venlaw Rd	M Shannon	
RON WHITE	1628 MOREY RD	Ron White	
RITA M. CAMP	112 PRYDE	R M Camp	
April Tait	116 PRYDE	A. Tait	
Robert REID	1628 FULLER ST	B. REID	
PAUL DOUTAZ	1628 FULLER ST	Paul D	
ROLF Schild	1588 Bush St.	R. Schild	

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING/LOW BARRIER HOUSING

Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

Owner Name	Address	Signature	Email
Inga Woodward	1609 Venlaw Rd	Inga Woodward	woodward4@shaw.ca
MAUREEN C SMITH	1606 Venlaw Rd	[illegible]	MAUREEN.C.SMITH@SHAW.CA
DAVID DIOTTE	1606 VENLAW RD	[illegible]	DDIOTTE@SHAW.CA
[illegible]	1622 Bartlett	[illegible]	
[illegible]	1622 Bartlett	[illegible]	
Maria Rapko	1600 BARTLETT	[illegible]	ROS.15@SHAW.C
Evangeline Green	1591 Bartlett Street	[illegible]	Evangeline.Green@hotma
Jessica Cathers	105 Pryde Ave	[illegible]	jessycathers@hot
Camryn McKay	1605 Venlaw	[illegible]	camrynmckay@shaw.ca

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING/LOW BARRIER HOUSING

Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

PRINT NAME	ADDRESS	SIGNATURE
Marc Gorosh	1631 Bowen Rd	
MIKE VARDI	1635 BOWEN RD.	
Rodney MEIER	1585 Bowen Rd	
Maida Faucher	1554 Bartlett St.	
Sunny Rossa	1539 Bartlett St	
Kayla Martini	112 Adams Ave	
Kate Flynn	112 Adams Ave	
Scott Korzeniowski	112 Adams Ave	
Dallas Morgan	112 Adams Ave	
GRAY STUPICH	112 Adams Ave	
Nicky Gretzac	112 Adams Ave	
AUDREY WIRTHCHOWSKY	1614 Fuller St.	
JOE LEDOUX	1610 FULLER ST	
James Schenk	1594 Fuller St	
KATHY BROWN	155 ADAMS AVE	
RON FREDERICKSON	125 ADAMS AVE	

VE, THE UNDERSIGNED RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT ~~1402~~/1406 BOWEN ROAD FOR THE PURPOSE OF UPPORTIVE HOUSING/LOW BARRIER HOUSING

~~egal Descriptions: Lot 1, Suburban Lot 10, Newcastle Reserve of Section 1, Nanaimo District, lan 10828 except part in Plan EPP8336, and,~~ Lot A, Suburban Lot 8, 9 and 10, Newcastle ownsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
NATALIE WATT	#27-9 Buttertubs Dr	250 741-1334	Natalie Watt
Carol & Joe LUCO	31-9 Buttertubs Dr	250-753-9160	Carol Luco
BETTY DEWICK	30-11 Butter Tubs DR	250-755-3009	B Dewick
RUTH ENNIS	35-11-BUTTERTUBS DR	250-753-5788	R.V. Ennis
TANNY FORT	27-11 BUTTERTUBS	250-591-1084	T.M. Fort
FAYE JOHNSTON	46 15 " "	250-754-5312	Faye Johnston
JEAN ~~HOLMAN~~ HOLMAN	21-11 BUTTERTUBS	250.~~#72~~ 716-1172	Jean Holman
MARIE Bennie	24-11 Buttertubs	250-753-4174	Marie Bennie
C/AIR Vaudrin	23-11 Buttertubs Dr	250-754-0791	A. Vaudrin
JUDY ROWLAND	#1-11 BUTTERTUBS	250 741 8541	Judy Rowland
Julie VERSECKS	#7-11 BUTTERTUBS	250-591-6540	Julie Versecks
Yvonne Moger	11-11 Buttertubs	250-754-9668	Ymoger
AUDREY HOLLIDAY	#44-15 Buttertubs	250-753-4357	A. Holliday
GARRY OAKLEY	#82-15 Buttertubs	250-591-8045	G.V. Oakley
COLLEEN GREGORY	#79-15 BUTTERTUBS DR	250-591-6181	C Gregory
ROBERT LOUDON	#78-15 BUTTERTUBS	250 754-6316	R Loudon
ROBERTA McPHERSON	#75-15 BUTTERTUBS DR	250-754-8005	R McPherson
COLETTE BEDARD	74-15 Buttertubs Dr	250-753-8833	Colette Bedard
LOUISE BRANDOLINI	65-15 BUTTERTUBS DR	250-754-5550	Louise Brandolini
GEORGE SHAW	64-15 BUTTERTUBS DR	250-591-3267	G/M Shaw

/E, THE UNDERSIGNED RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE EZONING AND DEVELOPMENT OF THE PROPERTY AT ~~1402~~/1406 BOWEN ROAD FOR THE PURPOSE OF UPPORTIVE HOUSING/LOW BARRIER HOUSING

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
LINDA NOBLE	#71-15 BUTTERTUBS DR.	250-754-3036	Linda Noble
JOSIE BUSING	#61-15 BUTTERTUBS	250-753-0029	J. A Busing
CHARLES NODDIN	#68-15 BUTTERTUBS DR	250-754-5388	C.A. Noddin
ANGUS TOWNSEND	#59-15 BUTTERTUBS	250-716-8871	A Townsend
HEATHER SANDVE	#31-211 BUTTERTUBS	250-754-2290	Heather Sandve
KIM HILL	#23-211 BUTTERTUBS	250 7553028	
JENNIFER LAM	17-211 BUTTERTUBS PL	250) 753-9147	
Danielle Bowers	#18-211 BUTTERTUBS PL	250) 619-8100	
Paula King	11-9 Buttertubs	250-753-7263	P King
aren mcAdam	14-9 Buttertubs Dr	714-0923	K. mcAdam
E.J. FISHER	#10-11 BUTTERTUBS	754-8534	
R Hutchison	12-11 Butter Tubs	754.9377	
N CIOCEA	14-11 BUTTERTUBS	716-5795	
GERRY PAYNE	18-11 BUTTERTUBS	753-5918	G Payne
LEONA PAYNE	18-11 BUTTERTUBS	753-5918	Leona Payne
Gary Trudell	36-11 Butty tubs Dr	(250) 754-2549	
HELEN WALLIN	#49-15 BUTTERTUBS DRIVE	250 755-4055	H Wallin
ELAINE ASH	#45-15 BUTTERTUBS DR.	250-591-2255	Elaine Ash
Tom PICKERING	60-15 BUTTERTUBS	250-740-0411	
Doug Pruden	50 15 Butter Tubs	250 7403793	D Pruden

VE, THE UNDERSIGNED RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE EZONING AND DEVELOPMENT OF THE PROPERTY AT ~~1402~~/1406 BOWEN ROAD FOR THE PURPOSE OF UPPORTIVE HOUSING/LOW BARRIER HOUSING

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Richard Stevenson	Buttertubs Drive Block 1 suite 10	250-591-1930	
Auguste Caron	9-1 Buttertubs Dr	250-618-2433	
Tonia D. Brown	6-1 Buttertubs	250-591-4513	
SAM CHAPMAN	5-1 Buttertubs	250 268 3825	
Kim Thompson	2-1 Buttertubs	250-740-0428	
R Scott	4-1 Buttertubs	250-754-1270	Rae Scott
Jono Haines	7-9 Buttertubs	250-754 5987	
Cary Saunders	7-9 Buttertubs	250-754-5987	
Kyla Haniington	#5-9 Buttertubs	250-754-3266	
DAVE KERFICK	#1-9 Buttertubs Dr	250 754-9862	
Jon Dick	#8-9 Buttertubs	250-797-4886	
Jeanne Ironside	4-9 Buttertubs	250-591-8086	
Sam Newbold	4-9 Buttertubs	250-714-8405	
Chelsea Marshall	9-9 Buttertubs	250-816-2173	
Susanne Sales	#20-9 Buttertubs	250-716-0994	
Theresa MacFarlane	#13-9 Buttertubs	250-591-7742	
Adrienne Martin	#22-9 Buttertubs Dr	250 591-2000	A. Martin
Brad Martin	#22-9 Buttertubs Dr	250 591-2000	
Lisa Krymusa	26-9 Buttertubs Dr	250 616-7655	
Ed Dziewior	27-9 BUTTERTUBS	250-741-1334	

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING/LOW BARRIER HOUSING

Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Caryl Stewart	#3-211 Buttertubs Pl. Nan. B.C. V9R3X8	250-754-4687	Caryl Stewart
Wojciech Kasprzyk	#22 211 Buttertubs PL	250-591-7078	
Kari Freeman	#21 211 Buttertubs V9R 3X8	250-667-5648	Kari Freeman
Carie Geckles	27-211 Buttertubs	250 755 1372	
LIEN Loi	#26-211 Buttertubs pl V9R 3x8	250 716 3589	
Neil Ross	#1 Buttertubs Dr	250 616-8755	
Lindsay Hepner	#20-211 Buttertubs Dr	250 716-7889	
Gary Morgan	#8-211 Buttertubs Pl. V9R3X8	250-713-0759	
Mark Axel Johnson	10-211 Buttertubs Pl	250 740-2565	

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT ~~1402~~/1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
SHAWNA DIXON	1589 Bartlett St.	Shawnadixon@gmail.com	
Monica Quirt	1580 Bartlett St.	mag@shaw.ca	MQuirt
Colin Brown	1553 Bartlett	TonColin@Live.com	
RON FREDERICKSON	125 ADAMS		

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT ~~1402~~/1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
LORRIE SCHULTZ	1650 CASPERS WAY	754-3576	
EERO	1640 CASPERS WAY	753-4488	
JOHN HURL	1636 CASPERS WAY	758-8835	
SANDRA DOSZECKI	1635 CASPERS WAY	753-1399	
Tim MACLEOD	1620 CASPERS WAY	714-0880	
✓ Kim Baumel	1641 Coopers Way	716-9197	
Ashlee Baumel	1641 Caspers Way	7513872	
✓ Donna Drover	1689 Caspers Way	591-3772	
Dave Stewart	1629 Caspers Way	591-3772	
Lisa williams	1629 Caspers Way	591-3819	
Tom LOZZA	1623 Caspers Way	754-4636	

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
M. DESSAU	1617 CREEKSIDE DR.		
D Clippery	1631 Creekside Dr.		
N ELOZZA	1641 CREEKSIDE DR		
J Greenaga	1657 creekside dr		
E.P. Boake	285 Carnduff Pl	250-714-1956	E.P. Boake
Jerry Boake	285 Carnduff Pl.	250 714 1956	
Jason Wormald	1635 creekside dr	250-619-6369	
Adrianna West	1651 Creekside Dr	250-739-2007 ✓	
Sue Osterman	1653 Creekside Dr.	25-716-7826 ✓	S Osterman
Alfred Joe	1615 Creekside	—	
Lidia Anderson	1608 Creekside	250-753-3507	
Joanne Esquivia	1612 Creekside	250-753-1252	
D Esquivia	1616 CASPERS WAY	250-753-7046	
SANDRA DOSZECKI	1645 CASPER WAY	250-753-1339	
Ashlee Paulmer	1641 Caspers Way	250 716 1984	
Steven Chalmers	1629A Caspers	250 714 3348	

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING/ LOW BARRIER HOUSING

Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
[illegible]	[illegible] CREEKSIDE	754-2606	[signature]
DEBBIE FRATES	1662 CREEKSIDE	754-3606	[signature]
FAYE Brooks	#211- 1125 Stadium	754- 714 841 3	[signature]
GRANT FRATES	1662 CREEKSIDE	816-0604	[signature]
Melissa Kruse	1654 Creekside	753-9322	[signature]
Brian Kruse	1654 Creekside	753-9322	[signature]
Susan Latour	1654 Creekside	753-2520	[signature]
[illegible] STAPLETON	1662 Creekside	754-1662	[signature]
Owen Coates	1664 creekside dr	741 1861	[signature]
J Buchwald	1685 Creekside dr	754-1654	[signature]
C Stanton	1675 Creekside	754-7444	Caelan Stan
H. Collier	1667 Creekside	753-4933	Howard Collier
L. Collier	1667 Creekside	753.4933	Lori Collier
T. Zander	1665 Creekside	754-5094	[signature]
B. MACKAY	1645 CREEKSIDE	754-8355	[signature]
G. Hoare	1643 Creekside	729-5343	[signature]
L Zeleman	1637 Creekside	753-1849	[signature]
Seema Sharma	1633 Creekside dr	7530754	[signature]
Michelle Fowler	1625 Creekside dr.	591-6369	[signature]

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT ~~1402~~/1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING

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CREEKSIDE

PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
IRENE Szentvei	1627 - Creekside Dr	250-741-1627	Irene Szentvei
LINDA MICK	1635 Creekside Dr	250-714-1854 ✓	
Brock Miyashiro	1657 Creekside	250-740-1749	
Way Brandt	1663 Creekside	250 714 1122	
DAN CLEMENSEN ✓	1663 CREEKSIDE	250-714-1122 ✓	
Yvonne Adams	1673 Creekside	250-714-1974	
Mandy Calford	1677 Creekside Dr.	250-619-7626	
Dave Lee	1685 Creekside Dr.	250-754-1658 ✓	
Laurie Lee	1685 Creekside	250-754-1658	
Jiki KIM	1687 Creekside	250-591-0438	
Irene Hartle	1693 Creekside	250-716-1909	
Doug Stapleton	1692 Creekside	250-754-1692	
S. MARKWART	1646 Creekside	250-741-0006 ✓	
Mark Mueller	1636 creekside Dr.	250-667-0720	
Karen Gilliland	1699 Creekside Dr	250-753-6539	
Glen Maxwell	1616 Creekside Dr.	250-740-5512	
Luc Begin	1606 Creekside Dr	250 716-9206 ✓	
Andy Gardiner	1623 Cypress Way	250 668 9115 ✓	

VE, THE UNDERSIGNED RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT ~~1402~~/1406 BOWEN ROAD FOR THE PURPOSE OF UPPORTIVE HOUSING/LOW BARRIER HOUSING

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
LEN LEINS	15-5 DUFFERIN	250-594-1305	L W Leins

We, the undersigned, wish to have the proposed housing development for **ACTIVE** drug and alcohol addicts at ~~1402~~, 1406, ~~1580~~ and ~~1592~~ Bowen Road, Nanaimo BC, cancelled forthwith.

1402 Bowen Road - Legal Description:
LOT 1, OF SUBURBAN LOT 10, NEWCASTLE RESERVE OF SECTION 1, NANAIMO DISTRICT, PLAN 10828
1406 Bowen Road - Legal Description:
LOT A, SUBURBAN LOTS 8, 9 AND 10, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7820, EXCEPT PART IN PLAN EPP8336
1580 BOWEN ROAD - Legal Description:
THT PRT OF LT 2, BLK 1, SUB LT 8, NT, SEC 1, LD 32, PLN 454 DESCRIBED AS FOLLOWS: COMMENCING AT A PT ON THE WLY BDRY OF SAID LT DISTANT 13 FT FROM SW CORNER THEREOF, THENCE FOLLOWING THE SAID WLY BDRY OF LT TO THE SW CORNER THEREOF; THENCE FOLLOWING
1592 BOWEN ROAD - Legal Description:
THAT PART OF LOT 1, BLOCK 1, SUBURBAN LOT 8, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 454, THE WLY BNDRY OF SAID LOT 1 DISTANT 52.84 FT FROM THE S W CNR WLY BNDRY OF SAID LOT 1 52.84 FT TO THE S W CRN SLY BNDRY OF SAID LOT 1 60.34 ETC

Name Printed	Address	Signature
ROBERT HOUDON	78 BUTTERFORD	Robert Houdon
WAYNE KITCH	5133 SOMERSET	Wayne Kitch
DON MACMILLAN	NANAIMO, BC.	Don MacMillan
CHUCK PASCHORE	NANAIMO	
STEVE McCOY	NANAIMO	Steve McCoy
Olivia McColl	NANAIMO	Olivia McColl
JIM R FORRESTER	205-320 SELBY NAN	J R Forrester
ANNA FORRESTER	NANAIMO	Anna Forrester
MARTY MORELLI	1431 BOWEN RD	
James Z. Goodwin	1451 White st.	

We, the undersigned, wish to have the proposed housing development for **ACTIVE** drug and alcohol addicts at ~~1402~~, 1406, ~~1580~~ and ~~1592~~ Bowen Road, Nanaimo BC, cancelled forthwith.

1402 Bowen Road - Legal Description:
LOT 1, OF SUBURBAN LOT 10, NEWCASTLE RESERVE OF SECTION 1, NANAIMO DISTRICT, PLAN 10828
1406 Bowen Road - Legal Description:
LOT A, SUBURBAN LOTS 8, 9 AND 10, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7820, EXCEPT PART IN PLAN EPP8336
1580 BOWEN ROAD - Legal Description:
THT PRT OF LT 2, BLK 1, SUB LT 8, NT, SEC 1, LD 32, PLN 454 DESCRIBED AS FOLLOWS: COMMENCING AT A PT ON THE WLY BDRY OF SAID LT DISTANT 13 FT FROM SW CORNER THEREOF, THENCE FOLLOWING THE SAID WLY BDRY OF LT TO THE SW CORNER THEREOF; THENCE FOLLOWING
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Name Printed	Address	Signature
Eleanor Nielsen	1104 Thunderbird	E. Nielsen
Barb Wilson	1105 Thunderbird	B Wilson
TIM GOLDSACK	#1-1659 DUFFERIN CRES	
RAY NIELSEN	1104 THUNDERBIRD	

We, the undersigned, wish to have the proposed housing development for **ACTIVE** drug and alcohol addicts at ~~1402~~, 1406, ~~1580~~ and ~~1592~~ Bowen Road, Nanaimo BC, cancelled forthwith.

1402 Bowen Road - Legal Description:
LOT 1, OF SUBURBAN LOT 10, NEWCASTLE RESERVE OF SECTION 1, NANAIMO DISTRICT, PLAN 10828
1406 Bowen Road - Legal Description:
LOT A, SUBURBAN LOTS 8, 9 AND 10, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7820, EXCEPT PART IN PLAN EPP8336
1580 BOWEN ROAD - Legal Description:
THT PRT OF LT 2, BLK 1, SUB LT 8, NT, SEC 1, LD 32, PLN 454 DESCRIBED AS FOLLOWS: COMMENCING AT A PT ON THE WLY BDRY OF SAID LT DISTANT 13 FT FROM SW CORNER THEREOF, THENCE FOLLOWING THE SAID WLY BDRY OF LT TO THE SW CORNER THEREOF; THENCE FOLLOWING
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THAT PART OF LOT 1, BLOCK 1, SUBURBAN LOT 8, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 454, THE WLY BNDRY OF SAID LOT 1 DISTANT 52.84 FT FROM THE S W CNR WLY BNDRY OF SAID LOT 1 52.84 FT TO THE S W CRN SLY BNDRY OF SAID LOT 1 60.34 ETC

Name Printed	Address	Signature
BOB WINKLER	152 ARYDE AVE	
Matt Skelton	479 Coal Place	
KRISTI KELL	NANAIMO, BC.	
JASON KELL	NANAIMO, BC	
Amanda Hartz	2363 Wildwood Rd nanaimo BC	
GEN BECIA	5278 SCARSDALE RD	
JOHN MCGRATTIX	1022 NOLSON ST	
Susan Westgate	Nanaimo, BC	
SKIP MARSH	328 COBBLESTONE CR.	
Steve Clevette	Nanaimo BC	
Steve Cummings	3425 Hammond Bay Nan.	
Manuel Ortiz	303 1275 Dufferin.	
Janie Mesh	2224 Departure Bay	
Dennis Koch	5064 Rosehill St	
Manfred Kraft	5272 Scarsdale.	
Todd Wilson	334 SHEPHERD ST	

We, the undersigned, wish to have the proposed housing development for **ACTIVE** drug and alcohol addicts at ~~1402,~~ 1406, ~~1580 and 1592~~ Bowen Road, Nanaimo BC, cancelled forthwith.

1402 Bowen Road - Legal Description:
LOT 1, OF SUBURBAN LOT 10, NEWCASTLE RESERVE OF SECTION 1, NANAIMO DISTRICT, PLAN 10828
1406 Bowen Road - Legal Description:
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Name Printed	Address	Signature
Sig Kwasinski	298 Dawkins Lane	Sig Kwasinski
Jared McFadden	6701 Alger Rd	
Trent Ballance	385 Shepherd Ave	
Jeff Jorgensen	543 Bradley St.	
Kevin Guizzetti	2144 Single Pot	
Mark Adams	7-1701 Boundary Ave	
Melissa Tomlinson	1950 Bramley Rd	
Darryl Vinke	143 Pryde Ave	
Bill Zsovak	1637 Bowen Rd,	
Paul King	519 Churchill Ave	
Bill MacBean	300 Townsite Rd	
E. McCormick	519 Churchill Ave	
Kevin Falk	126 Pryde Ave	
Jim Easton	2650 Beaver Creek	
Dan Beaton	2241 Northfield	
Cy Martin	2123 Cedar Hwy	
Alex Thomson	20-11 Butler Place	

City of Nanaimo
455 Wallace Street
Nanaimo, BC
V9R 5J6

April 14th, 2011

Re: BYLAW NO. 4000.506
Purpose: To permit the use of land for a supportive housing development
Location: 1406 Bowen Road
File No: RA270

Attention: Community Safety and Development

To Whom It May Concern:

Enclosed are additional photocopied petitions signed by residents in the Quarterway Area who are opposed to the rezoning of 1406 Bowen Road for the purpose of supportive housing. These petitions are in addition to those previously submitted to Sheila Herrara of the Planning Department. All of the said petitions to date, are submissions regarding the above File No. RA270, BYLAW NO. 4000.506

We understand that, according to ITEM 4 of the Memorandum of Understanding between BC Housing and the City of Nanaimo, that the supportive housing model for this site is low barrier housing intended to house tenants with concurrent disorders.

These petitions are submitted as a statement from our community that we disagree with the rezoning of the property for the purpose of housing tenants with concurrent disorders near our families, homes, schools and businesses.

Quarterway Residents

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 1402/1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING

Legal Descriptions: Lot 1, Suburban Lot 10, Newcastle Reserve of Section 1, Nanaimo District, Plan 10828 except part in Plan EPP8336, and, Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo District, Plan EPP7820, Except Part in Plan EPP8336

PRINT NAME	ADDRESS ADAMS	EMAIL or PHONE	SIGNATURE
LYLE FINLAY	#76 PRYDE	250 753 9761	
KIM KRANEVELDT	#11 76 PRYDE	250 720 1333 ✓	
Deryk Williamy	#10 76 Pryde	250 618-5018 ✓	
Anthony HALL	#6-76 PRYDE	250 716-6676 ✓	
KATHY BROWN	155 ADAMS AVE	250-753-4910 ✓ CELL 250-618-3084 - VOICE MESS	ABrown
Michelle Durkop	118 Adams Ave, Nanaimo	250-755-1534 ✓	M Durkop
Nadine Booker	110 Adams	250 741-1751	N J. Booker
Rachel Kempareen	108 Adams Ave	250-755-7034	
Ally JOHNSON	1620 Fuller St	250-753 8772 ✓	
Nicky Gretzan	112 Adams Ave	250-739-1922 ✓	
ELISABATH BAUER	1624 FULLER ST. NAN.	250-754-7070 ✓	
James Schenk	1594 FULLER ST NANAIMO	250-754-7611	
Patricia Leahy	1590 Fuller St	250-758	Patricia Leahy
MARGARET DAVIS	195 ADAMS AVE 195	(250) 753-5725 ✓	Margaret Davis
	123		
Elijah Pollack	119 Adams Ave	250-591-3176 ✓	
Tracy Naylor	190 Adams Ave	250-754-2481 ✓	T. Naylor
Linda Sutton	160 Adams Ave	250-754-3842 ✓	Linda Sutton
	130		
	120		

'E, THE UNDERSIGNED RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE EZONING AND DEVELOPMENT OF THE PROPERTY AT 1406 BOWEN ROAD FOR THE PURPOSE OF JPPORTIVE HOUSING/LOW BARRIER HOUSING

egal Descriptions: Lot A, Suburban Lot 8, 9 and 10, Newcastle Townsite, Section 1, Nanaimo Distri an EPP7820, Except Part in Plan EPP8336

PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Nicole Messenger	13 1612 Bowen Rd	250-591-0076 nmessenger@hotmail.com	
Justine L. Wright	14-1612 Bowen Road	blondemullygroove@hotmail.com	
BRITTANY HARRISON	34-501 SIXTH ST.	bharrison@liveca	
Nancy Chekiti-Mamini	7-1612 Bowen Rd	nancy.mamini@hotmail.com	
Rocky Rickson	519 Pine ST	250-753-7.26	
Pat Buchberger	#15 1612 Bowen Rd	250 755 6316	
Elizabeth Sielina	10-1612 Bowen Rd		
Jennifer Stauffer	16-1612 Bowen Rd		
Andrea Bell	19-1612 Bowen Rd	250 741-0456	
JUDITH NOEL	23-1612 Bowen rd.	250-591-5609	
Anna Von Kammer	24-1612 Bowen Rd	250-753 66-08	
	22-1612 Bowen Rd	250-71 -1592	
	17-78 Mills ST. BRIAN Scafadi	250)668-2861	
Audrey Findlay	#1-1612 BOWEN RD	250 740 4126	
Colden Canton	12 1612 Bowen Rd	250-591-5733 Kool-mum71@hotmail.com	
Joanne Fisher	#5-1612 Bowen Rd	joannefisher71@hotmail.com	
Bailbi Pai.nen	#2-1612 Bowen Rd	250-591-40[illegible]	
Kaya Benevento	#3-1612 Bowen Rd	[illegible]	
Sean Moreland	#3-1612 Bowen Rd	sean.moreland1@gmail.com	
Katie Clarset	#11-1612 Bowen Rd	friskenkatie@hotmail.com	

WE, THE RESIDENTS OF THE QUARTERWAY AREA ARE OPPOSED TO THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 1402/1406 BOWEN ROAD FOR THE PURPOSE OF SUPPORTIVE HOUSING

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PRINT NAME	ADDRESS	EMAIL or PHONE	SIGNATURE
Damian Sutton	5124 Broughton Pl	DamianSutton@Shaw.ca	

Penny Masse

From: Penny Masse
Sent: Tuesday, April 26, 2011 9:07 AM
To: Mayor&Council; Jeremy Holm; Brian Zurek; Bill Corsan
Subject: FW: Question regarding Proposed Project in Nanaimo

From: Bruce Anderson
Sent: Thursday, April 21, 2011 3:24 PM
To: Andrew Tucker
Cc: Penny Masse; John Horn
Subject: FW: Question regarding Proposed Project in Nanaimo

Per your request the BC Housing message below is to be included in the PH submissions for Bowen Road.

CITY OF NANAIMO
THE HARBOUR CITY

Bruce Anderson, MCIP
Manager, Community Planning
Community Safety and Development
City of Nanaimo
Bruce.Anderson@nanaimo.ca
Ph: 250-755-4423 Fax: 250-755-4479

From: Jonathan Tinney [mailto:jtinney@bchousing.org]
Sent: April 21, 2011 3:00 PM
To: Bruce Anderson; John Horn
Cc: Justin Filuk
Subject: Fw: Question regarding Proposed Project in Nanaimo

As requested.

JT

From: Jonathan Tinney
Sent: Wednesday, April 20, 2011 12:17 PM
To: vicherts@shaw.ca <vicherts@shaw.ca>
Cc: Debra Barby
Subject: FW: Question regarding Proposed Project in Nanaimo

Dear Ms. Vichert:

Thanks very much for your email. As a bit of background, the Province of British Columbia and the City of Nanaimo entered into a Memorandum of Understanding (MOU) back in 2008 with an aim to develop new supportive housing units for people from the Nanaimo area who are homeless or at risk of homelessness. These projects are intended to provide opportunities for these individuals to access safe and affordable housing while also providing them access to other support services within the community.

As part of the MOU, several sites have been identified around Nanaimo that are slated to accommodate these new supportive housing projects. A change in location of one or more projects would not necessarily impact the funding available for these developments. While there is no deadline for

the development of these projects, the projects are already well behind schedule according to the desired timelines in the MOU, and revisiting the locations currently identified would most certainly delay further the implementation of these very important projects.

I hope that this email provides you with the information you requested. Please let me know if there is anything further I can assist with.

Regards,

Jonathan Tinney
Director, Regional Development
Vancouver Island
BC Housing
☎ 604.439.4196
🖷 604.439.8580
✉ jtinney@bchousing.org

From: vichert_family [mailto:vicherts@shaw.ca]
Sent: April 15, 2011 12:53 PM
To: Debra Barby
Subject: Re: Question regarding Proposed Project in Nanaimo

tx Debra. Unfortunately, this goes to final public hearing - the last time the community can have input on April 20, so it will be too late to dispute what the public is being informed. Thanks for your assistance.

Lorena Vichert

----- Original Message -----
From: Debra Barby
To: 'vichert_family'
Sent: Friday, April 15, 2011 11:24 AM
Subject: RE: Question regarding Proposed Project in Nanaimo

Dear Lorena Vichert:

Thank your for your recent email which I received on April 11, 2011. You have asked for information about a proposed low barrier housing development for the municipality of Nanaimo, BC.

BC Housing's formal Complaint Resolution Process is made available in situations when an individual has exhausted all reasonable attempts to resolve their issue informally with the appropriate supervisors and/or managers in the area relating to the issue. Since you are seeking information I am redirecting your enquiry to our Development Services department since they are familiar with the proposed project you are enquiring about.

You should be hearing from a BC Housing representative within the next week . If you have not had a response by Friday, April 22nd please feel free to contact me again.

Thank you for writing to BC Housing.

Yours truly,

Debra Barby, CRM
Director, Business Support Services
BC Housing.

From: vichert_family [mailto:vicherts@shaw.ca]
Sent: April 10, 2011 8:28 PM

To: Complaint Resolution
Subject: question

This e-mail is in regards to 2008 MOU for low barrier, wet housing developments proposed for Nanaimo. I understand that provincial funding has been granted in conjunction with civic and provincial land in order to build this housing.

If the sites are changed at this point, is the funding lost? Is there a deadline for having this housing completed?

Thanks for your assistance in answering these questions,

Yours truly,

Lorena Vichert

Penny Masse

From: Andrew Tucker
Sent: Wednesday, April 27, 2011 1:02 PM
To: Penny Masse
Subject: FW: Nanaimo Blog Info Request: Supportive Housing Projects

For PH Binder

From: Marilyn Smith
Sent: Tuesday, April 26, 2011 9:07 AM
To: 'Nanaimo Info'; Bill Bestwick; Bill Holdom; Diana Johnstone; Fred Pattje; Jim Kipp; Mayor John Ruttan; Loyd Sherry; Merv Unger; Ted Greves
Cc: DIRECTORS
Subject: Nanaimo Blog Info Request: Supportive Housing Projects

Your email regarding support housing projects has been received by all members of Council. I have forwarded a copy of your email to members of our senior staff for their information and response.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Nanaimo Info [mailto:ourmail@uniserve.com]
Sent: Tuesday, April 26, 2011 6:18 AM
To: Bill Bestwick; Bill Holdom; Diana Johnstone; Fred Pattje; Jim Kipp; Mayor John Ruttan; Loyd Sherry; Merv Unger; Ted Greves
Subject: Re: Supportive Housing Projects

Good Morning Mayor Ruttan;

Like most of Nanaimo I have been watching with interest the opposition to the wet housing project in the Quarterway School area. I am personally neither for nor against the project at this time, but do have a few questions about the procedure I would like addressed.

Questions:
1. On page 7 at 26. Public Consultation, it states: "Where required by regular development approval processes, the Society will present the proposed Building for consideration at a public information meeting where the public will be able to speak to any issues or concerns they may have." Since the 'Society' has not been selected, I presume the approval for the design of the actual buildings for the Quarterway sites is not finalized as presented in current rezoning applications? In other words, the public still has to be consulted about the final proposed Building?

2. Schedule A of the MOU at 2.) states in part that the Bowen Road site "could serve more independent tenants in approximately 30 bachelor or one bedroom units." Who made the decision to deviate from this

objective and make this location the site of wet housing allowing active drug use? By that, since the Society does not exist, I presume the decision to deviate from this intended purpose was made by city staff?

3. Can you please direct me to the study which would indicate that moving 70+ active drug users into a neighbourhood is not a detriment to the area? For example, is it not considered likely that the potential base of 70+ 'customers' is going to attract drug dealers to the area? This would seem the logical outcome, as active drug users still require the procurement of drugs, I presume the dealers will not be too far away?

4. On the question of the site that is to be placed in the 'north end' of the city, can you advise if this site is planned to accommodate a wet house where active drug use is condoned, or is it to house 'more independent tenants' which seem to be displaced from the Bowen Road project?

5. If there is no concern about the potential of housing 70+ active drug users in the Quarterway area, why was the opening of a 7/11 with 24 hr. per day operation on Nicol St. considered so undesirable by the SECA ? If a concentration of these poor souls is not considered problematic, why has there been such a concerted effort to remove them from the downtown core?

6. The city website states these are to be small units spread 'across the city'. Since this is a stated objective, other than the fact the city currently owns the two lots adjacent Quarterway school, what is the other rational for putting such a high concentration in one area? Over 50% of all planned no barrier housing units are currently planned for the Quarterway area, which had previously been as high as 66% of all planned units.

7. Since the city is granting a 60 year no taxation benefit to the operators of these sites, in the eventuality the project fails, and the sites are reverted to high barrier housing where higher rents are charged etc., does the city have any mechanism to start charging taxes before the 60 year period expires?

8. What is the fair market value of the two parcels of land the city currently owns, where these two Quarterway no barrier housing projects are planned to operate? I refer to the Townsite and Bowen Road sites.

9. Does the city have any plan or policy in place which would reimburse any stakeholders in the area of these two projects, should it be proven their property values have been negatively affected by the impact of housing potentially 70+ active drug users in this area?

10. I previously asked about the numbers of people in the area that these projects would help, and the number is most 'fluid', the number is said to be between 150 – 300 (2008 document) and VIHA currently has a caseload of some 45 likely candidates for these projects. Since the Wesley Street project is designed to accommodate 40 people, it would appear it would provide shelter for most of VIHA's current case load. The number of 150 – 300 (fluctuates seasonaly) are not all likely candidates for ANY type of housing and are not all considered to be living on the street, but do not have a place they call home. Can you please tell me, at this present time how many 'beds' are available in existing facilities to house those in need and how many of them are sitting empty right now?

Once again, I thank you for your time and reply;

Regards

Jim Taylor

Nanaimo Info Network of Web Pages

Nanaimo Information Site Nanaimo News and Events Nanaimo Jobs Nanaimo Web Pages
Nanaimo Realtors Nanaimo Things To Do Nanaimo Business Directory
Nanaimo Accommodations Nanaimo Dining Nanaimo Fishing Nanaimo Parks & Trails
Nanaimo Real Estate Nanaimo Ferry Service Nanaimo Schools

HST Information Website Canadian Product Recalls Foto Art Website

Penny Masse

From: Andrew Tucker
Sent: Wednesday, April 27, 2011 1:03 PM
To: Penny Masse
Subject: FW: A & B Property

For PH Binder

From: Marilyn Smith
Sent: Tuesday, April 26, 2011 8:54 AM
To: 'Denise Goldsack'; Fred Pattje
Cc: John Horn; Ted Greves; Mayor John Ruttan; Merv Unger; Loyd Sherry; Fred Pattje; 'Leonard Krog'; 'James Lunney 1'; 'James Lunney 2'; 'Ron Cantelon'; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Andrew Tucker; Al Kenning; DIRECTORS; John Horn
Subject: RE: A & B Property

Your email regarding the A&B property has been received by all members of Council. I have forwarded a copy to members of our senior staff for their information.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Denise Goldsack [mailto:goldsack@shaw.ca]
Sent: Tuesday, April 26, 2011 8:47 AM
To: Fred Pattje
Cc: John Horn; Ted Greves; Mayor John Ruttan; Merv Unger; Loyd Sherry; Fred Pattje; Leonard Krog; James Lunney 1; James Lunney 2; Ron Cantelon; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Andrew Tucker; Al Kenning
Subject: A & B Property

Good Morning

I was downtown for dinner the other night and noticed a sign on the old A & B building (purple). Has anyone considered using that site for the wet house? Its old, an eye sore, empty,needs to come down and its in the location that the people you want to move to this area already live in. A new LEEDS building would beautify the downtown. Its close to a grocery store, transportation, Salvation Army, and the food bank to name a few. Its also in the area that they already live. Has anyone ever asked the homeless if they even want to move to the Hospital area or would they be happier staying in the neighbourhood that they already live in. The A & B site is close to amenities and its also not in a high density residential area, so won't impact a whole neighbourhood, like it would in the Hospital area. The Dufferin site is between a large rental building, and three large strata's. That's a lot of people that will be impacted and if you go out a block in circumference there are a huge amount of people in the other strata's and rentals.

It will take approximately the same amount of time for the ambulance to arrive there as the Hospital area and will be easy to police as the RCMP would be right up the hill.

I think its pretty clear that the Hospital area and Quarterway do not want wet housing. In fact we are getting more support by the day. A gentleman just phoned the other day. He has lived in this area for 15 years and just found out about it. He was very apologetic. He doesn't read the paper, has been working hard at his job and looking after his family. It happens all the time, so we are growing in numbers of opposition and we're not going to give up. Its also interesting that the only

people that spoke on Wed night in favour of these two projects don't live in this area. Gordon Fuller....south end, The Vet.....doesn't live here or practice here and the two ladies from the Unitarian church.....neither live here.

My understanding of the money from the Provincial Gov't is for homelessness or risk of homelessness. The site on Dufferin would be much better suited for seniors. How many seniors are at risk? We have a huge seniors population here already and they would blend right into the neighbourhood.

Also one more thing. Whatever is built needs to have adequate parking!!!! We are drowning in parking problems. Whatever goes in on the corner of Dufferin will take away approx. 10 street parking spots. These need to be replaced and more added, not the other way around. This needs some serious consideration for both sites....whatever happens to them. Adequate parking is a must!!!!!!!!!!!!

This proposal should have been thought of by our social planners who are making the big bucks. I'm off to my Dental Hygiene job now. I hope you will give this proposal some thought.

PS Mr Greves are you starting to understand that the Hospital area is extremely opposed to these two projects, no matter what you may have previously thought. Also maybe at the next meeting you could try and look like you care about what is going on in this neighbourhood and stop rolling your eyes and playing with your pen. We are very serious about this.....its our home and investment.

Regards
Denise Goldsack
#1 - 1659 Dufferin Cres
Nanaimo, BC
V9S 5T4
250 753 4400

Penny Masse

From: Andrew Tucker
ent: Monday, May 02, 2011 3:19 PM
To: Public Hearing
Subject: FW: Supportive Housing Projects

FYI

From: Marilyn Smith
Sent: Monday, May 02, 2011 3:18 PM
To: 'Nanaimo Info'
Cc: Mayor&Council; DIRECTORS; John Horn
Subject: RE: Supportive Housing Projects

Good afternoon Mr. Taylor:

Your email of April 26th to Mayor and Council has been received as part of the Public Hearing process. Communication with Council is confined to the Public Hearing itself, which is in recess until the resumption this Thursday, May 5. The Mayor is not able to respond to your submission because Council is sitting as a whole for the Public Hearing and any information should be available for review by all of Council and the public in an open process.

Thank you.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Nanaimo Info [mailto:ourmail@uniserve.com]
Sent: Monday, May 02, 2011 1:53 PM
To: Marilyn Smith
Subject: Re: Supportive Housing Projects

Good Afternoon Ms. Smith;

Could you please tell me if a response to my questions is in the works?

Thank you for your time and reply

Regards
Jim Taylor

From: Marilyn Smith

Sent: Tuesday, April 26, 2011 9:07 AM
To: 'Nanaimo Info' ; Bill Bestwick ; Bill Holdom ; Diana Johnstone ; Fred Pattje ; Jim Kipp ; Mayor John Ruttan ; Loyd Sherry ; Merv Unger ; Ted Greves
Cc: DIRECTORS
Subject: RE: Supportive Housing Projects

Your email regarding support housing projects has been received by all members of Council. I have forwarded a copy of your email to members of our senior staff for their information and response.

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
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Regards

Jim Taylor

NanaimoInfo.com NanaimoBlog.com
"Nanaimo News in a Nutshell"
Combined Monthly Readership 42,000+

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HST Information Website Canadian Product Recalls Foto Art Website

Penny Masse

From: ming_kao [ming_kao1@me.com]
Sent: Monday, May 02, 2011 6:40 PM
To: Mayor John Ruttan
Cc: Public Hearing
Subject: 1406 bowen rezoning opposition

My name is Ming Kao, I live at 1439 White St. I am opposed to the rezoning on 1406 Bowen road.

I am opposed to the rezoning of 1406 Bowen road for the following reasons.

1. PRIVACY - I bought 1439 White in August 2007, because of its convenient location, quiet dead end street, proximity to a green belt. In 2007 there was a row of single dwelling rancher style houses along Bowen road that created a reasonable buffer zone from Bowen road. At that time I had no knowledge of the proposed Wet housing or Bowen road expansion. I made the educated choice after consulting my realtor to purchase my first property.

My partner and I are young property owners in the 30-35 age demographic. I was attracted to buy in Nanaimo due to its affordable housing prices, the outdoor lifestyle it offered such as hiking trails, proximity to Mt. Washington, Tofino and Vancouver. Previous to Nanaimo I lived in Vancouver, I lived in the downtown eastside, I've lived in Yaletown, commercial st, main st, and I even lived on Hastings st, I chose to live there because it was the only places I could afford at the time and knew that the neighbourhoods were run down from serious drug addicts. But when you are a student working part time you make the choice to rent there temporarily.

Now I work from home as a Apparel Designer, my office is on the backside of my house and will potentially face the wet houses. I chose to live in Nanaimo because I wanted a change from the hustle and bustle of city life, I wanted privacy, I wanted a quiet place to sleep at night with no street noise. My goal was to become a homeowner in Nanaimo. I saved all my money to purchase a place on my own, I took a huge financial risk at that time.

After learning about the rezoning of 1406 I now have a huge infliction on my person privacy. The buffer zone of single dwelling houses behind my fence does not exist anymore. Now I am plagued by construction noise during office house for the next 2 years. I am opposed to the rezoning from single family zone to Corridor Zone. It is unfair to put a 4 story building that will tower over my back yard, my porch, my garden, and infringe on my enjoyment of my property. All the houses on White st that would be directly backed onto the Wet housing are single story houses. They are all small houses ours is 994 sq ft and so is our 2 other neighbours home who would be directly backed up to the wet houses. A 4 story building would be the tallest building in the entire neighbourhood. Also our backyards are south facing, a 4 story building would cast a huge shadow on my back yard. My right to privacy and light is destroyed.

I chose to live at 1439 White st, I love my home but I now feel like I have to move or sell my house because of this potential lack of privacy.

2. SECURITY - This issue has been touched upon many times at the meetings thus far. I dont think I need to reiterate any of these points, but I know that if it was any 4 story building towering over my backyard that privacy is lost. We are creatures of habit and it is pretty easy to know whether we are home or not if you live within close proximity to your neighbours. I feel that the loss of privacy will infringe on our security of our home and any valuables that are in it.

3. EQUITY - This issue has already impacted our whole street. At the last meeting Jordan Belville already noted that properties are not selling at even being looked at on our street. We have also consulted our realtor about selling our house in the near future and he advised that we would not get what is current to market value due to the project behind our house. Also he advised not to improve our property anymore because that value

would be lost. The uncertainty has killed any equity built up in our house. I have renovated my house over the years of owning it and now I would be lucky to walk away with a down payment on another property. This is now the choice that I have to face. It is not an ideal plan to do this project at 1406 Bowen road.

hanks for taking the time to read this I hope it can help influence your decision to pick a better location for the wet houses.

Penny Masse

From: Public Hearing
Subject: FW: Randolph Lenferman

From: Denise Goldsack [mailto:goldsack@shaw.ca]
Sent: Wednesday, May 04, 2011 7:23 AM
To: Fred Pattje
Cc: Ted Greves; Mayor John Ruttan; Merv Unger; Loyd Sherry; Fred Pattje; Leonard Krog; James Lunney 1; James Lunney 2; Ron Cantelon; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; John Horn; Andrew Tucker; Al Kenning
Subject: Randolph Lenferman

Good Morning

I'll direct this email to Fred seeing as he's the one that called me disingenuous for worrying about the safety of people working and attending the Hospital and care homes.

Randolph Lenferman was released from Matsqui prison to the New Hope Centre here in Nanaimo as I'm sure you all know by now. This man is a sexual predator that stalks women, follows them home, break into their homes and sexually assaults them.

The definition of Homelessness or risk of Homelessness includes people being released from prison. I don't know how you people can live with yourselves. You have belittled us for our genuine concerns. The Dufferin site and the Quarterway site are in residential neighbourhoods. How do you think that putting people like this into our neighbourhood is a good idea, that there will be no safety concerns, that they will make good neighbours, that our property values won't plummet and you want to put them on either side of an elementary school. WHAT ARE YOU THINKING!

I noticed that a couple of rezoning applications were denied because of neighbour concerns. I hope you will give our neighbourhoods the same consideration. We are not talking about a couple of duplexes, we're talking about changing the safety of our whole neighbourhood.

This is like my worst nightmare come true. I've asked if there are empty beds in the wet houses would people be brought over from Vancouver. No one bothered to answer me and reading about Randolph Lenferman has answered my question.

You are elected to represent us, the tax payer and look out for our best interests as well as the less fortunate. If you feel the need for wet housing, please build them in a place where they won't impact a neighbourhood full of seniors, children and hard working people.

Denise Goldsack
1- 1659 Dufferin Cres
Nanaimo, BC
V9S 5T4
250 753 4400

Penny Masse

From: Marilyn Smith
Sent: Thursday, May 05, 2011 8:47 AM
To: Penny Masse
Subject: FW: Wet Housing location: special consideration for schools

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: Chung, Janis [mailto:chungjm@telus.net]
Sent: Wednesday, May 04, 2011 9:30 PM
To: Mayor John Ruttan; Bill Bestwick; Bill Holdom; Diana Johnstone; Jim Kipp; Fred Pattje; Loyd Sherry; Merv Unger; Ted Greves
Subject: Wet Housing location: special consideration for schools

I support providing services and a hand up to those individuals with drug and alcohol dependencies and/or mental illness, who need and want assistance to be contributing members of our society. Our assistance, however, should never supersede the needs of our children, the most vulnerable in our community.

I respectfully ask (implore) that the City of Nanaimo not locate Wet Housing facilities within 300-500 metres of any school.
I also ask that the City of Nanaimo adopt a policy that recognizes the 300-500 metres around all schools as special consideration areas when it comes to the location of land uses that may affect the safety and security of students, school facilities and grounds.

It takes a community to raise a child. Please show our children that they matter and that you care by re-locating the proposed Wet House facility on Bowen Road further than 500 metres from Quarterway Elementary.

Sincerely,

Janis Chung
511 Aldorann Avenue

Pauline Haarer Elementary Parent

Fred H.J. Taylor
204 Emery Way
Nanaimo, B.C.
Canada V9R 5Z8
Tel 250-754-6917
Fax 250-753-8124
fhjtaylor@telus.net

April 14, 2011

City of Nanaimo
455 Wallace Street
Nanaimo, B.C.

Mayor Ruttan & Council Members:

I speak against Bylaw 4000.506, a Bylaw to rezone 1406 Bowen Road.

I am deeply concerned, as the Council has already committed 1406 Bowen Road in a Memorandum of Understanding with the Province dated Nov. 12, 2008 for a specific purpose.

This Public Hearing/rezoning, in my opinion is a farce, a mockery of the law.

No one could convince me, every member of this Council is here tonight with an 'open mind' to later provide direction, your direction by documentation has already been decided.

The MOU should have stated certain properties subject to a Public Hearing / rezoning process.

Often, I hear the 'buck passing' of who selected the sites in the MOU.

To date, the City has not offered any evidence of actual participation of BC Housing in site selection.

BC Housing offers no evidence as well, they refuse to jeopardize their relationship with the municipal government.

Mr. Horn was asked in person Friday morning April 8, 2011 for the active file in regards to 1406 Bowen Road, as a usual opportunity for the Public prior to a Public Hearing.

He refused, stating he had to attend meetings about Balmoral Hotel issues and would have the file for Monday review. He also stated there were only a few emails between B.C. Housing and the City in regards to site selection.

Now we have conversation suggesting there was no 'on site' inspection by B.C. Housing.

As Sue Bate of the Executive Office of B.C. Housing states
"don't have steadfast rules about timing (in regards to immediate use of funding), if site not able to proceed, we would look for alternate sites."

Greg Steves, Executive Director, Housing Policy Branch, Ministry of Energy and Mines states
"The city is responsible for taking the lead on site selection.....sites are selected by local governments."

Lori Wanamaker, Deputy Solicitor General states
"discuss potential site alternatives with your Local Government, sites are selected by Local Government as per the MOE agreement."

Abbotsford's first project has been cancelled, "inappropriate in a residential neighbourhood."

Yes, we have an Official Community Plan.

The purpose of our Community Plan is to act as a guide for decision making on planning and management issues.

The Plan directs objectives including

"maintaining the character and livebility of existing neighbourhoods"

"to build community spirit and cohesion"

Plan Nanaimo Advisory Committee has recommended the application be approved as presented.

But just a minute, PNAC was presented with FALSE INFORMATION in regards to public consultation.

June 17, 2010

- Open public meeting
- 250 people in attendance

THIS INFORMATION IS FALSE

- meeting was for Townsite/Hospital area not 1406 Bowen Road
- John Horn's minutes states only 115 people in attendance

October 21, 2010

- Once again this meeting was for Hospital area not 1406 Bowen Road

THIS INFORMATION IS FALSE

October 28, 2010

- meeting with Chamber of Commerce

THIS ORGANIZATION DOES NOT GOVERN QUARTERWAY NEIGHBOURHOOD

February 7, 2011

- meeting with Chamber of Commerce

AGAIN, THIS ORGANIZATION DOES NOT GOVERN QUARTERWAY NEIGHBOURHOOD

February 8, 2011

- meeting arranged with local businesses of the Quarterway area at the Athletic Club. Public not invited.

February 17, 2011

- Public Meeting?

-This meeting was not advertized as a public meeting.

To further add to the misrepresentation of public consultation, the unadvertised removal of cemetery status from 1621 Dufferin Crescent using questionable minutes of a meeting attended by 115 people for discussion of neighbourhood crime, public disorder, parking, and affordable housing.

Order in Council No.1427 (1994) has long expired, no one (as former owner) remaining to re negotiate / agree to removal of cemetery status from the title of the land although this information has been used to support removal of cemetery status from the land.

The Council has also been presented with the same FALSE INFORMATION, going unchallenged at the 1st and 2nd reading of the bylaw for rezoning 1406 Bowen Road on March 28, 2011;
a resignation is in order !!

Council has in hand a petition of 411 signatures against this rezoning from the Quarterway neighbourhood, including 37 local businesses.

Council has heard from a few supporters of 1621 Dufferin Cres. and 1406 Bowen Road but please

- consider where they reside, not our neighbourhood.
- consider their activities in our community; does an 'alternative' to our neighbourhood require social change ?
- would any of these supporters have any direction in our community without their programs ??

WE NEED TO BUILD A HEALTHY COMMUNITY !!

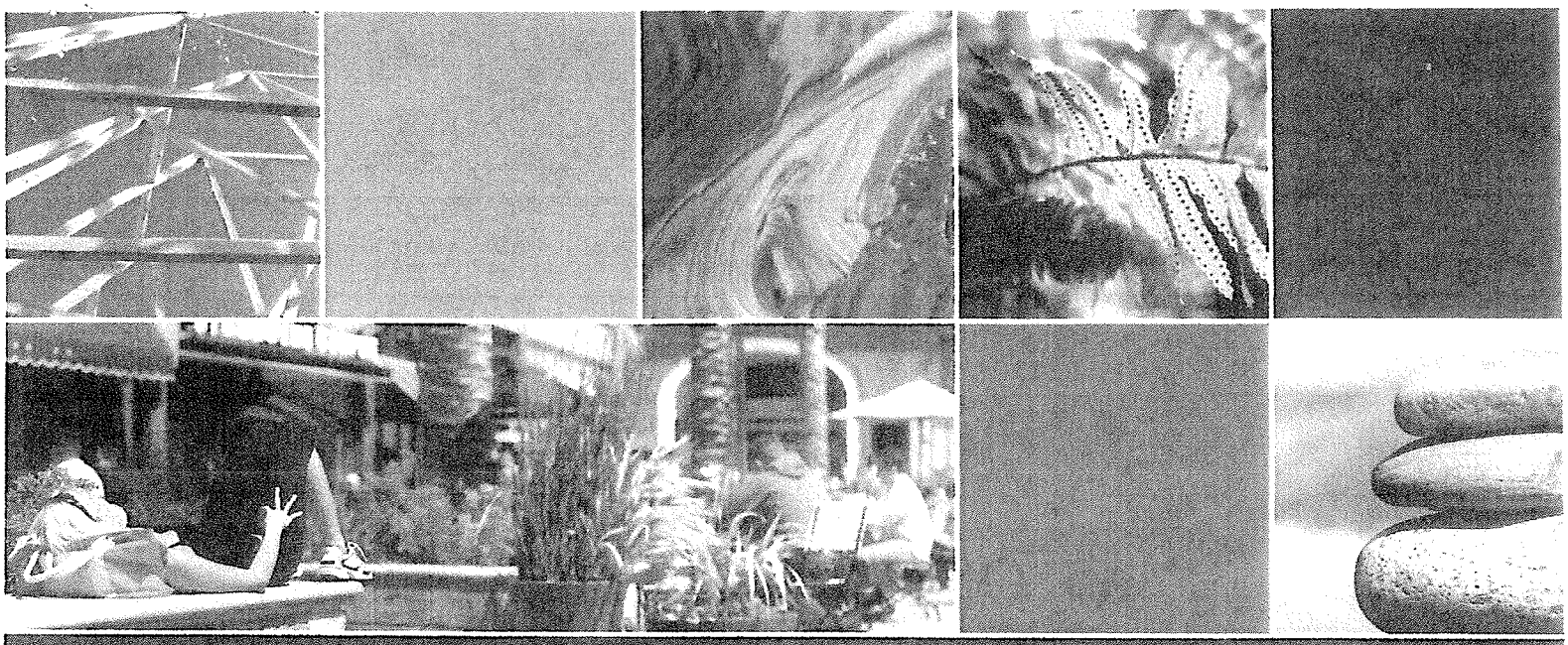
ALSO, THERE HAS BEEN NO ATTEMPT TO CONTACT THE NEIGHBOURHOOD ASSOCIATION.

You as Council may entertain a third reading for the rezoning of 1406 Bowen Road, but soon (just 7 months away) the neighbourhood will have their opportunity and I remind you there are a lot more concerned neighbours than a few votes from the 1406 Bowen Rd. and 1621 Dufferin Cres. housing projects.

Yours truly,

F Taylor

Fred Taylor



planNanaimo

Official Community Plan

CITY OF NANAIMO
THE HARBOUR CITY

1. Purpose and Content of an Official Community Plan

"The Plan acts as a guide for decision making on planning and land management issues by City Council."

2.3 Neighbourhoods

Objectives

To maintain the character and liveability of existing neighbourhoods

To build community spirit and cohesion.

SOCIAL HOUSING

John Horn

Social Planer

City of Nanaimo

SAYS

" the Official Community Plan reflects the will of the people to make all neighbourhoods inclusive"

" on that basis, social houses should be an aspect of all of our neighbourhoods "

BUT JOHN !

THE LOCAL GOVERNMENT ACT

Section 884 (1)

Is very clear

" an Official Community Plan does not commit or authorize a municipality to proceed with any project that is specified in the Plan "

" Is there a statute of time .....
for funding ..... to be used ??? "

Sue Bate

Executive Office

B. C. Housing

WRITES

" don't have steadfast rules about timing.

If site not able to proceed

we would look for alternate sites "

Lori Wanamaker, CA

Deputy Solicitor General

Province of British Columbia

WRITES

" discuss potential site alternatives with your Local Government

sites are selected by Local Governments as per the MOU agreements "

A B B O T S F O R D

First Project CANCELLED

" inappropriate

in a residential neighbourhood "

STAFF REPORT

THE FOLLOWING PUBLIC CONSULTATION HAS TAKEN PLACE

2010 – JUN – 17 FALSE

MEETING WAS FOR TOWNSITE / HOSPITAL AREA NOT BOWEN ROAD

JOHN HORN'S MINUTES REPORTS ONLY 115 PEOPLE IN ATTENDANCE

2010 – OCT – 21 FALSE

ONCE AGAIN MEETING WAS FOR HOSPITAL AREA NOT BOWEN ROAD

2010 – OCT – 28

CHAMBER OF COMMERCE NOW GOVERNS OUR NEIGHBOURHOOD ??

2011-- FEB -- 07

AGAIN CHAMBER OF COMMERCE GOVERNS OUR NEIGHBOURHOOD ??

2011 -- FEB -- 08

NOT AN OPEN HOUSE
RESIDENTS NOT INVITED

2011 -- FEB -- 17

NOT AN ADVERTISED PUBLIC
MEETING FOR THE
NEIGHBOURHOOD

CITY OF NANAIMO
THE HARBOUR CITY

Quality of Life in the Townsite / Hospital Area

PUBLIC MEETING

Nanaimo Alliance Church (1609 Meredith Road)

Thursday June 17, 2010

6:30 pm - 9:00 pm

An open public meeting will be held to discuss quality of life issues in the Townsite/Hospital area. Please attend and share your experiences if you have any concerns with respect to ***crime, public disorder, parking, affordability of housing, etc.***

The following representatives will be in attendance to give brief presentations, as well as discuss any concerns you may have.

- Nanaimo RCMP
- City of Nanaimo Community Safety & Development Division
  - *Bylaw Services Section / Community Planning Section*
- VIHA Mental Health & Addictions

For further details, please contact John Horn, Social Planner, City of Nanaimo, at 250-755-4483 or via e-mail at john.horn@nanaimo.ca.

There has been

NO

Public consultation

for removal of

Cemetery status

on the Dufferin Cresent

land

CITY OF NANAIMO
THE HARBOUR CITY

Quality of Life in the Townsite / Hospital Area

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- VIHA Mental Health & Addictions

For further details, please contact John Horn, Social Planner, City of Nanaimo, at 250-755-4483 or via e-mail at john.horn@nanaimo.ca.

Lorena Vichert – presentation to Nanaimo City Council Public Hearing May 5, 2011

Good evening Mayor Ruttan, city councillors, staff and general public. I am a Quarterway Elementary School Parent and presented at the last public hearing. I have two more important pieces of information in regards to the rezoning of 1406 Bowen Road that I would briefly like to present to council.

One of the District Parent Advisory Committees members from another school found the following information on the Vancouver School Board's official website regarding Incompatible Land Used Near Schools. The VSB's official policy reads:

[quote] "The Board of School Trustees (the "Board") recognizes that the school system operates in an urban environment with a necessary mixture of land uses. The Board also recognizes the authority of the City of Vancouver and senior levels of government to control the development of property and the regulation of business.

However, the safety and security of students, staff, and school facilities and grounds is a primary responsibility of the Board. When changes are proposed to an area that may threaten the safety and security of individuals and property, the Board may choose to [approach] the proper authorities on behalf of the local school community.

Incompatible land uses are those that may result in negative externalities to the school, such as, increased traffic, litter, truancy concerns, noise, changes in pedestrian habits, "attractive nuisances," undesirable clientele, or other potential safety or health hazards. Proposed uses, such as neighbourhood pubs, adult theatres, cellular antenna, controversial public or special residential facilities, or changes to existing traffic patterns, may result in such negative externalities to a school use.

Each use that may be deemed incompatible near a school will be weighed in terms of safety considerations and its proximity to a school(s). In general, the Board will restrict its attention to the proposed changes within 300 metres (approximately 1,000 feet) of an existing school, although there may be special circumstances when the Board may oppose a change in use beyond that distance .

The Board expects the City and other appropriate authorities to enforce by-laws which are designed to minimize conflicts among different neighbourhood uses. Appropriate protocols, therefore, will be established to ensure co-operation between the Board and the City. The Board will request enforcement as required in order to ensure the safety and security of persons and facilities associated with a local school use.

The Board will seek assurances from the City and other appropriate authorities that proper notification of proposed changes will be given to the Board and the local school(s). Early consultation of a proposal by these authorities will help to reduce the need for Board involvement in the decision-making process. It is not the intention of the Board to become involved in routine City planning and land-use matters.

The policy of the Board with respect to incompatible uses near school will be monitored periodically in order to maintain its effectiveness and viability. The Board will co-operate with the City and other agencies to ensure that changing land uses do not compromise the overall well-being of a school community." [end quote]

When I found out about this policy I forwarded it to the Nanaimo/Ladysmith Board of Education school trustees as the Quarterway PAC had been informed by them at a February school board meeting that it was not within their mandate to address a buffer zone around schools and that we should have been approaching the city, not the school board. They informed us that they would move the discussion forward to the their next meeting to talk about becoming part of a good neighbour agreement for after the housing was built. After finding the VSB policy I was feeling very frustrated that our district would not look at a similar policy and sent an e-mail to trustees in this respect. I received a reply back from School Trustee David Murchie in an e-mail on April 28 to say that the school board had in fact revisited this issue already. He stated that the school board held discussions in their public meeting on March 30 regarding the wet housing developments and their proximity to schools. As a result,

[quote] "the board passed the following motion unanimously at the public meeting:

"That the Board of Education of School District 68 (Nanaimo-Ladysmith) writes to the City of Nanaimo expressing its concerns regarding the potential for conflict and/or negative impact, on SD68 properties and their occupants, associated with locating social/low barrier housing developments in close proximity to schools, and further, expressing its expectation that the District will be recognized and included as a principal partner with the City, in the establishment of Good Neighbourhood Agreements pertaining to any such developments." [end quote]

He went on to say that besides writing the letter to the council, the SD forwarded the matter to a policy committee and stated…
[quote] "Thank you for the Vancouver School Board information. The language is very clear and if our board chooses to adopt a similar policy statement, it would clarify, frame and streamline discussions on many issues. I will forward it on to the policy committee for discussion." [end quote]

I bring this up as I have been unable to find out whether the board has sent the letter to the city or whether it is still in committee phase. I have concerns that the board's position may not be communicated in time to be taken into consideration by the city in regards to the rezoning of 1406 Bowen Road and it's indicated use for wet housing 200 metres for Quarterway Elementary School. I am requesting that if the letter has not already been received by council, that staff and/or councillors approach the board as to their position prior to making a decision regarding the rezoning.

I am also submitting a petition from the Quarterway PAC with over 600 signatures asking that wet housing be located at least 500 metres away from any Nanaimo school.

Thank you for your time. I will leave a copy of this presentation for your later perusal.

KMGA: Incompatible Land Used Near Schools

Classification: K: School-Community Relations
Code: KMGA

The Board of School Trustees (the "Board") recognizes that the school system operates in an urban environment with a necessary mixture of land uses. The Board also recognizes the authority of the City of Vancouver and senior levels of government to control the development of property and the regulation of business.

However, the safety and security of students, staff, and school facilities and grounds is a primary responsibility of the Board. When changes are proposed to an area that may threaten the safety and security of individuals and property, the Board may choose to the proper authorities on behalf of the local school community.

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The policy of the Board with respect to incompatible uses near school will be monitored periodically in order to maintain its effectiveness and viability. The Board will co-operate with the City and other agencies to ensure that changing land uses do not compromise the overall well-being of a school community.

DMT Responsbility: D-FSS

Adopted Date:
Monday October 16, 1989
Revision Date:
Sep, 1994
Feb, 2005

‹ KMGA-R: Incompatible Land Uses Near Schools (http://www.vsb.bc.ca/district-policy/kmga-r-incompatible-land-uses-near-schools)

up (http://www.vsb.bc.ca/district-policy/k-school-community-relations)

KNAH-R: Relations with Park Authorities › (http://www.vsb.bc.ca/district-policy/knah-r-relations-park-authorities)

(http://www.addthis.com/bookmark.php?username=xa-4bc5e99168220)

Petition: 129 physical signatures
471 electronic Signatures Total = 600

Nanaimo City Council, BC Premier Christie Clark, all active BC Ministers, BC Housing

The undersigned insist that, as a precautionary measure, for the safety of all school children in Nanaimo, no wet housing be located within 500 metres from any school grounds, including the two proposed developments on Bowen Road and Dufferin Crescent. Our understanding of wet housing is that which houses people with active addiction (drug and/or alcohol) with concurrent mental health disorders with no expectation to seek rehabilitation or treatment.

Our concerns include, but are not limited to:
- it makes no sense to have government backed drug activity close to schools - what message are we sending to the children, while at the same time we tell them "don't use drugs"
- VIHA mental health manager stated these are very ill people
- RCMP liaison has stated they are "benign", not interested in our children, only in pursuing their habit. We believe that street drugs make people irrational, unpredictable, and desperate, not "benign" - nor are their dealers
- they cannot purchase drugs on the housing property but may use them there, in the privacy of their own suites
- the above combined points lead to our concerns. These are actively addicted people who need their drugs but are not allowed to buy them on their property. They are too ill to go far to get these drugs so where will the drug dealers sell them. It would have to be somewhere nearby...our school property, the path leading through our school property between the two developments, Bowen park where our children play soccer and go on field trips, or perhaps on the sidewalk in front of the building where our children walk home from school?

We are not against social housing, or housing the homeless. We are not against wet housing as long as it is in an appropriate location that keeps all Nanaimo school children out of harms way.

Please hear our concerns and choose responsible locations. This will truly make Nanaimo "an attractive place to live and invest" as stated in the recent economic development strategy created by the City.

Thank you for taking the time to seriously consider our passionate request.

	Name	From	Comments
1.	Lorena Vichert	Nanaimo, Canada	I think the petition says it all
2.	derek vichert	nanaimo, Canada	
3.	Oona Barrera	Nanaimo, Canada	Drug activity should not be concentrated close to any school.
4.	Tracy Ojala	Nanaimo, Canada	
5.	Heather Northrop	Nanaimo, Canada	no wet housing, low barrier yes
6.	Kym Samis	Nanaimo, Canada	

	Name	From	Comments
7.	Lynne Ladret	Nanaimo, Canada	
8.	Corinna Goldgruber	Nanaimo, Canada	
9.	Lindsay Price	nanaimo, Canada	there should be a realistic 'buffer zone' for sure
10.	Kimberly Cameron	Nanaimo, Canada	
11.	Heather Phillips	Nanaimo, Canada	
12.	Robert Cameron	Nanaimo, Canada	
13.	Gabrielle Kosmider	Nanaimo, Canada	
14.	Rob Cosgrove	Nanaimo, Canada	I agree that it's important to support those who need it, but let's do it responsibly. Someone much better positioned than I has suggested that wet housing consistently attracts outside drug trade and prostitution. This may or may not be accurate, but let's err on the side of caution for our kids. I've also been told that the City's own literature advises against the placement of wet housing near schools. Is this true? Again, it seems reasonable to provide support for this community, but let's also exercise reasonable caution by keeping this specific type of housing far removed from our kids' school grounds.
15.	Christie MacDonald	Nanaimo, Canada	Should not even be a consideration, protect our childrens innocence
16.	donna small	nanaimo, Canada	
17.	Mandi McLauchlin	Nanaimo, Canada	Please think of our childrens safety!
18.	Troy Clease	Nanaimo, Canada	
19.	Brian Polywkan	Nanaimo, Canada	Possibly spending tax payers money feeding or helping children and family's would be money better spent. Then possibly there would be less need for such housing
20.	Carol Clease	nanaimo, Canada	I cannot believe this is even a thought!!!!
21.	Carol Cronin	Nanaimo, Canada	
22.	Ruth Bouman	Nanaimo, Canada	No Wet House near schools. Find a better locations for Wet Houses. Not in the schools back yard.
23.	Michelle Mclennan	Nanaimo, Canada	nothing like this should be located on or near property that houses a school, daycare, youth center or anyother organization or hoem where children are ... being int he south end of nanimo i see more than enough drugs and druggies that litter our lawns with dirty condoms, needles, crackpipes, etc..my son was subjected to this by n choice of his own but by our financial sitaition, and just becuase we are nto rich doesnt mean we deserve to live with these conditions...these people have problems, but the fear is not just their addictions, but something i dont see anyone else worrying about are those with mental health issues, or drug issies but are also pedophiles, or rapists, theives etc....

	Name	From	Comments
24.	tom hong	nanaimo, Canada	why expose are children to this,kids are kids and shouldnt be forced to look for needles or see these things at school, im not against a wet house but why not have them away from are kids schools and are parks were we know are children are, why not have it across from the hospital or in the industrail area,
25.	Shannon Scarisbrick	Nanaimo, Canada	I am not against this type of housing project, but I am against exposing children to the potential dangers that this type of housing may present. There has to be a more appropriate location for something like this.
26.	Karen Floyd	Nanaimo, Canada	Is this REALLY the safest route for our children????!!!
27.	Amanda Cooper	Nanaimo, Canada	This is a scary idea being placed by a school. Most addicts have under lying mental health issues. Why are we even going to chance a child's saftey being around that?. We need more Rehab for these individuals, Not hiding places.
28.	Suzanne Oates	Nanaimo, Canada	Think about the safety and wellbeing of our children. Are the playgrounds going to be searched each day for needles and other things??
29.	salal crossley	Nanaimo, Canada	
30.	Meagan Randle	Ladysmith, Canada	
31.	Alice Kedves	Ladysmith, Canada	Absolutely shocking. You know they would never think of doing this to the schools in Dover Bay or Oak Bay! Good for you all for sticking up for our kids' safety, before anything happens. Engough attempted abductions in Nanaimo in the past few weeks as it is.
32.	Jolene Bastarache	Nanaimo, Canada	
33.	Karen Fediuk	Ladysmith, Cameroon	
34.	Elanor-Christena Neff	Nanaimo, Canada	The proposed location on Bowen Rd. was purchased by the city to widen Bowen Rd. and to increase the parkland which will be lost in the widening process, or so the citizens of Nanaimo were told, not to build "wet housing". How can any politician, especially BC's new Premier, Christie Clark, expect us to believe that "Children & Families come first" when they even allow consideration of this type of housing so close to heavily used public parks and schools?
35.	Evelyn Myskow	Nanaimo, Canada	
36.	Cindy Bateman	Nanaimo, Canada	Unbelievable, right next to little children!!! and old people. Who's bright idea was this? There must be other locations, how about Dover Bay, oh sorry too many members of city counsel live in those areas....
37.	Sarah Nickolet	Nanaimo, Canada	I realize that every part of our society has a place and needs a place to fit, BUT, to put such a conflict of ideals in each others path is just plain bad planning!

	Name	From	Comments
38.	Marnie McAdie	Nanaimo, Canada	No wet housing should be allowed near school children!
39.	Beverley Wells	Nanaimo, Canada	
40.	brita power	nanaimo, Canada	
41.	Ashley Anthony	nanaimo, Canada	This is ABSOLUTELY ridiculous!! Keep these houses AWAY from the schools!!
42.	Elizabeth Lorenz	Nanaimo, Canada	Residents at the Bowen Rd and Dufferin Cresc wet housing locations will use the Quarterway School playground as a shortcut to walk between the two locations. This means that needles and drug parepanelia will be scattered in the school ground and people who are stoned, high, or having a psychotic episode will travel through the school property when children are playing outside. Quarterway students will likely be recruited to sell and use drugs. With this comes prostitution. By all means, set up more social housing, but keep the housing clean and drug free. Protect our children.
43.	Lindsey Viala	Nanaimo, Canada	
44.	Melissa Browett	Nanaimo, Canada	I believe it will be putting my children in danger,and that it is unnecessary to put 'wethousing' anywhere. I believe in putting in housing to help people, such as single parents or people trying to straighten themselves out,but not what is proposed for our neighborhood.
45.	Jana Neil	Vancouver, Canada	
46.	Sheena Abma	Nanaimo, Canada	
47.	Jenaya Toole	Ladysmith, Canada	
48.	john neil	cassidy, Canada	not appropriate next to schools.
49.	Brianne Carson	Nanaimo, Canada	
50.	Tyler Polywkan	Nanaimo, Canada	
51.	d McGouran	Nanaimo, Canada	I agree with helping the homeless, those who are mentally ill and i agree with helping addicts recieve treatment. A facility like this has no place next to a primary School. Children below the age of 12 should not be exposed to wet houses. Who will be held responcible if a child gets hurt.
52.	Julia Harry	Nanaimo, Canada	
53.	amanda blaney	nanaimo, Canada	
54.	Margaret Hawkins	Victoria, Canada	
55.	courtney clemenson	burnaby, Canada	What are you thinking!!! Wet house by a school! Give your head a shake!
56.	Glenn McLauchlin	Langley, Canada	
57.	Stacey Poole	Ladysmith, Canada	

	Name	From	Comments
58.	Lois Russell	Nanaimo, Canada	Near schools or not the idea of this is absurd! Housing provided where you can continue to do drugs - give your head a shake - what the hell is happening in our society. But then to put it next to a school - and people making these decisions are in charge of where we live - God help us all! And I hope i never get busted for smoking pot when all these othere drug users are protected and also given a safe place to do their drugs and help with paraphanalia - nuff said!!
59.	Jennifer Stauffer	Nanaimo, Canada	I think that putting this kind of housing near a school is just wrong. I think that instead of buy multiple properties to make these places for drug users and so forth, the city should buy 1 big peice of property on the outside of town where these people can do no harm to nayone but them selves.
60.	Tara Worden-Gill	Nanaimo, Canada	
61.	camryn McKay	Nanaimo, Canada	
62.	Elaine Seymour	Nanaimo, Canada	The City of Nanaimo has said they listen to the people that vote them in and pay their wages, however they are not listening to the people on this issue. I personally have attended meetings and they have told me that no matter what my concerns and opinions, "this wet housing is going through". They are getting free money from the governmnet and that is all they see. There has to be a more appropriate place and better solution to this issue than wet housing next to schools. They are just not willing to look at other options because there minds are made up. Shame on the City of Nanaimo for not listening to their tax-paying, law-abiding citizens about legitimate concerns they have for their families, homes and businesses.
63.	Robert Shannon	Nanaimo, Canada	Build it and they will come from \Ontario, Quebec and all cold provinces---wake up!
64.	Barb Wilson	Nanaimo, Canada	
65.	Denise Goldsack	Nanaimo, Canada	
66.	Robert Boyle	Nanaimo, Canada	Wet housing close to schools? Not a good idea. Plus it lowers the value of homes already in area. It lowers the motivation of an individual who is homeless. Why work if you're going to get a home free?
67.	Anja Wittwer	Nanaimo, Canada	I live in walking distance to quaterway school. I have two children, one of them will start Kindergarten in the summer at Quaterway. I work at home, i have a family daycare in my house and i see daily many children walking down my street (Graham Crescent) going into the direction of quaterway school. Many of them unaccompanied by an adult! I am not only very concerned for my own young children, i am very concerned of those young souls walking *(continues on next page)*

	Name	From	Comments
67.	Anja Wittwer	Nanaimo, Canada	*(continued from previous page)* by my house every day. There are easy targets, for drunken, stoned or drugged people.
68.	Bryon Williams	Nanaimo, Canada	I am 100% in favour of low income housing next to my house, however, I am 100% against allowing active, non recovering addicts to be included in that group. Engaging in govt sponsored illegal activity which will diminish security of individuals and property is not something that I will ever support. I find it offensive that my tax dollars are being spent in this way. There are better ways to help homeless addicts than putting them in fancy new apartments next to a school!
69.	ELAINE LEVELL	NANAIMO, Canada	
70.	Melissa Cristobal	Nanaimo, Canada	Please think of the children!
71.	Jim Swanson	nanaimo, Canada	why wet houses ? there are numerous non addicted homeless why not dry houses
72.	Dominique Boquia	Nanaimo, Canada	It's common sense people!
73.	Norene Cragg	Nanaimo, Canada	Our area all ready has small housing for people with addiction problems as well as a youth apartments. Why should we have more. These Wet houses are both right across the street from pubs and wine and beer store and could possibly panhandle patrons and people walking on the street..
74.	arleen keeling	Nanaimo, Canada	
75.	sara currie	nanaimo, Canada	
76.	Renay Deschambault	Nanaimo, Canada	
77.	Caroline Beecraft	nanaimo, Canada	These projects should not be located next to schools. They are not only a danger to children but the many older and disabled individuals who live in this area. . They threaten my personal safety and comfort in moving about my own neighbourhood. I am disgusted and dismayed that our City Councillors seem to be resolved to push these "wet housing" projects through, in spite of our community's reasonable and persistent objections.
78.	Susan Knight	Nanaimo, Canada	Are you nuts? How can you think that drug addicts and six year olds belong together? I do not want to have to clean sweep the playgrounds every morning to prevent ten year olds from picking up and playing with used needles. What makes you think children and drug addicts belong together ??????????????????????
79.	Patricia Parkin	Nanaimo, Canada	
80.	Darleen JACK	Nanaimo, Canada	
81.	J Goering	Nanaimo, Canada	

	Name	From	Comments
82.	Fenella Wilson	Nanaimo, Canada	this is an inappropriate idea and these wet houses should be down town where the problem or drug use is not around children or teenagers beside their schools.
83.	Lorelie Rozzano	nanaimo, Canada	
84.	Glen Graf	Nanaimo, Canada	I am absolutely opposed to wet housing within 500 meters of schools
85.	Shannon McIntosh	Nanaimo, Canada	
86.	Sarah Miller	Nanaimo, Canada	Although I dont full disagree with the theory of wet housing I completly disagree with the location of not only 1 but 2 wet housing developments so close to an elementry school. When putting multiple addicts into one area with housing and no expectations to get or stay sober you can only expect that surrounding area to be directly effected. Look at neighbours that contain numerous "crack" or "drug" houses would you want your child playing around that or be exposed to that kind of lifestyle at ages as early as 5? Thought should also be giving to a needle and drug paraphernalia problem that could araise on the school grounds. It is certainly not uncommon for parks in areas known to drug users to have such problems. Not to mention mental health problems on top of the drug addictions which no one can deny is a very dangerous combination which again our children shouldnt be exposed to.
87.	Shawn Stewart	nanaimo, Canada	It has obviously been thought of by people with money who have no children.....People interested in making a buck, but not interested in the concerns or welfare of others!
88.	Roberta Bradford	Nanaimo, Canada	Can you just imagine what young impressionable minds could be thinking!! -- if they were to see drug users, alcoholics & mentally ill people surrounding their schools, that maybe the is OK to do!! I say NO to such lack of consideration!
89.	Sandy Clark	Nanaimo, Canada	Wet housing should not be permitted anywhere .Dry houses with rehabilitation services should be offered as an alternative.
90.	Gord Spicer	Nanaimo, Canada	Very uncaring by city council
91.	Bonnie Jack	Nanaimo, Canada	
92.	Pauline Howell	Lantzville, Canada	
93.	Dawn Thompson	Nanaimo, Canada	According to "Nanaimo's Response to Homelessness Action Plan" (2008)posted on the City of Nanaimo website,"It is recommended that VIHA consult with the City of Nanaimo through the new committee structure regarding the implementation of mobile services. The criteria would avoid sensitive locations such as schools."

	Name	From	Comments
94.	Donna Richmond	Nanaimo, Canada	I agree that there is a need to help those with addictions, and mental health issues and feel badly that finding an appropriate location is a challenge. However I strongly belive these facilities do not belong next to primary schools where innocent and hopefully unaware children can be exposed. There is a time and a place for children to become aware of the social issues we face but exposure to such a program "right next door" if you will is highly inappropriate.
95.	Shelley Battye	Duncan, Canada	This is ridiculous why is the city council and police Dept of Nanaimo condoning drug use last time I checked they were illegal!!!!Nothing like promoting kids to do drugs when they are redily at there disposal this makes me sick why not try a sober living house something that will help these people so they can become functioning members of society
96.	jack schouten	nanaimo, Canada	
97.	Mary Bergeron	Nanaimo, Canada	Helping the homeless is fine, but make sure they are in treatment and desire to change before giving them housing.
98.	Tina Coates	Nanaimo, Canada	
99.	Heidi Richter	Nanaimo, Canada	
100.	Jim Craigdallie	Nanaimo, Canada	Keep the users and dealers downtown where they can b monitered, I am somewhat bewildered that we provide a taxpayer funded space for illegal activities. "Do drugs and you will kill yourself"
101.	Barb Hickson	Nanaimo, Canada	
102.	vicky Harding	parksville, Canada	This is too near the hospital and schools, no child should be afraid to walk home from school, what impression is it going to give on young minds
103.	Barry Hornby	nanaimo, Canada	The fact that there are no requirements to treatment is very disturbing and they should not be being build by schools!
104.	Brittany France	Montreal, Canada	This is rediculous to think that there should be wet housing within 500 metres of the schools in Nanaimo.
105.	Marvie Leshchuk	Nanaimo, Canada	
106.	Marlene Stokes	Nanaimo, Canada	
108.	Jennifer King	Nanaimo, Canada	Upland's Elementary School in Nanaimo, it is rumored there is one near our school? but the application to government was to replace the group house next door on Hillside, It is not for a werthouse.
109.	Glenda Godard	Nanaimo, Canada	I can not believe that this is even an issue no one any age would want to put their family in any danger and this may put our children and grandchildren in major danger.
110.	Janelle Clavora	Nanaimo, Canada	
111.	Jacky Neil	Ladysmith, Canada	

	Name	From	Comments
112.	Tracy Lorette	Nanoose bay, Canada	
113.	Lisa Murray	nanaimo, Canada	
114.	anita scouten	nanaimo, Canada	Let us not show our children that this lifestyle is accepted.
115.	Andrea Grove	Nanaimo, Canada	
116.	judith cavanagh	nanaimo, Canada	
117.	Laura Hall	Nanaimo, Canada	
118.	Donald McKinley	Nanaimo, Canada	Wet houses, adult entertainment, and liquor establishments should not be located closer than 800m to a school. Children should have every chance we can give them to enjoy their childhood as free from danger or bad influences as we can possibly make it...Shame on Nanaimo Council and social planners...shame
119.	Annette Roehlig	Nanaimo, Canada	
120.	Therese Maughan	Nanaimo, Canada	
121.	Leanna Wallace	Nanaimo, Canada	
122.	Jancsi Loschiavo	Nanaimo, Canada	
123.	s stewart	nanaimo, Canada	
124.	Dean Puckett	Nanaimo, Canada	I say we pool our funds and buy a house next to the mayor for them.
125.	Jo Foley	Nanaimo, Canada	
126.	Chelsea Blanchard	Nanaimo, Canada	
127.	Kerry Howell	Lantzville, Canada	
128.	Janelle Nielsen	Nanaimo, Canada	Don't forget that there is a before/after school care for Quarterway and Mountain View Schools and a PREschool serving kids as young as 2 very near the Bowen Road site also. Who comes up with this garbage?
129.	Eleanor Nielsen	Nanaimo, Canada	
130.	Linda Williams	Nanaimo, Canada	
131.	S. Groundwater	Nanaimo, Canada	
132.	r regehr	nanaimo, Canada	read the newspapers lately democracy is alive and well we dont have to put up with this dictator nanaimo council we can and will hold those on council responsible for a very serious error , this is clearly not a good idea
133.	Sophia Maher	Nanaimo, Canada	I absolutely support social housing, it is vitally important, however having just moved from Vancouver and been in close contact with residents of the Downtown Lower East Side, I have to say this plan sounds absolutely insane. It would be damaging to the children to witness such illness on a daily basis, and it is not safe. People with addictions mixed with untreated mental health disorders can be *(continues on next page)*

	Name	From	Comments
133.	Sophia Maher	Nanaimo, Canada	*(continued from previous page)* extremely volatile and unpredictable. There will be another spot for these housing developments, away from our most vulnerable and innocent citizens. Children have the right to be surrounded by security and we have the duty to ensure that they are.
134.	Charlotte Bridden	nanaimo, Canada	
135.	Audrie Millham	Nanaimo, Canada	
136.	Jamie Hedley	Nanaimo, Canada	Not only are there schools n the area but also day cares, long term care facilities and the hospital. This is not an area that should not house any drug or alcohol addicts that may also lead to an increase in crime or other mischief.
137.	Eileen Bengston	Nanaimo, Canada	It is disgusting to think that the Nanaimo city council would propose putting a wet house with active drug addicts behind the Quarterway school and one more across from the Quarterway pub. This would only create criminal behavior and safety concerns for the people who already live here. In addition, I am shocked that these drug addicted people would be under no pressure to stop using drugs. Anyone who thinks that this sort of housing won't bring big problems to our area is very naive. I am totally against this project!! Eileen Bengston
138.	Michael Baldwin	Nanaimo, Canada	
139.	Magdalena Perez	Nanaimo, Canada	It may have many contradictionl with the regulations of health for children who will be exposed to many non-appropriate behaviours,.
140.	Linnea Stenson	Nanaimo, Canada	
141.	Donald Wilson	Nanaimo, Canada	
142.	Laurie Kouwenhoven	Nanaimo, Canada	
143.	Jo Webster	Nanaimo, Canada	
144.	Julian Abma	Nanaimo, Canada	
145.	Kelli Avender	Namao, Canada	
146.	John Martin	Nanaimo, Canada	
147.	Karyn McConnell	Nanaimo, Canada	
148.	niki pridge	nelson, Canada	
149.	Tristan Anderson	nanaimo, Canada	
150.	Cynthia MacLean-Charles	Nanaimo, Canada	For the safety of children attending this school or any children that live/play close by, there must be a better location available. Our children should not be exposed to this on a daily basis.
151.	Paul Struthers	Nanaimo, Canada	

	Name	From	Comments
152.	Todd Nielsen	Nanaimo, Canada	I don't want my preschool aged children to be exposed to the kind of behaviour addicts have. Plus, I don't want to be worried every day that my kids will come across paraphanalia having to do with drugs, alcohol and sex.
153.	May Hudon	Nanaimo, Canada	
154.	Mark Rousavy	Nanaimo, Canada	
155.	Kristal Atkinson	Nanaimo, Canada	Wherever such developments go, I would like to see them on larger properties surrounded by trees/nature... therefore benefiting both the neighbours and residents with a visual buffer and some natural beauty.
156.	Sandra McNicol	Nanaimo, Canada	I don't believe that wet housing should be built near schools. I'm not opposed to wet housing but where they are placed.
157.	Simrit Minhas	nanaimo, Canada	
158.	Roxanne Schiefer-Rolph	Nanaimo, Canada	
159.	Tanya Dean	Nanaimo, Canada	Having people with drug addictions roaming near a school full of young children is innapropriate and dangerous.
160.	Erin Morley	Nanaimo, Canada	
161.	Renee Stacey	Nanaimo, Canada	
162.	Keiko Limshue	Nanaimo, Canada	
163.	Jason Wiles	Nanaimo, Canada	
164.	Maureen Wilson	Nanaimo, Canada	
165.	Shirley Worrall	Nanaimo, Canada	
166.	Janet Brocklehurst	Nanaimo, Canada	I don't have any problem with wet housing as long as it is kept a reasonable distance from Elementary schools and it seems rediculous to put people addicted to alcohol in a house right across the street from a bar and liquor store.
167.	Stacy West	Nanaimo, Canada	
168.	Cathy Oldham	Nanaimo, Canada	
169.	Alexandra Teare	nanaimo, Canada	I live right on Bowen park by the upper bridge. residence in this area are already subject to dealing with the transients, and drug addicts that pass through the area. we constantly are faced with B&E's in our homes and vehicles. last year our neighbours were with subject to a horrid home invasion, with their kid home sick from school and locked in the bathroom to protect her self. Bowen park is a gate way and hiding area for people to be able to move undetected. I believe this is a bad area for one of these wet houses.
170.	Karia Kaukinen	Nanaimo, Canada	This concept is abhorrent. Drug use is illegal and should not be encouraged in any way shape or form. Having participated in many meetings with recovered addicts, they do not support avenues for "safe drug use". We need *(continues on next page)*

	Name	From	Comments
170.	Karia Kaukinen	Nanaimo, Canada	*(continued from previous page)* rehab beds and facilities to ensure drug free zones. Like we did with creating cruise missile testing-free zones in the 80's, we need to have drug free cities and especially drug free schools. Nanaimo should declare itself a drug free zone and ban all support to drug enabling.
171.	kerry goodwin	nanaimo, Canada	
172.	William Huhn	nanaimo, Canada	Once again, very poor judgement from our city council, and planners. Whose interests are really being served here??
173.	Gina Larsen	Nanaimo, Canada	It is unfair to the home owners in the surrounding area as a place like this will definitely have a negative impact property value. Not to mention, we need to keep places like this and people of this nature away from our children and our schools.
174.	Abigail Minami	Nanaimo, Canada	
175.	leslie lynd	nanaimo, Canada	
176.	Celine Hollingsworth	St, Canada	I am rather shocked that it was considered, and is happening, I find it hard it being in our neighborhoods never mind near schools
177.	ramanda bowers	nanaimo, Canada	thats ridiculous having a place like this by a school
178.	Patti Wilson	Nanaimo, Canada	How about a location close to the police station or Nanaimo Hospital
179.	Jamie Scollon	Nanaimo, Canada	
180.	Nina Chareonmitra	Nanaimo, Canada	I have just moved across the world (from Thailand) to be in Nanaimo. I want my 2 children to grow up in a safer environment. Quarterway is a very lovely school and we love it here. It's devastated to us that the authority of the city want to put the wet house nearby.
181.	Marjorie Laven	Nanaimo, Canada	My concern is that the school building and yard will provide the semi-secluded area necessary for the wet housing residents to buy their drugs. A related concern is will the addict take the time to return to their wet housing or will they use right there in the yard? Will we hire more teachers and supervisors to search the schoolyard for needles and other paraphernalia or will the children eventually become prisoners within the school building because the yard just isn't safe for elementary aged children
182.	Erin Currie	Nanaimo, Canada	I am all for, people being provided a place to get clean, be provided with education, etc.. But knowing the background behind wet housing and its potential implications for young students, placing housing near schools is completely irresponsible.
183.	Angela Milligan	Nanaimo, Canada	I am not opposed to helping those in need. But help should include goals and better ways of living. Not a place for people to continue their poor choices.

	Name	From	Comments
184.	Amanda Jessome	Ladysmith, Canada	This proposal is absurd. I don't know why anybody would propose to place this type of housing anywhere near a school zone. I understand that these accomodations are needed, but I feel that the surrounding community should be considered when selecting the locations of these housing units.
185.	Natahsa Kucherka	Nanaimo, Canada	
186.	Amanda Kroeger-Anderson	nanaimo, Canada	
187.	Patricia Good	Lantzville, Canada	
188.	stephany forrester	nanaimo, Canada	
189.	Corenna Hult	nanaimo, Canada	
190.	JoAnn Lawson	Nanaimo, Canada	Since 2008 when we were first told of this project, it was a low income family housing unit and slowly the truth has come out... It's a drug house!! This dishonesty should be warning bells that this is just wrong on all levels. Our children's future and safety is at risk as well as the security and retirement joys of our seniors. Not to mention the business's and tax paying home owners. We all need to stand united as what's happening in our neighbourhood today, may just be happening in yours tomorrow. Please help us and say NO to "wet housing" near schools!Thanks...
191.	Florence Prebushewski	victoria, Canada	
192.	s fleury	nanaimo, Canada	
193.	Christine Sergeant	Nanaimo, Canada	
194.	Kyle Sergeant	Nanaimo, Canada	
195.	Virginia Lofeudo	Nanaimo, Canada	
196.	Cecily Shaw	Nanaimo, Canada	
197.	Brenda Moffatt	Nanaimo, Canada	
198.	jamie forrester	nanaimo, Canada	
199.	Deanna Brouwer	Nanaimo, Canada	They've taken away houses that good families lived in for this. Let our children be safe. There's enough of this stuff around that they don't need it to be down the block from their schools to see everyday. Let them stay innocent for as long as they can be. Build this housing somewhere else and make it dry housing.
200.	Rachel Rampanen	Nanaimo, Canada	I am a single Mom and I pride myself in setting a good example for my children .. teaching them from right and wrong, allowing them only the freedom they have earned. And if this wet housing goes through, I will no longer have *(continues on next page)*

	Name	From	Comments
200.	Rachel Rampanen	Nanaimo, Canada	*(continued from previous page)* the option of allowing them to walk the two blocks to and from their school because of all the extra drug and alchohol addicted people walking those same streets. It's not safe and I will NOT be pushed out of my neighbourhood because the government decides to build this kind of housing so close to a school. This is absurd!
201.	chris weir	nanaimo, Canada	
202.	Emily Lawson	nanaimo, Canada	
203.	Don Howell	Nanaimo, Canada	
204.	Faye Willeboordse	Fort St. John, Canada	
205.	Cayla German	Ladysmith, Canada	Do any of the Nanaimo City Council's children attend Quarterway School? Maybe we should look at sites closer to their houses. I am especially disappointed with the idea that they are to be built so close together on the opposite sides of an elementary school! I disagree with building housing for people who aren't seeking help for their addiction/mental health problem. Very irresponsible of the government/city council to be an "enabling mommy" and letting these people who need professional help/rehab use their alcohol and drugs at a government build facility. These people's own families have probably thrown them out too. What a disappointing solution. SHAME!
206.	diva walsh	nanaimo, Canada	Its absolutely absurd. These children should not be put in possible danger so these drug addicts can be housed so they can afford to keep using drugs and be a danger to society....face it...most addicts commit crime of some kind!!!
207.	kaycee clark	nanaimo, Canada	I think the Location is wrong.. Anywhere except near an elementary school!!!
208.	Kelsey LaRose	Nanaimo, Canada	
209.	Tanya Racher	Nanaimo, Canada	
210.	Jennifer Hoffman	Nanaimo, Canada	
211.	Hayley Norby	nanaimo, Canada	
212.	Beverly Murdock	Tofino, Canada	
213.	Larry Maxwell	Nanaimo, Canada	
214.	Sharon Maxwell	Nanaimo, Canada	
215.	troy stewart	nanaimo, Canada	protect our children please!!!!
216.	Don Boekenkruger	Nanaimo, Canada	

	Name	From	Comments
217.	Lori Mann	Nanaimo, Canada	Look at what happened to Gastown in Vancouver, I won't go there anymore not even during a sunny day. Kids have a hard enough time without extra influences, it's just not safe to have this housing anywhere near a school.
218.	Lorna Hnatiw	Nanaimo, Canada	I support safe housing, just not near schools where vulnerable children go to and from their school daily. They depend on a safe environment where they learn; this housing puts them at increased risk of encountering someone potentially dangerous.
219.	Mary Speiss	nanaimo, Canada	
220.	Todd Jones	Nanaimo, Canada	That's crazy... who in there right mind would put this near a school or any populated place where children are around.
221.	David Mebs	Delta, Canada	
222.	Darla Martin	Nanaimo, Canada	
223.	Ed Miedema	ft st john, Canada	
224.	adam murdock	nanaimo, Canada	
225.	samantha mason	nanaimo, Canada	
226.	sandi poystila	salt Spring Island, Canada	maybe have them closer to hospitals or criminal enforcement facilities (jails).
227.	Yvonne Clark	Ladysmith, Canada	There should not be wet housing near any school in any community.
228.	Karen Larson-Cleary	Nanaimo, Canada	It is so irresponsible to allow wet houses near children like this.
229.	paul roberts	Parksville, Canada	
230.	Alana Gaetz	Nanaimo, Canada	There are several vacant buildings downtown which is where most of the drug activity is anyways, why not utilize that area. I have lived in Central Nanaimo for 6 years now and have been so happy with how all of the new and old owners are cleaning up their yards. There is a real sense of community here and that includes having all of our children safe to be kids and play outside without added worry to the parents. Victoria is an example where the drug house is by the Catholic School and there have been nothing but problems. Children should not be exposed to anything like this. This could potentially change who they are, do you want to have that on your conscience?
231.	Ann Yeung	Nanaimo, Canada	
232.	Amanda Stewart	nanaimo, Canada	
233.	Dawn Turnbull	Nanaimo, Canada	
234.	Judith Lawson	Vancouver, Canada	
235.	karen d'oliveira	nanaimo, Canada	Help keep our children safe. There are things that they don't need to be exposed to so young. We Teach them Don't do Drugs what is this teaching them, do they need to

(continues on next page)

	Name	From	Comments
235.	karen d'oliveira	nanaimo, Canada	*(continued from previous page)* see drug deals going down and people irrational and acting out. No I think not.
236.	Rae-Lyn Hennessy	Lantzville, Canada	
237.	Geoff Murdoch	Nanaimo, Canada	
238.	Tanya Neil	Nanaimo, Canada	We need to protect all children any way we can at all times. This idea of wet houses near schools is wrong!!
239.	Charlene Stewart	Nanaimo, Canada	
240.	kurt nordli	nanaimo, Canada	In stead of wet houses create more spots for people to go to get off the drugs.
241.	Sandra Hodges	Nanaimo, Canada	
242.	Bruce Munro	Nanaimo, Canada	Absolutely ridiculous that the city would even consider this. Nanaimo's Mayor John Rutton is for this and will be voted out of office come November for this fiasco. Where is the common sense in putting this across from a school and near a liquor store??
243.	Tina Dumont	Nanaimo, Canada	
244.	Amy Houlton	Nanaimo, Canada	I don't agree with wet housing to begin with but placing one near a school is foolish beyond compare!
245.	robert taylor	nanaimo, Canada	could use some of the closed schools for wet housing.
246.	Stephanie Chaisson	Nanaimo, Canada	Not a good idea!!! Very unsafe!!
247.	doug ranger	nanaimo, Canada	
248.	Nicole Sendey	Nanaimo, Canada	
249.	Andrew McNaughton	Nanaimo, Canada	why destroy a neighbourhood?
250.	Erin Currie	Nanaimo, Canada	On behalf of the entire 27 owners of 1620 Townsite, please accept this petition to reflect a vote taken at our last strata meeting to show FULL OPPOSITION by ALL 27 OWNERS to the proposed wet houses near Quarterway School as our complex is directly across the street from this school and the City did not disclose the propsed wet houses even AFTER several of our owners went to the City prior to purchasing.
251.	John Deniseger	Nanaimo, Canada	
252.	Alexandria Schellenberg	Nanaimo, Canada	
253.	wouter bouman	nanaimo, Canada	dommest thing ever proposed by citycouncel as if we have to much money. to bad that drugaddiction is a lifely hood these days for many well paid professionals. i like to know who in nanaimo profits of this plan.
254.	Debra Stubbins	Nanaimo, Canada	way to close to schools, unsafe influences & 'garbage that will be littered on and near the school grounds

	Name	From	Comments
255.	Richard Moore	Nanaimo, Canada	This kind of project should not be located any where near children
256.	Manojkumar Bhoyar	Pune, India	
257.	Richard T.	Nelson, Canada	
258.	Angie Green	Placerville, CA	
259.	Sundeep Shah	Ahmedabad, India	
260.	Betsy Stevens	Milton, VT	
261.	HEAVENLY PEACHGARDEN	M, Togo	
262.	Carla Antunes	Almada, Portugal	
263.	Nina Papaioannou	Athens, Greece	
264.	Bettina Lorenz	Rhede, Germany	
265.	Claudette Lavoie	Cumberland, Canada	
266.	Arild Warud	Ericeira, Portugal	
267.	David Dunkleberger	Doylestown, PA	No Dopy alert and well educated
268.	Hannah Way	Belmar, NJ	
269.	Kurt Frees	Cincinnati, OH	
270.	Michelle Hernandez	Tujunga, CA	
271.	Heather Collins	Los Angeles, CA	
272.	Sara Mattucci	Ontario, Canada	
273.	Patrizia Frangipane	27 De Abril, Costa Rica	
274.	Sakura Ii	/, Germany	
275.	Marvin Grantham	Pleasant Hill, LA	
276.	Bill C	Kempten, Germany	
277.	Brian Drake	Purcell, OK	
278.	annette turello	crestwood, KY	
279.	Darini Suthasakul	Nonthaburi, Thailand	
280.	Elisabeth Thompson	Windsor, CA	
281.	elizabeth brawn	Islington, Australia	
282.	Kathleen RizzoConfer	Margate City, NJ	
283.	Danny Madzhurova	Parvenets, Bulgaria	
284.	Charles Webb	Carol City, FL	

	Name	From	Comments
285.	michael earley	Belfast, United Kingdom	
286.	Mari Yamm	Caribou, ME	
287.	Patricia Cannell	Winnipeg, Canada	
288.	Jeff Titus	Villas, NJ	
289.	Llew Taylor	New Castle, PA	
290.	May Howie	Renfrewshire,scotland, United Kingdom	
291.	carole smith	Phelan, CA	
292.	Tara Wagner	Nanaimo, Canada	
293.	Sue Harrington	Piedmont, CA	The Safety of children should come before all else.
294.	Jenna Brennan	Durham, NC	
295.	Putra Fajar Alam	Bandung, Indonesia	
296.	Jenna Little	Mississauga, Canada	
297.	Gordon Forbes	Perthshire, United Kingdom	
298.	Jo Truesdell	Kansas City, KS	
299.	Esther Zamora	Hesperia, CA	
300.	Donna Vandunk	Middletown, NY	
301.	Wassiliisia Gumlickpuk	Anchorage, AK	
302.	Chum R	Maple Ridge, Canada	
303.	Rachel Scott	Whitewater, WI	
304.	Kristy Bentley	Lafayette, IN	
305.	Sue Matheson	Snow Lake, Canada	
306.	Milena K	Serbia, Serbia And Montenegro	
307.	brad zimmerman	nanaimo, Canada	Who wants kids exsposed to a population of people with so many problems These are sick people that need our protection we shouldnt give them drugs and we shouldnt give them the opportunity to mingle with our children. What part of this do people not understand.
308.	Edward Watson	São Paulo, Brazil	
309.	ana porto	Lisbon, Portugal	
310.	annie statton	Somerset, United Kingdom	
311.	patricia murphy	Foley, AL	
312.	Zee Kallah	Phoenix, AZ	
313.	Bob Dylan	Empire State, NY	

	Name	From	Comments
314.	Susan M R	Dublin, Ireland	
315.	Michael Kirkby	Toronto, Canada	
316.	Linda Merritt	Payson, AZ	Please there's a Universe of difference between 12 step recovery centers, halfway houses, meeting halls, etc, And Wet Housing. Children are exposed or will be soon enough, with out putting them in Unnecessary danger and risk. No this is unacceptable. Please find funding for institutions or different locations. Thank you.
317.	debbie de jong	Nanaimo, Canada	
318.	Karen Forde	Titusville, FL	
319.	Emily Stead	Nanaimo, Canada	
320.	Catherine Manson	Nanaimo, Canada	This is not a signature against supporting housing for the homeless but rather protecting our young people who do not yet have the lifeskills to be able to deal with what they may encounter. In supporting our vulnerable homeless we can't forget about supporting our vulnerable children. Please keep these developments out of close proximity from schools.
321.	Peter Kralovic	Bratislava, Slovakia	
322.	Jennifer Hendricks	Nanaimo, Canada	
323.	christina clover	Bath, United Kingdom	
324.	Jackie Ramsden	Hertfordshire, United Kingdom	
325.	DENA HARRIS	Woodstock, GA	
326.	Petra Herrmann	Nanaimo, Canada	I cannot believe city politicians are actually saying that our children need to be exposed to drug addicts and dealers in their neighbourhood. Do they want them to become addicted before the age of 10!!!! Why would our politicians want to ruin hard working tax paying citizens homes and neighbourhoods??!!! We are not stupid. We know exactly what this will mean for our homes and lives.
327.	jacklyn forrester	nanaimo, Canada	i have a child in kindergarden and one who will be following shortly behind school is a place for parent s to take there kids to learn and be safe. i feel that these houseing units near are schools are unsafe as well unfair to the parents.
328.	Lisa Milne	Nanaimo, Canada	
329.	sabrina large	nanaimo, Canada	i dont have an issue with people with bad addictions needing help but they shouldnt be building the house to help those people near schools, thats a good way to endanger other peoples lives. I think if theres going to be a wet house it shouldnt be anywhere near schools nor malls nor parks where kids and other people play and work an such.

	Name	From	Comments
330.	J Surette	Nanaimo, Canada	It is irresponsible to put something like that so close to children. It comprises their health & safety.
331.	Kimberly Pearson	Nanaimo, Canada	I think it is completely wrong and you are putting the children in harms way!
332.	andrew desrosiers	calgary, Canada	
333.	Abby Hamlyn	Nanaimo, Canada	My son is not in school yet but I don't agree with this for the parents who have children in school. Not a safe feeling.
334.	Lish Jackson	victoria, Canada	I dont want to support this halfway house or w/e it is supposed to be.....protect the kids obviously folks!
335.	deanna williams	Chilliwack, Canada	i think thats just WRONG! i grew up going in nanaimo and went to schools there! kids DONT NEED to have that kinda crap around them, they see enough of it around town, they DONT NEED IT AT ONE OF THE PLACES THEY ARE SUPPOSED TO FEEL SAFE AND SECURE!!! DRUG/ALCOHOL ADDICTS ARENT PREDICABLE!! SO BETTER SAFE THEN SORRY!!!
336.	Yvonne Mackay	Nanaimo, Canada	I agree with the housing just do it outta city limits and NOT near KIDS schools..
337.	nancy tabibzadegan	nanaimo, Canada	
338.	annie gibson	nanaimo, Canada	
339.	Natalie Sorensen	Nanaimo, Canada	Why have a wet house on both sides of a school? It will encourage foot traffic on the school grounds as they go from one house to the other.
340.	Dallas Egan	nanaimo, Canada	how can you put people who are high and unpredictable that close to childern..stupid just stupid
341.	ANDREA WINDLEY	NANAIMO, Canada	
342.	Sylvia Dawe	nanaimo, Canada	
343.	Devika Bissessur	Nanaimo, Canada	
344.	Kristy O'Regan	Nanaimo, Canada	
345.	Carlos Soares	Nanaimo, Canada	IF THE FUTURE OF THIS COUNTRY MEANS ANYTHING TO YOU, PLEASE STOP THIS PROJECT TO "ACCOMODATE" PEOPLE WITH DISORDERS NEAR OUR CHILDREN. CANADA IS A VAST COUNTRY , SO MAKE ALTERNATIVE PLANS ELSEWHERE, NOT ON THIS ALREADY DENSE ISLAND. THESE CHILDREN WILL LOOK AFTER YOUR GRANDCHILDREN
346.	McKenzie Kolt	nanaimo, Canada	
347.	melissa daly	nanaimo, Canada	
348.	melody white	campbell river, Canada	
349.	Tara Moore	nanaimo, Canada	

	Name	From	Comments
350.	Cassandra Russell	Nanaimo, Canada	
351.	rose day	nanaimo, Canada	
352.	Karen vanhalderen	Nanaimo, Canada	Do not do this to our children/grandchildren - simply ludicrous. Young children see far too many terrible things as it is - don't make them see more
353.	Theresa MacFarlane	Nanaimo, Canada	I believe that TWO wet houses in such close proximity is TOTALLY irresponsible and indicates the council is not taking a long-term approach to this problem. It appears they are clearly trying to re-locate 80 of the hard-core homeless folks from one area to another and are not really trying to 'fix' the problem but rather to re-locate the problem.
354.	Andrea Desrosiers	Calgary, Canada	
355.	Judy Wall	Nanaimo, Canada	Is the city failing to deal with issues as and where they occur? There seems plenty of space and derelict property near the downtown core that could be improved or built upon. Pushing this into suburbia isn't solving anything, likely only spreading it further and creating new issues.
356.	bob gillespie	nanaimo, Canada	
357.	Michelle Dickinson	Nanaimo, Canada	
358.	Aaron Derksen	nanaimo, Canada	
359.	Gerry Sing	Sayward, Canada	Wet housing should never be placed near our young impressionable citizens.
360.	Douglas Armour	Nanaimo, Canada	Wet housing should not be in close proximity to schools.
361.	Maureen Armour	Nanaimo, Canada	To believe that we can have wet housing close to our children and still be able to protect them fully is absolute folly. To engage such a plan is paramount to negligence regarding the care of children. Say NO to wet housing, period.
362.	maria Ditoro	nanaimo, Canada	
363.	David Sing	Nanaimo, Canada	Say no to wet housing near schools.
364.	Linda White	Nanaimo, Canada	
365.	Michele Sparks	Nanaimo, Canada	I really do not think that the City of Nanaimo took into consideration the neighborhoods and the people affected by such facilities. It is shameful to think that this has been worked on and promoted for years before even being honest with the public. Truly shameful. There are so many families in need that could benefit from being beside a school - low barrier housing just not appropriate.

	Name	From	Comments
366.	Adrienne Wanhill	Nanaimo, Canada	Children should be safe and free to walk to school and play in school grounds, all without fear. If treatment is not required for the tenants of wet housing, then what is stopping them from participating in drug activity in the neighbourhood? What is stopping from drug dealers from coming to the neighbourhoods where wet housing exists? And WHO decided people with mental health disorders and drug and/or alcohol addition should be housed together? Is having a mental health disorder the same as being a drug addict in our society? How is someone who has a mental health disorder expected to be protected from the environment of drug and/or alcohol addiction?
367.	Kathy Sihota	Lantzville, Canada	
368.	REBECCA CHAISSON	nanaimo, Canada	
369.	Sandra McAuslan	Nanaimo, Canada	This is a really bad idea!
371.	Shelee Hamilton	Nanaimo, Canada	Don't do it! I'm considering moving my kids to a different catchment area based on this unbelievable situation.
372.	Kelly Poystila	Ladysmith, Canada	Only in Canada - eh??? We are willing to help you work out a suitable location for the low barrier wet houses but I don't want to hear the excuse that one of the only reasons you are building the proposed facilities where they are planned is that it's city owned property. Everything has it's price .....sell it and relocate them to a more appropriate area!!!!!!!!
373.	Balbir Parmar	Nanaimo, Canada	The safety of our children is the main goal and to protect the quality of our neighborhoods. There is a beer and wine store/liquor store/pub near by.This could bring unwanted crime to the neighborhood and could have a negative effect all around. I am strongly against the wet housing and All for creating and keeping a safe, clean neighborhood/environment for all to enjoy. To let our children be children and to be able to live in an area where they have no fears. Their well-being and safety as well as our own is the goal. So could you please find another area to build where there are no schools and family-oriented neighborhoods. THANKYOU. Sincerely, Balbir Parmar.
374.	minam go	Nanaimo, Canada	
375.	John Bauer	Nanaimo, Canada	
376.	Pam Boland	Grovetown, GA	
377.	ian Conn	nanaimo, Canada	Way to close to public schools in the area....this is not the way to protect our children of Drugs and addictions.
378.	amie collins	nanaimo, Canada	
379.	Peter Sahar	Nanaimo, Canada	
380.	Sylvia Babst	Nanaimo, Canada	

	Name	From	Comments
381.	Jacinda Dueck	Nanaimo, Canada	Considering the safety of our Nanaimo Children, there should not be any drug/wet housing near any schools.
382.	Derek Teresa Hahto	Nanaimo, Canada	
383.	Amanda Redgate	Nanaimo, Canada	
384.	Gregory Kolt	Nanaimo, Canada	
385.	Tracy Annesley	Nanaimo, Canada	
386.	Christina Pendergast	Nanaimo, Canada	Say no to wet housing near any school. What is the proximity regulation on this? I hear cell phone towers is 500 meters...
387.	Pamela Miller	Colorado Springs, CO	
388.	Rhonda McFarlane	Nanaimo, Canada	
389.	Barbara Pendergast	Victoria, Canada	Not appropriate residence close to a school.
390.	Ashley Alexander	Lintels, Canada	
391.	Brett & Claire Johnston	Nanaimo, Canada	We have a rental home on June Street. A good friend lives there with his children. We couldn't bear to see an increased drug trade blossom in the area. Having personally known addicts who routinely steal to finance their addictions, we worry about the safety of our and everyone else's property in the area.
392.	Rhonda Wilbey	Nanaimo, Canada	There are enough drugs etc. in the neighbourhood without adding a wet house in the area. It will only bring more problems and the wrong people near our children's schools.
393.	Anne Pipke	Nanaimo, Canada	This is totally wrong for a school and its community. It is difficult enough for our children/grandchildren to be children these days with all that goes on around them. Drugs, paraphernalia, alcohol, condoms etc. do not have a place near a school, PERIOD!
394.	Rebecca Graves	Ladysmith, Canada	
395.	Yvonne Lantz	nanaimo, Canada	
396.	Marilyn Koett	Nanaimo, Canada	
397.	Ashley Gueret	Nanaimo, Canada	
398.	Paul Pipke	Nanaimo, Canada	Seriously, when do we stop providing all of these addicts with opportunities to "sober up"? Why are we not focusing on the safety and well-being of our children? Is it not enough that these addicts continue to cost the tax payers money, but also want an endless number of chances. WAKE UP CITY OF NANAIMO, your future is with the children of your city and you owe it to protect them and educate them. We as tax payers deserve to feel safe when *(continues on next page)*

	Name	From	Comments
398.	Paul Pipke	Nanaimo, Canada	*(continued from previous page)* our children are being dropped off. This is an absolute travesty - AGAIN, WAKE UP, these are children's lives and innocence you are risking.
399.	Jollean Chantrel	Coombs, Canada	I may not live in this area, but our grandchildren attend this school... this is stupidity at it's highest. why would this even be considered near a school or residential area. No one put the drugs or achol to these people mouths other than them selves! why do the rest of us have to pay for their poor choices? Why are we continuing to not make them accountable for their actions.? Build something away in the bushes 100miles away from civilization or on an island... maybe this would help society understand there are concequences for their actions rather than all us bleeding hearts feeling that their actions warrent us feeling sorry for them and trying to make them better..all about choice
400.	Sheila Hodson	Nanaimo, Canada	
401.	marylou nordstrom	Nanaimo, Canada	Expansion of existing facilities whether it be Riverview in Vancouver or Brannan Lake 2 years less a day, Nanaimo, providing treatment and follow up would serve the public and the school system and residents and tax payers. Kids don't learn with having to deal day to day with the down side of life.
402.	leah paziuk	nanaimo, Canada	
403.	Danielle Tyre	Nanaimo, Canada	This is a children's safe zone, give your head a shake for ever thinking this a good idea. This is a very inappropriate place for wet housing.
404.	Nancy Hatcher	Parksville, Canada	
405.	marcia gilks	nanaimo, Canada	definitely NOT near schools..any schools! It doesnt even make sense! That is purposely putting our children at risk!!!
406.	Heather Alfred	Nanaimo, Canada	
407.	Jana Erickson	Nanaimo, Canada	For the safety of all school children.... keep the wet housing away from schools and parks.
408.	Linda Gerick	NANAIMO, Canada	ABSOLUTELY NOT
409.	Philip Hall	Nanaimo, Canada	
410.	Natasha Murray	nanaimo, Canada	
411.	Deb Keith	Nanaimo, Canada	The families in these areas need even more protection than those in the more privileged areas, not less.
412.	jaret smith	nanaimo, Canada	
413.	Jodi Fulton	Nanaimo, Canada	This is not safe for the children in the neighbourhood.
414.	Julie Munro	Nanaimo, Canada	
415.	Jana Orton	Nanaimo, Canada	
416.	barb ogle	nanaimo, Canada	it is not the proper place for such a developement
417.	Shannon Yaredic	Nanaimo, Canada	

	Name	From	Comments
418.	Kathy Disher	Nanaimo, Canada	I am not againist social housing but against NO barrier, WET housing.
419.	Danelle Webb	nanaimo, Canada	
420.	Tanya Stone	Nanaimo, Canada	Absolutely not problem plunking this Wet house down in Central Nanaimo or South Nanaimo. Why don't we try giving the north end a little bit of this (Entire city's problem).
421.	colin fair	nanaimo, Canada	would the people making these dicisions want there kids going to this school
422.	Evan Walters	Queanbeyan, Australia	
423.	Carla Thomson	Nanaimo, Canada	Completely inappropriate there has to be a better place to put housing of such
424.	Amber Champagne	Nanaimo, Canada	
425.	liz smith	nanaimo, Canada	
426.	donna nichols	kitimat, Canada	wet housing should not be allowed near any schools anywhere
427.	jodi lucas	nanimo, Canada	this is wrong theese people need help but it is unsafe for my kids
428.	Mary Ellen McLauchlin	Nanaimo, Canada	Please think of the safety of these kids! this housing should not be near schools
429.	Kelly Jeffs	Nanaimo, Canada	
430.	ed kroeger	Nanaimo, Canada	Open your eyes Council ! , and look around for other properties to build on ! Sure ! , these needy people need a place to live , but they should NEVER be close to any school , park , or place where children are prevalent !!! E.K.
431.	Sara Danczak	Nanaimo, Canada	
432.	Amanda Wright	Chemainus, Canada	
433.	Amanda Willems	Nanaimo, Canada	I agree that a wet house is a great thing. Off the streets right? BUT not near our kids schools!!!!
434.	J barnett	Nanaimo, Canada	No way should any wet housing be within any type of childrens schools, parks, daycares, rec centres etc. NONE! Preferably, the housing should be somewhere quiet and healthy, out of town and out of constant temptation.
435.	Darlene Tremblay	Nananimo, Canada	We definitely shouldn't have it around schools and why would we put addicts and alcoholics across the road from both a pub and liquor store makes no sense to me. Why not put in some housing for low income families. then there kids could go to an amazing school just down the road.
436.	Tina Cottrell	Nanaimo, Canada	I am just wondering which person is going to take responsiblity when a child gets hurt from this situation? It's more than ridiculous...it's absolutely negligent.
437.	Michelle Near	Nanaimo, Canada	

	Name	From	Comments
438.	Dayna Litowski	nanaimo, Canada	absolutely ridiculous!! my daughter goes to Quarterway school! I am 100% against this!! there's so many other places wet housing could be put!
439.	Jessica Windover	Calgary, Canada	
440.	Vanessa Bouchard	Nanaimo, Canada	There are other places people with metal conditions and drug problems should go. It would be safer for the children.
441.	Lynda Mensch	Nanaimo, Canada	
442.	Carly Gauthier	Nanaimo, Canada	
443.	kristanne fearn	nanaimo, Canada	I want these peope to have somewhere to go. Near schools is not a good idea for many reasons. I do not understand the use of illegal drugs onsight.
444.	Alixandria Bourgeault	Nanaimo, Canada	Absolutely ridiculous! HOW can anyone think that outting wet housing near children is appropriate?! Why not build an apartment building near the hospital so that those who want help can easily access it at the hospital?!
445.	Shylah Gust	duncan, Canada	I think it is horrible that anyone would even consider doing this, I would pull my kids out of the school and transfer them if this happened where I live
446.	daniel puglas	nanaimo, Canada	
447.	Nikki MacDonald	Nanaimo, Canada	
448.	richard reinkober	nanaimo, Canada	get a life , why do we want these drug addics by our kids?
449.	Gary Morgan	Nanaimo, Canada	Terrible idea. Why take a chance when kids are involved?
450.	TRANG PHAM	Nanaimo, Canada	NO WET HOUSING NEAR ANY SCHOOLS PLEASE
451.	Chad Stewart	Nanaimo, Canada	Who really thinks it is a good idea to put drug addicts right next to an elementary school? Honestly...
452.	Oliver Weekes	Nanaimo, Canada	Come on, what next, putting child molesters next to an elementary school.
453.	Tanya Atherton	nanaimo, Canada	
454.	Marc Lippingwell	Nanaimo, Canada	
455.	Alisen Anderson	Nanaimo, Canada	
456.	Kelly Kur	nanaimo, Canada	
457.	Shari Lychak	Nanaimo, Canada	
458.	Teresa Fayant	nanaimo, Canada	Cannot believe this even requires a petition, are those involved lacking plain old common sense!
459.	Danielle Bowers	nanaimo, Canada	
460.	C. D. Clarke	Nanaimo, Canada	
461.	Dianne Turgeon	Nanaimo, Canada	
462.	Chelsea Bowers	Lethbridge, Canada	I like the idea of the houses to help the addicted but don't agree with them so close to schools and our children.
463.	Janis Chung	Nanaimo, Canada	It takes a community to raise our children - please show them how much all adults care by making them a priority.

	Name	From	Comments
464.	Tim Bruessler	Nanaimo, Canada	I find it hard to believe that anyone would want this in their city, never mind in their neighbourhood. There are important things that can be done to help those addicted to drugs, but leaving anyone free to continue on a reckless course is not the answer. Having this near a school is just reckless and shows that those who vote for it have no regard to children. Rather, it shows that they are only interested in money from Ottawa.
465.	Tiffany Crisp	Nanaimo, Canada	
466.	Elizabeth Stenning	Lantzville, Canada	
467.	Jennifer Marx	Nanaimo, Canada	
468.	francis hoogendoorn	nanaimo, Canada	
469.	Charlene Roitner	Nanaimo, Canada	
470.	Paula King	Nanaimo, Canada	
471.	Heather King	Nanaimo, Canada	

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129 Signatures

Our concerns include, but are not limited to:
- it makes no sense to have government backed drug activity close to schools - what message are we sending to the children, while at the same time we tell them "don't use drugs"
- VIHA mental health manager stated these are very ill people
- RCMP liaison has stated they are "benign", not interested in our children, only in pursuing their habit. We believe that street drugs make people irrational, unpredictable, and desperate, not "benign" - nor are their dealers
- they cannot purchase drugs on the housing property but may use them there, in the privacy of their own suites
- the above combined points lead to our concerns. These are actively addicted people who need their drugs but are not allowed to buy them on their property. They are too ill to go far to get these drugs so where will the drug dealers sell them. It would have to be somewhere nearby...our school property, the path leading through our school property between the two developments, Bowen park where our children play soccer and go on field trips, or perhaps on the sidewalk in front of the building where our children walk home from school?

We are not against social housing, or housing the homeless. We are not against wet housing as long as it is in an appropriate location that keeps all Nanaimo school children out of harms way.

Please hear our concerns and choose responsible locations. This will truly make Nanaimo "an attractive place to live and invest" as stated in the recent economic development strategy created by the City.
Thank you for taking the time to seriously consider our passionate request.

Date	First Name	Last Name	Street Address	City	Prov	Postal Code	Country	e-mail address	Signature
MAR.28	KERSHEY	MEAS	2136 DUNCAN	NANAIMO	BC	V9S 5K6	CANADA	razzietazzie@shaw.ca	Kershey Meas
MAR.28	SHAWN	MCCREIGHT	575 ROSEHILL	NANAIMO	BC	V9T 2X4	CANADA		S McCreight
Mar 28	DALLAS	HODGES	258 TWIGGLY WIGGLY	NANAIMO	BC	V9R 6S5	CANADA		
Mar 28	BECCA	GRANT	#202 1181 Satisfield Cres	Nanaimo	BC	V9S 4S1	CANADA		Becca Grant
MAR 28	MARY	BRYANT	3275 Granite Rd	Nan.	B.C.	V9T 1W8			MA Bryant
Mar 28	Toni	Spizziri	3777 Longlake Trc	Nan.	BC	V9T 2V2	Canada		T. Spizziri

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Mar 28	Eric	Aggeler	1620 Morey	Nanaimo	BC	V9S 1J7	Canada	hotmail.com ericaggeler	
Mar 28	Kimberley	Timmins	414 James	Nanaimo	BC	V9R3X6	Canada		
Mar 28	Angelica	Lim	5586 Ventura Dr	Nanaimo	BC	V9T5M6	Can		
Mar 28	Lisa	Lewis	203 Duggan rd	Nanaimo	BC	V9S 5V9	Can	-	
Mar 28	Jim	Sparks	1040 Hanks	Nan	BC	V9S 2S5	CAN		
Mar 28	Mehrsa	Talebzadeh	1173 Rockcliffe	Nanaimo	BC	V9T 7R2	can		
Mar 28	Teresa	Holder	2725 Fairbanks	Nanaimo	B.C.	V9S 3S8	Ca.		
Mar 28	Karen	Cowling	5-1656 Meredith	Nanaimo	BC	V9S 2M2	Ca	kdcowling@shaw.ca	
Mar 28	Tracy	Lesperance	1565 Nanaimo River Rd.	Nanaimo	B.C.	V9X 1E9	Ca.		

TO: Nanaimo City Council, BC Premier Christy Clark, All Active BC Ministers, BC Housing **Sponsored by:** Quarterway Parent Advisory Committee

The undersigned insist that, as a precautionary measure, for the safety of all school children in Nanaimo, no wet housing be located within 500 metres from any school grounds, including the two proposed developments on Bowen Road and Dufferin Crescent. Our understanding of wet housing is that which houses people with active addiction (drug and/or alcohol) with concurrent mental health disorders with no expectation to seek rehabilitation or treatment.

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Date	First Name	Last Name	Street Address	City	Prov	Postal Code	Country	e-mail address	Signature
March 28/11	Marie ~~Boychuk~~	Boychuk	2651 Starlight Trail	Nanaimo	BC	V9T 3S8	Canada	mboychuk@remaxofnanaimo.com	Marie Boychuk
March 28/11	Jolena	Bastarache	2153 Meredith	Nanaimo	BC	V9S 2N2	Canada	jolenebastarache@shaw.ca	
Mar 19/11	[illegible]	Reid	[illegible]	NANAIMO					
	Sharron	Olson	1[illegible] Beachcomber			V9S 2E1			
	Bert	Grgicak	161 Swanson Rd	Nanaimo	BC	V9R 6V8	Can.	Bertl@SHAW.CA	
	Dawn	Goodman	1125 Selkirk Dr	Nanaimo	BC	V9R 5X4	Can		
	RON	GUILD	1613 Nr	NANAIMO, BC	BC	V9X 1F9			
	CARROL	WORDEN	2021 E Wellington	Nanaimo	BC	V9S 5V2	Can	carwordens@sha	
	CATHRYN	GUNN	3615 Sunrise Pl	Nanaimo	BC	V9T 2S7	Canada	cathryndgey@yahoo.com	

TO: **Nanaimo City Council, BC Premier Christy Clark, All Active BC Ministers, BC Housing** **Sponsored by: Quarterway Parent Advisory Committee**

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Date	First Name	Last Name	Street Address	City	Prov	Postal Code	Country	e-mail address	Signature
MAR 28	TIM	BRUESSLER	1-1637 BOWEN	NANAIMO	BC	V9S 1G7	CAN		
Mar28	Mercedes	Zelino	5962 Bradbury	Nanaimo	BC	V9T 6R2	CAN		
Mar28	Viala	Stephen	2308 Rosstown	Nanaimo	BC.	V9T 3R5	Can.		
Mar28	Philip	Hall	12-1910 Bowen Rd	Nanaimo	BC	V9S 5S6	Can		
"	LAURA	Normand	353 Hillcrest Ave	Nanaimo	BC	V9R 3L8	Can		
"	Josh	Minami	528 Churchill Ave	Nanaimo	BC	V9S 5C9	Can		
"	Jennifer	Moisan	2-7134 Blackjack	Lantzville	BC	V0R 2H0	CAN		
"	THERPH	PHAN	67 5th	NANAIMO	BC	V9	CA		

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Mar 28	Laurie	Apperloo	10665 St George Cres	Nanaimo	BC	V9S 1X1	Canada	scheelaghroyal.ca	
Mar 28	Sean	Readyoff	861 Linwood Lane	Nanaimo	BC	V9R 6P2	"	scpaulezyoff@shaw.ca	
Mar 28	Jennifer	Herbison	717 Millstone Ave	Nanaimo	BC	V9S 5B3	Canada	jherb@shaw.ca	
Mar 28	Derek	Johnston	379 Hillcrest Ave	Nanaimo	BC	V9R 3L8	Canada	derekus@shaw.ca	
Mar 28	Jen	Pridy	541 st George	Nanaimo	BC	V9S 1C9	Canada	Pridyjen@gmail.com	
Mar. 28	Suzanne	Volk	1080 Descanso Valley Dr.	Gabriola	BC	V0R 1X2	Canada	suzivolk@yahoo.ca	
Mar28	Marina	Lockhart	4626 Lost Lake Road	Nanaimo	BC	V9T 5C4	Canada	mclockhart@shaw.ca	

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Mar 28/11.	Craig	Burnett	#124-5010 61st	Nanaimo	BC	V9R 5A6	Can	Craig.burnett@gmail.com	Craig
	Delores	Hamm	144 Roberta	Rd West NAN	BC	V9X 1A2	Can		Delores Hamm

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March 28, 2011	Moya	Beedie	7-1129 2nd Avenue	Ladysmith	BC	V9G-1B3	Canada	moyabeedie@hotmail.com	Moya Beedie
March 28 2011	Elizabeth [illegible]	Lorenz	351 Machleary St	Nanaimo	BC	V9R 2G8	"	elorenz9e telus.net	E Lorenz
March 28 2011	Julie	Grant	619 Kennedy St	Nanaimo	BC	V9R 2J9	"	julie0330ca@yahoo.ca	Julie Grant
March 28th 2011	Andy	Dods	3337 Willowmere Cr.	Nanaimo	Bc	V9T 6R7	Canada	adods2@gmail.com	[illegible]
"	ROBERT	MINER		"	"	V9R 3K1	"	—	[illegible]
28/3	DEBBY BEWICK	BEWICK Grandp	825 DOGWOOD	NAN	BC	V9R 3C2	CDA	—	D Bewick
28/3	BARRY	BEWICK	"	"	"	"	"	—	B Bewick
28/03	JACKIE	CARVER	1214 Shillin Dr.	Ladysmith	BC	V9G 1P3	Canada	jackiecarver77@yahoo.ca	[illegible]
28/03	Julie	Buckland	1681 Boundry	Nanaimo	BC.	V9S 1X1	Canada	—	[illegible]
28/03	Kate	Wiles	Thunderbird Dr.	Nanaimo	B.C	V9S 2M2	Canada	—	[illegible]

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Mar 28/11	Jacqui	Paul	496 Johns Ave	Nanaimo	BC	V9S4Y6	Cdn	jpaul1@shaw.ca	J Paul
Mar 28/11	Victoria	Bauer	463 Vertue Pl.	Nanaimo	BC	V9T5P7	Can	vich27@telus.net	
Mar 28/11	Mark	Emery	484 Machleary	Nanaimo	BC	V9R2H2	Canad		
Mar 28/11	Adriana	Prlic	1353 Eplett Pl.	Nanaimo	BC	V9S4B2	Canada	dalmatinka@yahoo.ca	
Mar 28/11	Gary	Edwards	1666 Crabapple Dr	-	-			edwardg@hotmail.com	
Mar 28/11	Margaret	Dent	303 Rhenmor Cres	P.V.	BC	V9P1C8	"	mteyung@shaw.ca	
Mar 28/11	Abdullah-	Younessi	7416 Mrus Dr.	Coutzville	BS	V0R 2H0	canada	abby younessi@shaw-ca	
Mar/28/11	Elham	Abay	1333 Thalia Pl	Nanaimo	BC	V9R 7E1	Canada	elhamabay@hotmail.com	
Mar/28/11	Michele Schmidt	Schmidt	6637 Lesh lane	Nanaimo	BC	V9T 1E6	Canada	majic_marble@msn.com	
Mar/28/11	Michael	Golob	557 fifth st	Nanaimo	B	V9R 1P3	canada		
Mar/28/11	Scott	Menzies	2136 Duggan Rd	Nanaimo	BS	V9S 5K6	CAN.	altphase@shaw.ca	

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March 28/11	Crystal	Howell	#404 1631 Dufferin Cres	Nanaimo	BC	V9T 1M1	CANADA	pausnme@hotmail	Crystal Howell
March 28/11	Carlos	MAYEN	487 9th ST	Nanaimo	BC	V9R 6Z3	CANADA	CETAG@telus.net	
Mar 28/11	Tonya	Dunn	6 Rosamond St.	Nanaimo	BC	V9R 1R3	Canada.	tonya@dunningwind.com	
Mar. 28/11	Dina	Del Mundo	1001 Bruce Ave	Nanaimo	BC	V9R 4A7	CANADA		
MAR. 28/11	Noel	GRAY	258 westwood RD	NANAIMO	B.C	V9R 5N5	CANADA		
Mar. 28/11	Stephanie	Empey	695 Third	Nanaimo	B.C.	V9R 1W9	Canada	stephanie.e@shaw.ca	Empey
Mar 28/11	Melanie	Harris	83 Thora	Nanaimo	BC	V9R 5T7	Canada		Melanie Harris
MAR 28	MELISSA	CRAIG	2695 Rep Rd	NAN	BC	V9R 6J1	CA.	ROOTcellar.shaw.ca	
Mar 28	Renée	Stacey	366 Howard Ave	Nan	BC	V9R 3S1	Canada	nee-nee23@hotmail	
Mar 28	Danyelle	Green	304 Blake Pl	Nan	BC	V9R 1B7	Can	disatwork @ yahoo.ca	

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Mar 28	Sandy ~~Birkeland~~	Birkeland	#23-855 Howard Ave.	Nanaimo	BC	V9R 5V4	Canada	SandyBirkeland@hotmail.com	S Birkeland
" 28	Marlene	Birkeland	2570 Nadelay Cr.	Nanaimo	BC	V9T 6A3	Canada		M. Birkeland
Mar 28	Catherine	Baker	2355 Tray Amelia Way	Nan	BC	V9T 4B9	Canada	scotiadw2@shaw.ca	C Baker
MAR 28	Rachel	Rampanen	108 Adams	Nan.	BC	V9S 4R8	"	rrampanen@shaw.ca	R Rampanen
28	Sheryl	Ellis	1835 Starling Rd	"	BC	V9X 1G5	"	tristan1835@yahoo.com	S Ellis
28	Alyssa	Markowski	571 Howard Ave	Nanaimo	BC	V9R 3R8	Canada		A Markowski
28	Cheryl	Wellmer	1617 morey	Nan	BC	V9S 1J6	C		C Wellmer
Mar 28	Gina	McNaughton	253 Energy Way	Nanaimo	BC	V9R 5Z4	Canada		G McNaughton
Mar 28	Madeline	Crane	185 Acacia Ave	Nan	BC	V9R 3L6			M Crane
"	Amanda	Keller	2128 Lark	Nanaimo	BC	V9S 5J8	"	Amanda-Keller@shaw.ca	A Keller
"	Anika	Petersen	2129 Woodthrush	Nanaimo	BC	V9R 6V3	"	anikapetersen@gmail.com	A Petersen

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Mar 28	April	Christie	76 Pryde Av	Nanaimo	BC	V9S 4R3	Canada		
Mar 28	Margie	Callender	204 Garner Cres	Nan.	BC	V9R 2A7	Canada	mjcallender@shaw.ca	
MR 28	Ruth	Parkin	1330 Fourside	Nanaimo	B.C	V9T 1S1	Canada		
Mar 28	Amy	Heald	921 St David St	Nanaimo	BC	V9S 2H8	Canada	amym77@hotmail.com	
Mar 28	Alana	Mathews	895 st George	Nanaimo	BC	V9S 1W6	Canada		
mar 28	Jane	Chow	2770 Goldfinch	Nanaimo	BC	V9T 3W9	CANADA	janeschow@hotmail.com	
Mar 28	Robin	Starr	1117 Waddington Rd.	Nanaimo	BC	V9S 4K4	can		
Mar 28	Lee	vanHalderen	2506 Highland	Nanaimo	BC	V9S 3N8	Ca	leevh@hotmail.com	
mar 28	VAN	[illegible]	7243 Rossmore	[illegible]	B C	V9S-3R4	C A.		
~~March 28~~ ~~Mar 28~~	~~Flore~~ Peter	Guiteguber	366 Nottingham	Nanaimo	B'C	V9T-4T1	C A		

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MAR 28/11	DWAYNE	CALVERT	30 LORNE PL	NANAIMO	BC	V9S 5G5	CANADA	dwayne.calvert@gmail.com	
Mar 28/11	Alyssa	Selberg	1060 Mc Donald	NANAIMO	BC	V9S 2B9	Canada	avselberg0811@hotmail.com	
Mar 28/11	Roy	Johnson	1505 PEYTON	PL. NANAIMO	BC				
Mar 28	Deanne	Hankins	2165 Akenhead	Nanaimo	BC	V9X 1T9	Canada	hankinsfamily@shaw.ca	
Mar 28	Brian	Collicott	1947 Quadra Ave	Nanaimo	BC	V9S 3A2	Canada	tombri1@shaw.ca	
"	Karen	Peacock	3063 Landmark	Nanaimo	BC	V9T 5P9	Canada	follifoot@fastmail.fm	
Mar 28	Verna	O'Donovan	Blue Bird	Nanaimo	BC		Canada		
mar 28		Rua Shi	6462 Lasalle	Nanaimo	BC	V9V 1P3	Canada		
march 28	JONI ANTOINETTE	Solloway	1311 Boundary Cres	Nan	BC	V9S 4N9	Can.		
mar 28	Samelia ~~Ayyetkum~~	Ayyetkum	1620 Morray rd	Nan.	BC	V9S 1J7	Can.	esiesaa6a@hotmail.com	

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We are not against social housing, or housing the homeless. We are not against wet housing as long as it is in an appropriate location that keeps all Nanaimo school children out of harms way.

Please hear our concerns and choose responsible locations. This will truly make Nanaimo "an attractive place to live and invest" as stated in the recent economic development strategy created by the City.
Thank you for taking the time to seriously consider our passionate request.

Date	First Name	Last Name	Street Address	City	Prov	Postal Code	Country	e-mail address	Signature
28/3/11	RENOWA ~~HALL~~	HALL	12-1910 BOWEN ROAD	NANAIMO	BC	V9S 5S6	CANADA	renohall@hotmail.com	Rhall
Mar 28	Chris	Robinson	2-1074 Old Victoria	Nanaimo	BC	V9R6L7	Can		
mar 28	JACQUIE	CRAWLEY	1832 MERLIN	PITH NANAIMO	BC	V9S 2P4	"		
28/3/11	Amanda	Skidnuk	2-1074 Old Victoria	Nanaimo	BC	V9R 6L7	Canada		
mar 28	Teresa Smith	Smith	2524 Labieux	Nanaimo	B.C	V9T 4Z7	Canada		Teresa Smith
3/28/11	Diane	Cayer	2430 Jingle ~~Pot~~ Rd.	Nanaimo	B.C.	V9R 6W2	Canada		Diane Cayer
mar 28	BRENDA	CAYER	2430 JINGLE POT	NANAIMO	BC	V9R 6W2	CANADA	Brenda_Cayer @HOTMAIL.com	Brenda Cayer
Mar 28	David	Matte	1666 Crescent View	Nanaimo	BC	V9S 2N4	Canada	DMatte420@hotmail.com	David Matte
28/3/11	Ann	Gordon	2333 Briarwood Pl	Nanaimo	Bc	V9T 4J4	Canada	pagordon@shaw.ca	Ann Gordon
28/3/11	Janice	Dorman	2073 Cathers	Nanaimo	BC	V9R 6R9	Canada		
Mar. 28/11	Amanda	Rotherham	5383 Bayshore	Nanaimo	BC	V9V 1R5	Canada	arotherham@shaw.ca	A. Rotherham

TO: Nanaimo City Council, BC Premier Christy Clark, All Active BC Ministers, BC Housing **Sponsored by:** Quarterway Parent Advisory Committee

The undersigned insist that, as a precautionary measure, for the safety of all school children in Nanaimo, no wet housing be located within 500 metres from any school grounds, including the two proposed developments on Bowen Road and Dufferin Crescent. Our understanding of wet housing is that which houses people with active addiction (drug and/or alcohol) with concurrent mental health disorders with no expectation to seek rehabilitation or treatment.

Our concerns include, but are not limited to:
- it makes no sense to have government backed drug activity close to schools - what message are we sending to the children, while at the same time we tell them "don't use drugs"
- VIHA mental health manager stated these are very ill people
- RCMP liaison has stated they are "benign", not interested in our children, only in pursuing their habit. We believe that street drugs make people irrational, unpredictable, and desperate, not "benign" - nor are their dealers
- they cannot purchase drugs on the housing property but may use them there, in the privacy of their own suites
- the above combined points lead to our concerns. These are actively addicted people who need their drugs but are not allowed to buy them on their property. They are too ill to go far to get these drugs so where will the drug dealers sell them. It would have to be somewhere nearby...our school property, the path leading through our school property between the two developments, Bowen park where our children play soccer and go on field trips, or perhaps on the sidewalk in front of the building where our children walk home from school?

We are not against social housing, or housing the homeless. We are not against wet housing as long as it is in an appropriate location that keeps all Nanaimo school children out of harms way.

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Thank you for taking the time to seriously consider our passionate request.

Date	First Name	Last Name	Street Address	City	Prov	Postal Code	Country	e-mail address	Signature
MAR/28/11	Emily ~~Ma~~	Mack	14 Watkiris st	Nanaimo	BC.	V9R-1L8	Canada	ejmack@hotmail.com	Emily Mack
MAR28/11	KELLY	KOYSTILA	1650 Seabird Rd.	Ladysmith	BC	V9G 1K2	Can-		Kelly Koystila
MAR28/11	Theresa	Robitaille	2540 Coho Dr	Galiano	BC	V0R 1X7	Canada	dentsbc@telus.net	T. Robitaille
MAR 28/11	Mary	Stubbens	846 Brookfield	Nanaimo	BC	V9R-0A3	Canada	mary.stubbens@	Mary Stubbens
MAR28/11	Carly	Williams	2233 Abbot Rd.	Nanaimo	BC	V9R 6V4	Canada	carlydt@yahoo.ca	~~Carly Williams~~
MAR 28/11	DOUG	CATLEY	2165 NICHOLSON	11	BC	V9R 5K4	Canada		
MAR28/11	Corinna	Goldgruber	366 Nottingham Dr.	Nanaimo	BC	V9T 4T1	Canada		
MAR 28/11	Yen	Pham	2243 Rosstown	1 1 1	BC	V9T 3R4	Canada		
MAR/28/11	Peter	Hamm	144 Roberts Rd.	Nan	BC	V9R 1A2	Canada		
MAR/28/11	Sandra	VicherT	#310-4965 Vista View Cr.	Nanaimo	BC	V9V 1S1	Canada	—	S. VicherT
MAR/28/11	Jennifer	Morgan.	4619 Lost Lake Rd. ~~Nana~~	Nanaimo	BC	V9T 5C5	Canada	morgan.jennifer305@gmail.com	J Morgan
MAR 28/11					BC		Canada		

Doug Catley, 2165 Nictash Pl., Cedar

Wet Housing Issue

Thankyou for dealing with this important issue.

As more people present I realize more and more how this issue is complex and I commend and encourage council to stick with it.

We need to finally deal with this issue and we need to provide adequate housing for all. Healthy communities need to look after all its citizens. I and my grandchildren will be better off in an inclusive society and will be more at risk in a society that is willing to ignore the homeless issue that confronts us today.

I am lucky to have worked all my life and to have been required to and been able to pay taxes to support the kind of community that I want to live in. I feel that housing for all is a good use of my tax dollars and is a good investment for my grandchildren.

However, We need to get it right. In your planning you speak of "Best Practices"

There are several concerns that I feel need to be adressed to "Get it right"

→ TO ADRESS MISLEADING INFORMATION ⇐ "UNITARIAN CHURCH"

For community support and for the safety of our children we need to identify a reasonable "buffer zone" on high risk projects. Our children and their schools are a special place and need special status.

Size of the project is another concern. Warehousing and large scale operations are not conducive to sincere efforts to deal with the issue of this kind of housing. Smaller projects would be better for the tenants and for the community.

Diversity within the housing is another issue. A mixed population in the housing would provide a higher chance of success in getting people back on track. Putting people into immersion situations with others that share the problem probably does not help in creating change.

Overrepresentation of social housing in one part of the community is not good for the occupants nor for the community. As in nature diversity is necessary for a healthy community. We need to build in the north before we build any more in the south.

DISPURSEMENT NOT THROUGHOUT THE COMM.

Sometimes the simply solution that appears to deal with the issue simply does not and indeed can create new problems in the future.

I want this initiative to work.

Please maintain a strong resolve to deal with this issue of housing

BUT
Please listen to and hear the concerns that have been expressed.

Please do not proceed with the plan as it is and please do not re-zone this land for this purpose.

I would like to respond to a few programs brought up at the last hearing to promote the use of a wet house

Holly House in Nova Scotia. This program is under the Elizabeth Fry Society
The residence offers single rooms for 7 women ,shared common area and kitchen. They offer many programs in personal growth.
There is a ZERO TOLERANCE for drug and alcohol use.

This does not compare to a Wet house in any way.

Streets to Homes Toronto Housing first project
Streets to Homes has worked intensively with large property management firms to secure units for clients in conventional private market rental apartments, and also developed partnerships with some rent geared to income, support and transitional housing providers.
40% private market housing
35% Social housing (low income)
ONLY 25% is supportive housing
Individuals are in scattered apartments throughout Toronto, the goal being to move them away from their street life.
One individual comments " When I was on the street I drank every day, now I go two or three weeks without a drink. When you are on the street, all your friends do the same thing, so if you stay at home YOU DON"T SEE THEM YOU DON"T NEED TO DRINK."

Top things people liked least about their place;
Building to busy
Proximity to drugs or alcohol use
Having to abide rules

Two other Housing First projects mentioned by the city through the Daily News were Los Angeles "Beyond Shelter" founded in 1988,consided to be one of the first, housing first projects and New York's Pathways.
Beyond Shelters has helped over 12,000 adults and 4000 families. This housing first program was designed to help the emergency shelter / transitional housing continuum of a large city . More than 35 agencies throughout Los Angele area, shelters, transitional housings programs, residential drug treatment programs, sober living homes ,domestic violence programs ,and social service agencies refer homeless families to beyond shelters for the next step.
To be eligible for enrolment one of the requirements are sobriety of adult family members for at least 6 months. Once housing is acquired case mangers provide direct social service support for a transitional period of time .Aware that relapse may occur, but helping the family through those episodes until the adult exhibits the ability to maintain sobriety for extended periods of time.
Rather than grouping families together with similar problems at one site, it provides for "housing choice" and allows families to integrate into new communities and be

connected to new support systems, if needed. It appears their definition of Housing first refers more to the fact people will not lose their housing if they relapse.

Pathways, New York Housing First program
Clients admitted to the program are assisted by staff with locating and selecting an apartment, executing the lease, furnishing the apartment and moving in. Tenants select the location of their apartment from the open market. They decide if anyone will live with them and who those roommate will be. Most apartments are owned and leased to clients individually by private landlords. The apartments are scattered site studio, one bedroom and two bedroom in affordable locations throughout the city. The goal is for the individuals to live independently in the community, the optimal setting to learn the necessary skills is the community. Furthermore ,after clients are housed and away from the war zone of life on the street they are more likely to seek treatment for mental health and substance abuse.
I'd like to add from another study on housing first. By offering consumer access to independent ,permanent housing integrated with NON DISABLED members of the community, choices regarding the location of their housing from available housing stock and the availability of a wide range of community based treatment and support services designed to maximize independent living skills and successful community integration.

The goal of these housing first examples are to separate individuals from their street life and associates ,and with support integrate them back into the community. The goal of a Wet house is to house chronic Alcoholics that are using high sums of public funds on emergency services . There is no pretence that they will ever stop drinking. I have yet to find any wet house that allows drug use.VIHA and the city in a desperate attempt to cut cost are trying to blend these two strategies ,with little regard for individuals that desire a drug and alcohol free environment which would enable them to get back on their feet.

Nanaimo's own Action Plan calls for a range of Housing Option to address Homelessness including Alcohol & Drug Free

Who will be housed in Nanaimo's supportive housing projects? Housing to accomodate Those in recovery.
Included under Urgent Priority for supportive housing it states;
Applicant cannot ensure their own health and safety. For example ,refusing health care; encountering high-risk, harmful situations; or not meeting basic needs for food ,clothing, shelter or income.
Applicant lives in public spaces, shelters, hotels or has no fixed address.
Applicant has been discharged from a hospital, treatment facility, program, institution or Jail.

The tenants will form their own community in these wet houses as Lin Halliday discovered in Warmlands. She thought the facility should be harder on drugs and alcohol use.They feed each other in their addiction. Two days before Social service day they front their dope, by Social service day they owe that money to the dealer. Then they start again. The Saturday after social service day you've got a lot of violent behaviours going on, aggressiveness because they are coming off drugs and they have no money.

35 year Mark Henderson life ended after being stabbed to death by a new resident at City metro suites in Victoria. The accused had been placed there by an outreach team ,social

workers and police officers, both tenants had extensive criminal records. In March there was another murder at City Metro suites, the involved were not residents but had criminal records including drug trafficking. City Metro Suites accepts many clients from Victoria's out reach team. . The violence and crime resulting from placing persons with addictions and mental health issue with basically no rules in one building, then enabling these unstable individuals to continue drug use is in itself a crime. ~~Who is really responsible for Mark Henderson's death~~?

In the application for supportive housing one of the questions is " Do you prefer to live in one or more of the following types of housing? Choices are;
Aboriginal focused
Alcohol and drug free
Women only
No preference
I find it very strange that B.C Housing is asking if the client prefers alcohol and drug free housing when the city has told us this is not an option .
Mr. Horn stated in a interview that VIHA ~~would~~ May have to come up with 5.5 million for services outlined in the city's action Plan for homelessness, ~~this is without mandatory~~ ~~treatm~~ent. I have been told it is VIHA's practice to provide funding for these projects in the budget year that they come on stream. Senior Executives have been formally advised that additional resources will be required to support these units. VIHA has been facing many cut backs, what happens If there are no additional funds.
A Canadian mental health worker told me moving people out of the physiatric ward is a priority ,this individual also felt the support workers were not trained well enough to deal with some of these individuals. How many more people will be put at risk .

Lastly I would like to comment on 1811 Eastlake ,a wet house located in an industrial area in Seattle, operating since 2005.It's75 residents are alcoholic's that have eaten up the most public funds in jail or emergency services. The building has a full time staff of 19,they do not expect tenants to quit drinking. The director actually states "it is not an environment conducive to supporting an abstinence program." The last record I could find for emergency ambulance calls was 222 calls in 2007 . This projects primary goal is to save tax payers dollars, at least they are honest about it.
I have been in contact with Rob Anderson the owner of northwest trophy's, which is next door to the wet house. His business has been in this location for 29 years. Since 2005 he has had to put up with tenants vomiting ,urinating and passing out on this property. He has had to hire a delivery service because clients no longer want to pick up items because of the drunks hanging around the area. The neighbouring grocery store has also had problems with theft and customers being harassed. In 2007 Mr. Anderson had had enough and put his building up for sale. I called the store last week, he has not been able to sell the building yet,~~3 years later~~. Thank-you for your time Barb Wilson

Study on Wet housing
2009 Stephanie McIntyre ← Look this up
visited over 40 projects

Acknowledgements

I am very grateful for the support of The Winston Churchill Memorial Trust Board for granting me a fellowship that enabled me to travel to the USA, Canada, Ireland and England to look at examples of wet housing.

I want to acknowledge the generous support of all the projects – both staff and residents – that assisted me by allowing me to visit, by sharing information and documents.

solution to the high cost of cycling between the street, hospital emergency rooms, police cells and prison.

The Housing First model

DCM's primary approach to addressing Wellington's homelessness has been to embrace what is internationally recognised as the 'housing first' model. The housing first approach is premised on the notion that having shelter is both a primary human right and is an absolute necessity in order to experience wellness. The model was pioneered by Pathways to Housing whom I was able to visit on my study trip. Set up in 1992 in New York City, Pathways to Housing "seeks out the most visible and vulnerable segment of New York's homeless...and offers them immediate access to an apartment of their own, because that is what they want, without requiring participation in treatment or sobriety".[5]

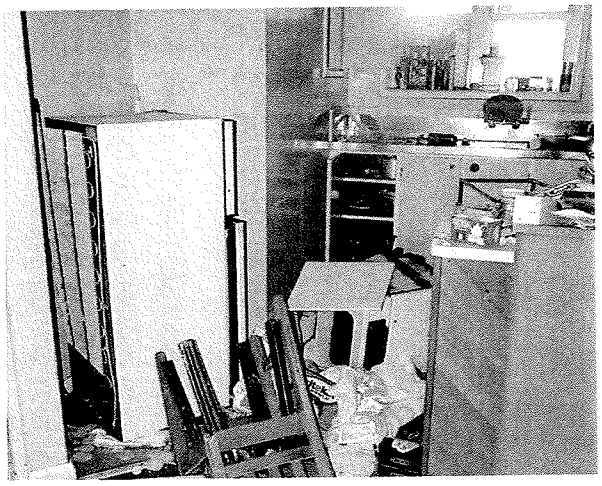
Triage in Vancouver also describes their practice as housing first and their website explains that they "accept that the chronically homeless will have active addictions, undetermined or untreated mental illness, and survival behaviours that will challenge our attempts to build community and achieve stability. Housing First, then, is a model of housing that has few barriers to access, accepts and works with survival barriers, and respects people's choices in regards to mental health treatment and substance use. Importantly, while the focus is on providing 'housing first', the goal is not simply to get people off the streets but to provide a comprehensive array of supports that assist people in achieving stability and moving on with their lives".[6]

DCM's commitment to the housing first model has seen around 75 people each year[7] move directly from homelessness, including rough sleeping, into their own independent tenancies, most frequently bedsit apartments. These are generally rented from Wellington's largest social housing provider, WCC's City Housing, followed by a smaller number in Housing New Zealand Corporation (HNZC) flats.

What differentiates this housing model from Wellington's previous attempts at housing people directly from homelessness is the degree and variety of supports provided by DCM and other appropriate agencies linked to the

The limitations of independent tenancies

Although only a relatively small percentage of those newly housed have been unable to cope with the demands of this form of housing, nevertheless a pattern emerged. Those who are unable to hold down a tenancy tend to have chronic alcohol dependence and/or solvent addictions. For these individuals, numerous serious incidents of antisocial behaviour revolving around the management and control of visitors results in noise and damage complaints to the landlord and call-outs to the Police. Both Wellington social housing providers, City Housing and HNZC, work collaboratively with DCM staff to address and overcome these problems but ultimately some of these, unfortunately, end in eviction.



Damaged kitchen, HNZC property

For a person in this situation, a higher level of on-site support is required, but supported accommodation in Wellington generally conforms to a specific model that has entry criteria requiring sobriety. At the most lenient end of the scale, being drunk is tolerated but residents are generally not allowed to bring alcohol on-site. Therefore, effectively, Wellington has only dry and damp supported accommodation options.

Other locations I visited described a similar scenario. "The majority of the current supported housing system in Vancouver requires tenants achieve a substantial measure of 'housing readiness' before they can access the housing. Typically this means being stable, linked with treatment services and having minimal levels of challenging behaviour. This effectively bars chronically homeless individuals from accessing the majority of housing programmes".[8]

There is widespread support amongst projects for the housing first model, but with the clear proviso that it is backed with sufficient support for the new resident. However, I also encountered skepticism and cynicism about the model, with some projects expressing the view that the housing first model is gaining currency with government funders primarily because it is a cheaper option, and also because it fits philosophically with the notion of "moving people to independence".[9]

In support of this view, I heard stories of people whom project staff felt had been pushed out into independent housing with disastrous consequences. For example, Jay Matthews from CASPAR described a person who was found dead in his apartment after three months, surrounded by empty vodka bottles.

At DCM, while retaining our commitment to supporting people to access their own independent tenancies as our primary means of moving people from homelessness, we recognise that a small handful of people need a completely different model. If we are to continue to make significant inroads into addressing homelessness in Wellington, alternative and more appropriate forms of accommodation need to be identified and set up. Consequently, in 2004, DCM began exploring the possibility of establishing wet housing in Wellington.

1. Mangano, P. (2006). Executive Director of the U.S. Interagency Council on Homelessness quoted in Million-Dollar Murray Why problems like homelessness may be easier to solve than to manage, The New Yorker (Feb 13 & 20, 2006) p. 102.
2. For example: Alcohol Advisory Council of New Zealand (2007)Wet House a step closer alcohol.org.nz Vol. 7, No. 4 (March 2007) and the WCC and Jak Wild reports referred in previous chapters of this report.
3. Gladwell, M. (2006) Million-Dollar Murray Why problems like homelessness may be easier to solve than to manage, The New Yorker (Feb 13 & 20, 2006).
4. Ibid p 97.
5. Pathways to Housing Inc. (undated) A Snapshot. Handout sourced from Sam Tsemberis, Executive Director, Pathways to Housing on 1st June 2007.
6. Triage Website: http://www.triage.bc.ca/index.php?option=com_content&task=view&id=355&Itemid... Sourced from internet 14/03/2007.
7. Project Margin (2005 to 2008) DCM reports to WCC.
8. Triage (undated) Princess Rooms Transitional Housing. Article sourced from Triage staff on 14th May 2007.
9. Humphrey, F. (2007). Personal interview with Fiona Humphrey, CEO at Providence Row Housing Association on 11 June 2007.

To: Mayor Ruttan and Counsellors for the
City of Nanaimo

From: Brett Hayward DVM,
5710 Vanderneuk Road
Nanaimo BC
Phone 758-3985 (work)
brettvet@shaw.ca

Re: Bowen Road rezoning for homeless shelter

Position: I support the rezoning and building of the shelter

This portfolio contains 7 internet website pages, with the source found either at the bottom of the page or in the letterhead. There are hundreds of websites about homelessness, mental illness and substance abuse, and thousands of articles. It is very time consuming to search through these and so I have done it for you, to save you time. Also, I have highlighted a key part of the article in yellow to make your perusal easier and faster, so you could conceivably look through this entire portfolio in 1-2 minutes.

Thank you.

Factors Contributing to Homelessness

Causes of Homelessness

How Much is Enough?

Ways to Help

Community Resources

Partner Organizations

Network Programs

Continuum of Care

Calendar of Events

About Us

Home

- **Automobile related** - Broken down car, no insurance, tickets, etc.
- **Decline in Public Assistance** - Current TANF benefits and food stamps combined are below the poverty level in every state; in fact, the median TANF benefit for a family of three is approximately one-third of the poverty level. Thus, contrary to popular opinion, welfare does not provide relief from poverty.
- **Divorce** - Divorce often leaves one of the spouses homeless. Most often it's the father, but sometimes it's the mother and children or everyone involved.
- **Domestic Violence** - Battered women who live in poverty are often forced to choose between abusive relationships and homelessness.
- **Drug and Alcohol related problems** - Rates of alcohol and drug abuse are disproportionately high among the homeless population.
- **Illness** - For families and individuals struggling to pay the rent, a serious illness or disability can start a downward spiral into homelessness, beginning with a lost job, depletion of savings to pay for care, and eventual eviction.
- **Job loss** - No income to pay rent.
- **Lack of affordable housing**- The lack of affordable housing has lead to high rent burdens (rents which absorb a high proportion of income), overcrowding, and substandard housing.
- **Lack of child support** - In families where child support is ordered but not paid, the decrease in income can lead to an inability to pay rent, utilities, or both.
- **Low wages** - Declining wages have put housing out of reach for many workers: in every state, more than the minimum wage is required to afford a one- or two-bedroom apartment at Fair Market Rent.
- **Mental Illness** - Approximately 20-25% of the single adult homeless population suffer from some form of severe and persistent mental illness.
- **Natural Disaster / Fire** - Situations where due to chance a fire, tornado, flood or hurricane renders housing inhabitable.
- **Physical Disabilities** - Disabled individuals may be unable to work or find appropriate employment. For those receiving SSI, they often struggle to obtain and maintain stable housing.
- **Post Traumatic Stress Disorder** - This disorder is common with veterans and those that have been in violent situations. It can make it difficult to have a stable life.
- **Poverty** - Being poor means being an illness, an accident, or a paycheck away from living on the streets.
- **Roommates** - When one or more roommates falls through with their end of the bargain, they can be a reason for others becoming homeless.
- **Severe Depression** - Can make it impossible for an individual to maintain a stable life.
- **Tragedy** - It is surprising how many people just quit functioning because their families died or were killed...sometimes

recently...other times 15 years ago...other times 30 years ago.

top of page

Homeless Resource
Network
2221 2nd Avenue
P.O. Box 811
Columbus, Georgia
31902
(706) 571-3399 or 1-800-341-9371

Privacy Statement

Contact us!

ASK FOR HELP

email
phone
discussion forum

NEWSLETTERS

E-VISIONS: Our theme-based magazine. Recent articles

WITHIN-SIGHT E-NEWS: Multicultural mental health & substance use resources

☐ e-Visions
☐ Within-Sight E-News

E-mail: *

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LANGUAGES

English
Français
Русский
Español
Tiếng Việt

Stigma and Discrimination Around Mental Health and Substance Use Problems

English PDF | Other Languages | More Fact Sheets

About one in five people—over six and a half million Canadians—experience a mental disorder or substance use problem in their lifetime. Unfortunately, many people don't ask for help because they feel ashamed or scared. People may judge them and treat them negatively based on a mental health or substance use problem. Others have trouble finding a place to live, finding a job, maintaining relationships and other important parts of life. In fact, most people living with a mental disorder say that stigma is worse than the symptoms they feel.

Stigma originally meant a physical mark of shame. Now, it's an invisible mark that sets you apart from others. The problem with the word 'stigma' is that it puts the focus on the person's difference instead of on the people who are setting them apart. Using the word stigma makes it seem different than racism, homophobia or sexism. It isn't. So it's time to talk about stigma for what it really is: prejudice and discrimination. Prejudice is holding negative attitudes or beliefs about people who are viewed as different. Discrimination is acting on these ideas or beliefs.

On this page:

- Stigma and Discrimination around Mental Health and Substance Use Problems
- "Layers" of stigma
- How bad is it?
- Causes and effects of discrimination
- What can we do about it?
- 5 small ways I can make a difference
- Where do I go from here?

Top

"Layers" of stigma

Many people don't experience stigma for just one reason. They may experience discrimination based on many different prejudices, like sexual orientation, gender, culture or physical disability. Discrimination itself can lead to mental health or substance use problems. And people who already face discrimination for any reason may be even less able to find help for mental health or substance use problems or less able to find services that meet their needs.

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How bad is it?

Research shows that over half of people living with mental disorders said that they were embarrassed about their health problems, and over half felt like they had experienced discrimination. In one recent Canadian study, researchers found that:

- Just under half of Canadians thought that a mental disorder was just an excuse for poor behaviour
- Only about one in three Canadians would continue to be friends with someone with an alcohol use problem
- Only about one in four would continue to be friends with someone with a drug use problem

Top

Causes and effects of discrimination

Many factors lead to discrimination. Major examples include:

- **Fear:** Such as the fear of violence and the fear of the issues themselves because they affect our mind and behaviour. Some fears may be reinforced in the media
- **Untrue beliefs:** Such as the belief that people can't recover or the belief that people can't participate in their communities
- **Blame and self-blame:** People may be blamed for their conditions or problem substance use and viewed as weak. People with mental disorders or substance use problems, and their loved ones, may also deeply blame themselves

Discrimination affects all areas of living. It can prevent people from getting or having basic things that most of us take for granted, like:

- Getting hired, promoted or keeping a job
- Finding or keeping a place to live in a safe, accepting community
- Getting proper health care
- Feeling loved, needed and accepted by family and friends
- Contributing to communities and feeling productive
- Getting insurance
- Going to school
- Immigrating to another country
- Feeling positive about ourselves

Discrimination may also affect families and friends. Others may dismiss their concerns. In many cultures, the entire family carries their loved one's stigma because they strongly identify as a group. As a result, family members may not confide in friends or others in their support network.

Top

What can we do about it?

Discrimination around mental health and substance use is a human rights issue. Human rights are rights and freedoms that all people should have. The United Nations says that, "All persons with a mental illness ... shall be treated with humanity and respect for the inherent dignity of the human person." This respect and dignity is a freedom that should not be taken away by. It's also a basic human right for all people with mental health and

Housing for People with Mental Health and Substance Use Problems

English PDF | Other Languages | More Fact Sheets

Decent, safe, affordable housing is one of the most important factors that affect our mental health. Poor housing, such as housing that's too expensive, run-down or over-crowded, can lead to poor overall health. It can also make recovery from mental health or substance use problems much more difficult.

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On this page:

- Housing for People with Mental Health and Substance Use Problems
- The bigger picture
- What does quality housing for people with mental disorders or substance use problems look like?
- Not In My Back Yard
- What types of housing are available?
- Where can I find more information?

The bigger picture

Housing is about more than a place to sleep. It's tied our physical well-being, mental well-being and social well-being. Housing is an affordable safe space that protects us. It's a secure, private space of our own. And it's a place to gather with members of our communities. Good housing can help rebuild and maintain independence, day-to-day routines, confidence and social networks. Research shows that people living with a mental disorder who live where they want to are more likely to have a job, social supports and a higher quality of life than those whose housing doesn't meet their needs.

Of course, housing is deeply tied to the bigger social picture. Housing is linked to income, which is linked to education and experience, and on. A positive change in housing can help influence positive changes in other factors that affect our well-being. Housing isn't just about a house—it's part of a path to safety, security, connectedness and acceptance.

Top

What does quality housing for people with mental disorders or substance use problems look like?

Of course, different people have different housing wants and needs. But in general, the following are important parts of quality housing:

ASK FOR HELP

email
phone
discussion forum

NEWSLETTERS

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- **Choice**—Being able to choose where you live is one of the most important factors in housing. It's even been shown to improve recovery from a mental disorder. Choice also means that people can choose who they live with.
- **Stability**—Stable housing is housing that has no time limit—you can stay for as long as you want. Supports may be tied to housing, but many people need different levels of support at different times. So some people must move when they need different supports. They may also move between supported and independent housing. Even when it's done with the best intentions, moving can still be very disruptive and unsettling. Moving often can have a big impact on wellness. People who must move between different types of housing may have to build new routines and networks every time they move.
- **Cost**—Good housing is housing you can pay for and still afford things you need to live. Housing isn't affordable when housing costs (rent or mortgage, plus basic utilities) are more than 30% of your income before taxes.
  People living with a mental disorder have some of the lowest job rates in Canada. And it can be very hard for people to sign up for government assistance programs, so people who qualify may not get the help they need. BC has far fewer affordable housing options available now than in the past. As the number of affordable housing options drops, the cost of rent rises. Many people just can't afford a place to live.
  Rising housing prices may have a particularly harmful effect on people who receive government income assistance because the amount of assistance they receive doesn't always match the real cost of housing. In some parts of BC, the "shelter allowance" (the portion of income assistance that's meant to cover housing costs) is much lower than the real cost of housing. This means many people must choose between housing and other basic needs like food.
- **Support**—People should be able to access the same support services even if they move—ideally, your supports shouldn't be tied to your housing. These support options should be based on a person's needs, so you have flexible levels of support as your needs change.

Top

Not In My Back Yard

"Opponents' concerns [about a shelter and housing project] included parking, density, property values and safety, but mostly they objected to the clients."
—BC Office of Housing and Construction Standards

Not In My Back Yard, or NIMBY, is the attitude that something doesn't belong in your neighbourhood. People living with mental disorders or substance use problems are among the least likely to be accepted into a neighbourhood. This is often based on the myth that people living with a mental disorder or substance use problem will harm families, community safety and property values. These arguments are based on myths, but NIMBY affects housing projects across BC. People living with mental health and substance use problems live in all neighbourhoods in all communities. But NIMBY is particularly noticeable when a group of people live in a neighbourhood, like people living in a housing project.

Top

What types of housing are available?

In addition to renting or owning a home, there are different housing choices to help people living with a mental disorder or substance use problem:

Substance Use: Pathways to homelessness? Or a way of adapting to street life?

Eugenia Didenko and Nicole Pankratz

For decades, researchers have been examining the dynamics of homelessness and substance use. While estimates of alcohol and drug use rates among the homeless vary considerably,[1] there is agreement among experts that homeless people have much higher rates of substance use than the general population.[2-4] At the same time, the number of people without adequate and secure housing among those who experience problems from substance use is high as well.[5]

One fact is clear: homeless individuals with alcohol, drug and mental disorders are among the most underprivileged and vulnerable groups in society.[6-7] What is still up for debate, however, is whether substance use leads to homelessness, or homelessness leads to substance use.

It is easy for most of us to imagine how problem substance use could lead to homelessness. After all, if using alcohol or other drugs becomes more important than a person's work, health and relationships, it would logically follow that they might lose these important social and economic supports in their lives.

On the other hand, it is equally clear that becoming homeless could trigger a new substance use problem or worsen an existing one. A person might lean on alcohol or other drugs to help get through a tough night or face unpleasantness during the day - shame, fear, hunger and pain are just a few of the challenges a homeless person may experience.

Social selection: Substance use can lead to the streets

Most of the current evidence about the relationship between homelessness and substance use supports a social selection model. This model indicates that problem substance use may be a direct pathway to homelessness.

A number of studies provide support to this theory. Research reveals that approximately two-thirds of homeless people cite alcohol and/or other drugs as a major, and at times primary, reason for becoming homeless.[4,8-9] In fact, many homeless people develop problems with alcohol and other drugs before losing their homes. One US study reports that, for people who have ever experienced homelessness, the median age (i.e., the mid-point across the participants' ages) at first street experience was 28 years. The median age at first symptoms of alcohol problems, however, was 22 years, and for drug problems, 25 years.[10] Clearly, problem substance use is a significant risk factor that decreases a person's ability to respond to life's challenges.

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Social causation: Street life increases substance use

There is also considerable evidence pointing to the social causation model. This model suggests that substance use increases as a very clear consequence of homelessness and serves as a method of coping with the stresses of street life. As early as 1946, researchers estimated that one-third of the homeless people in their investigation became heavy drinkers as a consequence of homelessness and related factors.[10] In another example, from the UK, 80% of respondents revealed they had started using at least one new drug since living without a roof over their heads.[8]

There is nothing new about the idea that people on the street self-medicate to relieve life's stresses. After all, the non-homeless population also uses more alcohol and other drugs when they have trouble coping in their world.

Nor is it surprising to learn that alcohol consumption is key to acceptance in the homeless subculture, and thereby supports the causation theory. Our mainstream teen subculture, for instance, practises a similar kind of ritual.

Developing an integrated response to housing and treatment

Homelessness and substance use are complex issues. As our understanding of the relationship between them grows, it becomes increasingly evident that the question is not either/or, but rather, and. Our focus should be on seeking ways of addressing both issues simultaneously. It is critical that we do not let one problem lead to the other. This doubles the health care and social support costs[11] and, more importantly, demoralizes an already disadvantaged population.[12]

Far too often, however, there has been a stronger emphasis on substance use and addictions treatment, than on providing other support services to substance users, including those who live on the street. Yet, research confirms that stable housing, both during and after treatment, is a key to successful treatment, because it decreases the risk of relapse.[2,13]

It is also important to understand that as the pattern of substance use changes, so does the need for housing and supports. What is urgently needed, then, is the provision of safe and affordable housing with services that respond to each individual's unique needs. Furthermore, we should not only tackle homelessness and substance use, but should also help society's most vulnerable people boost their self-confidence and develop strong social networks.[14]

If housing, treatment and other social agencies work together toward developing a comprehensive response to the problems of homeless substance users, the whole community will benefit.

Eugenia and Nicole are both with the Centre for Addictions Research of BC, University of Victoria. Eugenia is a Research Assistant and Nicole is the Publications Officer.

Did you know?

Alcohol use is more common among older homeless people, while illicit drug use is more common among homeless youth.

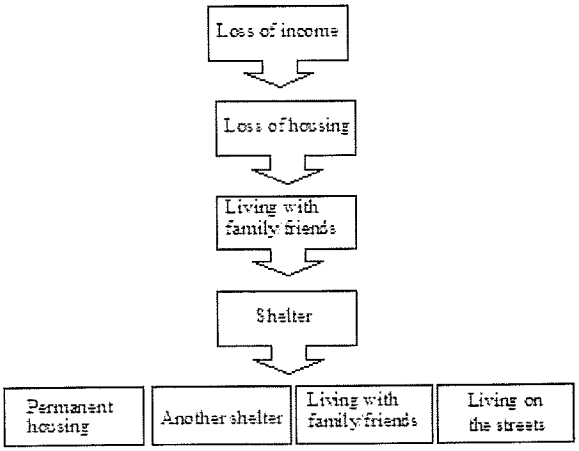
In the Greater Vancouver Regional District, 48% of the homeless people reported addiction in 2005, up from 39% in 2002.[15]

Research in British Columbia suggests that the combined health care, social and justice system costs per homeless person per year range $30,000 to 40,000.[11]

Footnotes:

1. Fischer, P.J. and Breakey, W.R. (1991). The epidemiology of alcohol, drug, and mental disorders among homeless persons. *American Psychologist*, 46(11), 1115-1128.

2. Baumohl, J. and Huebner, R. (1991). Alcohol and other drug problems among the homeless: Research,



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landlord). The individual is then forced into shelter programs. Shelter living does not allow for more than a few, easily transported, personal possessions. After a relatively brief stay in a particular shelter (sometimes thirty to sixty days), the individual typically moves into more permanent housing, moves to another shelter, tries staying with friends and family again, or is forced to live on the street.

Living on the street can include sleeping in parked cars, abandoned buildings, public parks, and bus/train terminals. The homeless individual becomes especially difficult to reach and the chances of obtaining housing or treatment appear to diminish. One of the few studies that tried to follow the homeless trajectory found that, as homelessness among youth in Wales continued, opportunities to return home lessened (Liddiard & Hutson, 1991). Ethnographic research indicates that homeless individuals take pride in their independence from society's structures and in their ability to survive by ingenious means. For example, some homeless individuals have been observed to "act crazy" as a means of self-protection on the streets (Hopper, 1991; Koegel, 1992).

There is a paradox in that the "low-demand, no questions asked" services delivered in places such as shelters, soup kitchens and day centers, attract high numbers of homeless people, yet have few professional staff (Fournier & Kovess, 1993; Glasser, 1988). However, professional treatment programs that require the person to leave the homeless milieu, even those designed specifically for the homeless, have large attrition rates before and during treatment. For example, a 58% attrition rate occurred between screening and entering treatment among New York City chemically addicted, mentally ill shelter residents who had been interested in entering a treatment center (Nuttbrock, Rahav, Rivera, Ng-Mak, & Link, 1998). Another issue is the use of alcohol and cigarettes as elements of an underground economy of reciprocity among homeless individuals. The challenge is to design programs that at least begin the treatment process within the settings in which the homeless already live or spend much of their time.

The Relationship of Alcohol and Homelessness

The relationship of alcohol and drug use to homelessness is interactive and iterative in that it is both a cause and an effect of homelessness (Johnson & Cnaan, 1995). It is difficult for an individual with limited financial resources to remain in stable housing. When significant proportions of those financial resources are spent on alcohol or other substances, maintaining stable housing becomes even more difficult. However, it is difficult for an individual to focus on substance abuse treatment when basic survival needs for food and shelter are precariously and unreliably met. The stress and danger associated with homelessness also may feed back into the cycle of relying on alcohol or other substances as a coping strategy. Homelessness may result from poorly planned discharge from residential treatment, institutionalization, hospitalization, or incarceration related to substance involvement. There is also evidence that alcohol use among the homeless may provide some secondary benefits. James Spradley (1970), an anthropologist working in Seattle during the 1960's, found that the intermittently employed men living on skid row used alcohol as a source of camaraderie. Here alcohol was an adaptation to life on the streets, as well as a cause of becoming a "vagabond."

Traditional treatment options are not generally effective with the homeless population (Johnson & Cnaan, 1995). Providers do not seek out homeless alcohol abusers, and may be reluctant to treat homeless persons because of unpredictable behavior, high-risk medical problems, and extensive demands/needs (Lubran, 1990). Alcohol and addiction treatment programs historically provided very little in the way of progressive levels in community-based care and

support for homeless clients, and state agencies have historically provided funding for very few services (Johnson & Cnaan, 1995). Notable breakthroughs are attributed to the NIAAA and NIAAA/NIDA (National Institute on Drug Abuse) collaboration funding of demonstration projects for homeless persons with alcohol and drug problems.

Alcohol and drug abuse/dependence are the most pervasive health problems among the homeless in the U.S. Table 2 presents some estimates of the rate of alcohol abuse and dependence among various homeless populations. For example, the NIAAA sponsored a nation-wide study, the National Longitudinal Alcohol Epidemiologic Survey (NLAES), of 42,862 homeless people. Results indicated that 7.4% of the subjects met the American Psychiatric Association's DSM-IV criteria for alcohol abuse or dependence (APA, 2000).

Table 2 - Estimated Prevalence of Alcohol Problems in Homeless Populations

Study Details	Rate of Alcohol Problems	Authors
U.S., random sample, comparison group	7.41% met DSM - IV criteria	NIAAA-NLAES (1992)
U.S., homeless men, women, mothers	58-68% men 30% women 10% mothers	Fisher & Breakey (1991)
U.S., individuals using homeless services	38% current 46% past year 62% life	Urban Institute (1999)
California, homeless youth	48.4% alcohol users or dependent	Robertson, et al. (2000)
NYC; soup kitchen; 5+ drinks per day	43% men, 19 women	Magura et al. (2000)
Rhode Island, sheltered homeless	29.3% lifetime abuse or dependence	Glasser & Zywiak (2001)

The methods of defining alcohol-related problems vary between studies, and are influenced by the study setting. For example, in Glasser and Zywiak's (2001) research, some subjects were interviewed in shelters that were supposed to be alcohol and drug free, so there was some client inhibition when describing their alcohol use. The Rhode Island site described in Table 2 was an "abstinence shelter" model, therefore data show relatively low rates. Nevertheless, the table illustrates that alcohol problems in homeless populations are many times the rate estimated for the U.S. general population.

In addition to substance abuse and mental health problems, homeless individuals are at greater risk for HIV infection (Rahav, Nuttbrock, Rivera, & Link, 1998) and tuberculosis (Wright & Weber, 1987). Of great concern are the homeless who are non-compliant with TB treatment (Caminero, Pavon, Rodriguez de Castro, Julia, Cayla, & Cabrera, 1996). In a recent study of men using Toronto homeless shelters, mortality rates were 8.3 times that of the general male

Homeless individuals are at greater risk for substance

294 Views

Housing, Hospitalization, and Cost Outcomes for Homeless Individuals With Psychiatric Disabilities Participating in Continuum of Care and Housing First Programmes

Author(s): Gulcur, L. | Stefancic, A. | Shinn, S. | Tsemberis, S. | Fischer, S. N.

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Description: This article compares two approaches to housing chronically homeless individuals with psychiatric disabilities and often substance abuse. The experimental Housing First programme offered immediate access to independent housing without requiring psychiatric treatment or sobriety; the control Continuum of Care programmes made treatment and sobriety prerequisites for housing. A total of 225 participants were interviewed prior to random assignment and every 6-months thereafter for 2 years. Data were analysed using repeated measures analysis of variance. Participants randomly assigned to the experimental condition spent significantly less time homeless and in psychiatric hospitals, and incurred fewer costs than controls. A sub-sample recruited from psychiatric hospitals (n = 68) spent less time homeless and more time hospitalized, and incurred more costs than a sub-sample (n = 157) recruited from the streets. Recruitment source by programme interactions showed that the experimental programme had greater effects on reducing hospitalization for the hospital sub-sample and reducing homelessness for the street sub-sample. Three-way interactions including time indicated that in the experimental group, hospitalization and homelessness declined faster for the hospital and street sub-samples, respectively, than for comparable controls. Overall results support the Housing First approach. Copyright © 2003 John Wiley & Sons, Ltd. (abstract from the source)

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Bringing America Home

Substance Abuse and Homelessness

Published by the National Coalition for the Homeless, July 2009

A common stereotype of the homeless population is that they are all alcoholics or drug abusers. The truth is that a high percentage of homeless people do struggle with substance abuse, but addictions should be viewed as illnesses and require a great deal of treatment, counseling, and support to overcome. Substance abuse is both a cause and a result of homelessness, often arising after people lose their housing.

PREVALENCE

Although obtaining an accurate, recent count is difficult, the Substance Abuse and Mental Health Services Administration (2003) estimates, 38% of homeless people were dependent on alcohol and 26% abused other drugs. Alcohol abuse is more common in older generations, while drug abuse is more common in homeless youth and young adults (Didenko and Pankratz, 2007). Substance abuse is much more common among homeless people than in the general population. According to the 2006 National Household Survey on Drug Use and Health (NSDUH), 15% of people above the age of 12 reported using drugs within the past year and only 8% reported using drugs within the past month.

RELATIONSHIP TO HOMELESSNESS

Substance abuse is often a cause of homelessness. Addictive disorders disrupt relationships with family and friends and often cause people to lose their jobs. For people who are already struggling to pay their bills, the onset or exacerbation of an addiction may cause them to lose their housing. A 2008 survey by the United States Conference of Mayors asked 25 cities for their top three causes of homelessness. Substance abuse was the single largest cause of homelessness for single adults (reported by 68% of cities). Substance abuse was also mentioned by 12% of cities as one of the top three causes of homelessness for families. According to Didenko and Pankratz (2007), two-thirds of homeless people report that drugs and/or alcohol were a major reason for their becoming homeless.

In many situations, however, substance abuse is a result of homelessness rather than a cause. People who are homeless often turn to drugs and alcohol to cope with their situations. They use substances in an attempt to attain temporary relief from their problems. In reality, however, substance dependence only exacerbates their problems and decreases their ability to achieve employment stability and get off the streets. Additionally, some people may view drug and alcohol use as necessary to be accepted among the homeless community (Didenko and Pankratz, 2007).

Breaking an addiction is difficult for anyone, especially for substance abusers who are homeless. To begin with, motivation to stop using substances may be poor. For many homeless people, survival is more important than personal growth and development, and finding food and shelter take a higher priority than drug counseling. Many homeless people have also become estranged from their families and friends. Without a social support network, recovering from a substance addiction is very difficult. Even if they do

Penny Masse

From: Marilyn Smith
Sent: Monday, May 09, 2011 2:33 PM
To: Penny Masse
Subject: FW: Home at 1454 White Street

Marilyn Smith
Administrative Assistant to Mayor and Council
City of Nanaimo
Phone: 250-755-4400
Fax: 250-754-8263

From: elabiuk@shaw.ca [mailto:elabiuk@shaw.ca]
Sent: Monday, May 09, 2011 1:45 PM
To: Mayor John Ruttan
Subject: Home at 1454 White Street

To Mayor Ruttan and all the councelors and those involved in our sad situation
I am on my own now at the age of 80 years and my husband left me a home, fully paid for to supplement me when needed. One year ago, after 44 years in this home, I renovated now finding how useless it was. At the age of 80 its also rather difficult to have to deal with the type of people you are dumping on us. It is very unfair that I now have to live with just a small pension since there are no buyers for this street of houses. I could have many years of only my pension as I come from a family who lived to their 90"s. How unfair can Nanaimo be. My children also now get no inheritance, thanks to you and your crew. Seems its more important to make a great impression for the tourists who pay no taxes here so we get the trash that some have made of themselves, just to clear the streets. Like our great convention centre that has never had a convention in it, I hope this backfires. But then, you will step aside after next election and leave the blame for someone else. What a mess some great minds present.
Since there are so many people who have no become very sick having to deal with this, I hope that you will reconsider and give us back our property that we all invested in.

Elsie Labiuk
1454 white Street,
NANAIMO,

'Wet' alcoholism program showing progress

BY SUE MONTGOMERY, POSTMEDIA NEWS MARCH 29, 2011

At 9: 30 p.m., hard-core alcoholics, coffee mugs in hand, line up at the Oaks homeless shelter for last call.

For a few, it's the nightcap of a 72-ounce day -the equivalent of about three bottles of wine.

Carl Maciejewski was among the first to move into this avant-garde and controversial shelter in Ottawa when it opened a little more than a year ago, after living a decade on the street where every waking moment was spent scrounging for booze then drinking himself into oblivion.

"Before this, there were times I couldn't even remember what I did the next day," said the 58 year old as he stood in the shelter's spacious kitchen, preparing lunch of split-pea soup and ham sandwiches.

"If it wasn't for this pro-gram, I wouldn't be alive."

Ottawa's Inner City Health "wet" program -giving wine to alcoholics -has its critics and skeptics, but the data show it works in improving health and reducing harm. It was initiated by Jeff Turnbull, president of the Canadian Medical Association, who saw the homeless repeatedly coming through emergency room doors.

Tiina Podymow, a kidney doctor at the Royal Victoria Hospital in Montreal, has cared for and published research on homeless people with complex health problems, including chronic alcoholics, and would like to see the Ottawa model brought to Montreal.

Podymow is well aware of negative public reaction. When the academic paper citing her findings on the Ottawa pilot project appeared in the Canadian Medical Association's journal in 2006 -the CMA at first refused to publish it -the news went international, with Jay Leno poking fun on his show at Canadians providing booze to rubbies.

"The program takes the worst of the worst alcoholics off the street," she said. From there, their lives calm down and daily police pickups, ambulance rides and emergency room visits are replaced with harm reduction and far better care.

Podymow's research found that on average par-ticipants had been picked up by police 18 times and visited the emergency room 13 times a month before they entered the pilot project. Both figures decreased dramatically after they joined the pilot project.

When chronic alcoholics were given a small amount of wine every hour, beginning at 7: 30 a.m. through to 9: 30 p.m. health and hygiene improved and some participants even stopped drinking completely.

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My name is Sandy Clark and my address is 465 Sunderland Avenue in Nanaimo.

Major and Council, I am opposed to the rezoning of 1406 Bowen Road if the intent is to build a 35 unit wet house on the property whereby the residents will be permitted to partake in illegal drug use at will without implication and without the requirement to rehabilitate themselves. I support providing clean, safe DRY shelter for the homeless but believe it is imperative that we provide rehabilitation and support systems as well.

As per the BC Housing initiative of Breaking the Cycle of Homelessness, they state "that as many as ¾ of the people who are homeless suffer from mental illness and addiction. The Premier's Task Force on Homelessness, mental illness and addiction recognised this and funding was put in place to build housing with support services. Providing a home is only a temporary solution if the support services are not there to help people address the causes of homelessness. By providing housing with a range of support services, we are helping those most in need leave the streets and move into stable housing." Enabling drug activity in a Wet house without support services and the requirement to abstain from drug use will not benefit the residents who wish to re-establish a stable life for themselves.

Many residents of Nanaimo have stated that they are supportive of smaller density DRY house facilities spread throughout the city whereby professional help will be provided onsite to help the residents overcome their addictions and provide support for those who wish to rehabilitate themselves.

With the proposed location opposite Quarterway Elementary School and within close proximity to many other child care facilities and Bowen Park, our young impressionable children will experience first hand active drug use. This is not something we need to encourage for the future leaders of our city.

It has been stated that the homeless with drug, alcohol and mental health issues tend to stick together and prefer to maintain a low profile residing in parks along the downtown portion of the Millstone River. What if the proposed residents choose NOT to stay at the proposed facility provided to keep them safe, dry and warm and revert back to their preferred location. Why not build a facility in a location that they are familiar with or perhaps consider a location that is away from schools, community parks, seniors residences and residential neighbourhoods? There are numerous vacant buildings, commercial and industrial properties that would accommodate a Wett House or preferably a Dry House with 24/7 onsite support and rehabilitation. CMHC and BC Housing both offer funding to convert non-residential buildings into low income housing for the at-risk or homeless residents of our city. Perhaps city council should explore the vacant buildings throughout the city before spending millions of dollars on a new facility that may or may not be utilised by the homeless.

Maybe we should be building modest premises where the homeless are currently residing with beds, bathroom facilities, cooking facilities, heat and onsite support services? Don't move them somewhere where they don't want to be. Many of you have directed the question to the citizens of Nanaimo in previous council meetings, "where do you propose we build these facilities". I partook in a meeting with a couple members of HANA, the Mayor, a few members of council and Andrew Tucker late in 2010 and provided a substantial list of alternative locations that are already zoned to accommodate social housing developments. If

you wish to review these at a later date, I am happy to volunteer my time to go through this again.

In regards to your request to rezone the property at 1406 Bowen to C31 Corridor zoning, the definition under C31 currently provides for mixed use commercial and multi-family development. Permitted uses under the C31 zoning bylaw include: day care facility, dry cleaners, financial institutions, laundromats, multiple family dwellings, offices, restaurant and retail stores. The C31 bylaw does **not** provide for residential shelter, personal care facility, social service centre, social services resource centre or public housing for the homeless with resources or support services onsite.

The C31 zoning bylaw also permits minimum set backs of 3 meters (9.84 feet) from any side and a minimum of 2 storeys to a maximum of 6 storeys. Depending on the design, the proposed Wet house may create an issue of shadowing of the residences on White Street. According to the City of Nanaimo's rezoning application checklist, a shadow study must be completed prior to approving a rezoning application. This means a study must be undertaken during equinox at intervals of 9:00am, 12:00pm and 3:00pm. I believe this is done to ensure the proposed development does not shadow the neighbouring properties or impede on the privacy and enjoyment of the surrounding residents.

Should the rezoning be passed and the proposed facility be built, based on the definition of the C31 zoning bylaw the building will be non-conforming.

One final note is the proposed new zoning bylaw due to be in effect later this year shows 1406 Bowen Road as zoned COR1 Residential Corridor. This zone provides for residential, street oriented, medium density, and office development along or near major roads. Permitted uses as defined under COR1 will be: artists studio, assembly hall, bed and breakfast, boarding and lodging, church, daycare, hotels, live/work space, multiple dwelling, office, personal care facility, seniors housing and single residential dwelling. Again the future proposed zoning bylaw does not conform to accommodate public housing for the homeless with social services onsite.

It is highly recommended that the city review the proposed location for low barrier housing and consider trading the property at 1406 Bowen Road for a more suitable property to accommodate the homeless residence with onsite support. It may be beneficial to ask the proposed residents of 1406 Bowen Road where they want to be, what they need and what they envision for their future. For those that do want to change their life and become free of drug and alcohol addiction, we should offer a second stage, small scale independent living facility with professional support services in a suburban neighbourhood. I think you would find the residents of Nanaimo would be most supportive of this. We are all compassionate and willing to help those in need. It is human nature! These are the lessons we want to teach the children of Nanaimo! I implore you Mr. Mayor and city councillors to consider alternative resolutions for the city's homeless, and to include all residents of Nanaimo in the decision process for creating a win-win situation for our all residents."

Thank you.

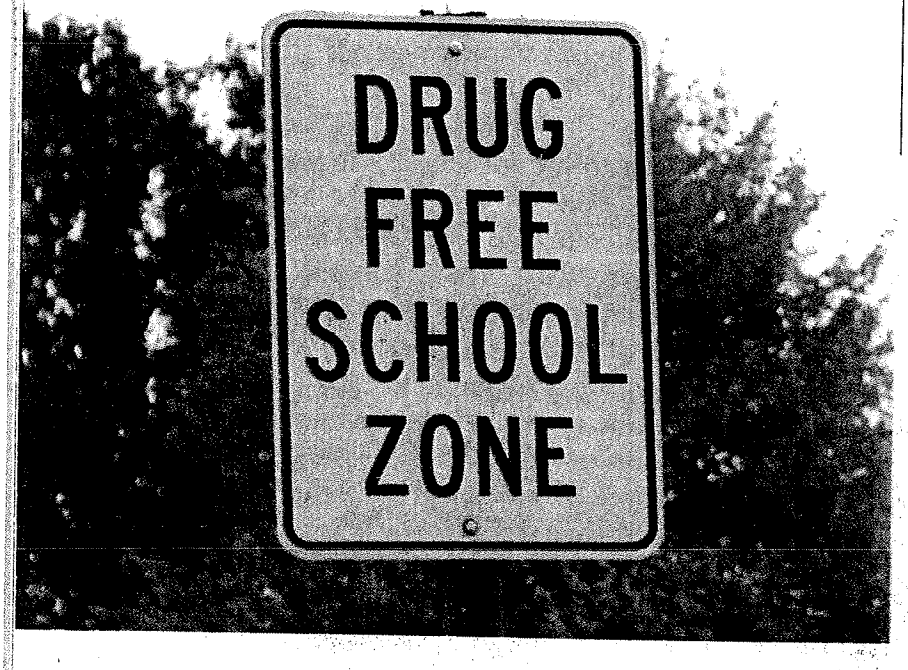
Sandy Clark

THE TALE OF **TOWNSITE**

by Sandy Clarke

There has been a lot of media coverage about the low barrier housing facility proposed for 1598 Townsite about which the residents of Nanaimo are getting the wrong impression. Perhaps a detailed description of the plan, residents, services provided and the purpose of this proposed housing facility should be clearly defined by an unbiased, highly respected reporter from out of town who would take the time to interview all parties involved and affected by the this housing facility. It would also be beneficial to hear how it has affected other neighbourhoods.

It has clearly been stated by the City of Nanaimo that the residents of the proposed facility will be permitted to carry on illegal drug use on site. With all due respect to those that have addictions and are seeking professional help, when did illegal drug use become acceptable to the public? I think the residents of the city would be very supportive of this and similar small-scale facilities being DRY houses whereby professional help will be provided onsite to help those who wish to rehabilitate themselves!



With the proposed location opposite Quarterway Elementary School and close to many other child care facilities, our impressionable children up to the age of 12 will experience active drug use first hand. This is unacceptable! Another concern, health providers are trying to encourage 'daily physical activity' in our children. As a parent, I do not want my 7 year old to see drug users, pick up a needle on his way home from school out of curiosity or participate in casual conversation with users or dealers who will be attracted to the area, therefore, we will be driving the children to school resulting in increased congestion, increased carbon footprint and reducing the necessary 'Daily Physical Activity' encouraged by health providers.

The homeless with drug, alcohol and mental health issues tend to stick together and maintain a low profile in parks along the downtown portion of the Millstone River. What if the proposed residents choose NOT to stay at the proposed facility provided to keep them safe, dry and warm and revert back to their preferred location? Why not build a facility in a location that they are familiar with away from schools, seniors' residences and residential neighbourhoods? There are numerous vacant buildings and properties that could be converted to accommodate a Wet House or preferably a Dry House with 24/7 onsite support and rehabilitation for which there is government funding. It would be more cost-effective than a new facility. Has anybody asked the proposed residents of 1598 Townsite where they want to be, what they need and what they envision for their future? For those that do want to change their life and become free of drug and alcohol addiction, we should offer a second stage, small scale independent living facility with professional support services in a suburban neighbourhood. I think you would find the residents of Nanaimo would be supportive of this. We are all compassionate and willing to help those in need. These are the lessons we want to teach the children of Nanaimo!

(Views expressed by the writer are not necessarily those of the Editor or Nanaimo Magazine)

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Vancouver Island Executive Chef Tony Rondow has opened your kitchen door with On the Menu a new and exciting culinary event chef service.
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LIGHTING

Good Evening Your Lordship and Council

First of all I wanted to thank you for your patience in hearing what must be an overwhelming amount of feedback regarding this proposed rezoning and all that surrounds it. Although I feel very strongly that this is not the right land and not the right plan for this area I know you are reasonable people and will make a reasonable decision after hearing all the feedback.

I am the mother of two young girls in Quarterway elementary school and I am a licensed realtor with RE/MAX of Nanaimo. Before I share my concerns about this proposed rezoning I would like to introduce a young stakeholder that was just furious with me for sending her home to bed at the last council meeting. She has prepared on her own something she very much wants to tell you:

I was especially touched when she read me what she wrote about how she's worried about the people doing drugs. I think we all are. I don't think anyone that has spoken up against this location and against this plan will argue that it is unacceptable that there are people in trouble, on drugs and on the streets in our community and that they need help and deserve to be safe. We as a community need to work together to care for our vulnerable citizens.

1) I also don't think that anyone would argue that the most vulnerable citizens in our community and the most in need of our protection are our children. I strongly believe that the location of this proposed wethouse puts our children at risk. Hundreds of children ages 6 to 12 at their most vulnerable and most formative. Where are drug addicts apt to congregate after dark? The playground, where are addicts going to walk to get to the 7-!! ? The shortest distance is through the playground. You heard from ex addicts and parents of addicts and the books and science behind addiction tell you that an addict high would steal from everyone of you. Hurt anyone of you to get what they need. It is a desperate terrible thing and who's going to be the ones with the most contact of anyone around the area? The Children in the playfields before during and afterschool. Will it be my six year old going down the slide be the first to find needles? Children's right to be protected and to be safe and to play without fear is a right I expect my mayor and council to protect. I would like to humbly suggest that the city develop some guidelines regarding the location of any future plans that potentially put children at risk. We protect our water channels, our fish, our marshland, our riparian zone and even our neighbours....I find it unbelievable that this is even before council as a proposal. I know as a realtor all the hoops a builder has to jump through in order to build on a lot Where is the protection for children? I feel with this proposal they are second rate to pygmy owls and newts!

2) As a realtor I am concerned about how information has been handled in this case. You heard from some very angry people that were stakeholders in this rezoning that had no notification. Well every child that attends that school is a stakeholder and so are their families. Besides the most immediate neighbours ....Those kids are most likely going to

be the ones most in contact with the wethouse residents. We were not notified. The first we heard of this was from our PAC. I myself has made inquiry's at the city desk and of city planners regarding plans for the area when representing buyers looking in the area and was told nothing of this proposal. At first I was told a while back that the plan and land was just for widening the street. More recently I was told that affordable housing was proposed for that location. I feel that was an obviously inaccurate and misleading way to describe this project. The city and it's planners and front of the line staff should in my mind be a conduit of information for anyone asking. Buyer's and sellers and realtors rely on information given by city staff when making the biggest purchase in their lives. As soon as the plan was proposed the city staff should be open and fully accurate in their description of any city plans to public inquiry

And also...The rezoning sign is set WAY back so far from the road that anyone driving by would not notice it and cannot read it unless binoculars are used. Many including myself at first or chalked up that sign as being part of the street widening project. That sign you drive by first and is nicely located right close the paving of the street and readable if driving or walking by.

3) You heard from another Realtor last meeting who warned you that property values are being affected and that he personally was negatively affected already. I absolutely concur. I showed that very house he owned and discussed to a young lady looking for a home with a suite in central Nanaimo about a month ago. I showed her the home on White street. She loved it. She asked why it was so cheap compared to other similar homes and asked why it hadn't sold yet and why there so many for sale signs in the neighbourhood. I explained what was proposed for across the street. She said "why would I want to live anywhere near here! She now will not even consider central Nanaimo. I represent a central Nanaimo listing that before this would have sold very quickly for above what it is listed at. Proof is coming in the stats and an area I was always proud to steer buyers to as an affordable central area with great schools and facilities is now being boycotted by buyers. In my professional opinion there is a real and tangible decrease in property value already and in the next few months will be measurable and reported by our market stats.

4) Who wants to live in the drug house? Everyone is going to call it the drug house. How does it help an addict to be a spectacle in a big building full of other addicts. If you were an addict or if you were on the streets would you want to live in the drug house? With all the other addicts? Privacy and anonymity is out the window. Your pride and sense of self worth or hope would not be bolstered by living in the drug house. How does it help addicts to recover when they are with 35 other addicts? And who wants to be the staff there at night? From other speakers I've heard the science behind streets to home is for number of less than half of that at the very very most. Why would we double the tested number? It's an experiment!!! Let's double the numbers and then we plop it next to children. I don't see how a reasonable person could think that this number of unit is a good idea especially in that location. I've heard some very thoughtful ideas from other speakers regarding low density diverse housing for the homeless that I would like to support. Small groups of say six units spread out throughout the city but near services

like soup kitchens and clinics and public transportation. I have a question for council and city. Can the city buy existing land and or buildings for this purpose and funding?

5)I take exception to the suggestion that the parents of Quarterway school shouldn't worry about our children because the new emergency weather shelter is in operation across the street from Brechin elementary school and supposedly have had little or no complaints from the school. This is an absurd comparison. It's a great thing they do and my mother volunteers there often but I'd like to point out to mayor and council that that shelter is in operation from 7pm way after school children have left for the day to 7am and all clients must vacate the premises by 7am well prior to most children arriving to school AND their drugs and personal effects are confiscated and locked away for the night. There is absolutely NO comparison to having 24-7 drug addicts near Quarterway free to use and abuse and be fully enabled to continue to hurt themselves and others. I'd like to ask the planner who chose this land as a good location if their first choice for locations was next to schools? Is the land across the street from Hammond Bay elementary up next?

I want very much for all members of my community to be warm sheltered, cared for and valued. Having a home of one's own is an amazing empowering feeling and I applaud the city's efforts to tackle homelessness. This density of addicts with no need clean up and help themselves and all they bring with them is not the way in my opinion. I would love to support very low density projects that have good monitoring and thoughtful locations. This is not the plan and this is not the land.

Thank you!
Marie Boichuk
250-714-224
2651 Starlight Trail,
Nanaimo

Megan Ruth Boichuk
Quarterway School Grade 3

When I was in kindergarten I was in the parking lot with my mom and there was a couple Of DRUG needles lying on the ground. I felt sad inside when I saw drug needles because there are people having drugs and they might die. Their parents might not even know their kids do drugs and they might really be sad.

I don't like people hurt by drugs and acting crazy on drugs. I might get sick if I touched a drug needle.

A stranger walking by the road at school came up to me and my friend Emma and asked me for change. What if he wanted my money for drugs?

I want to Feel safe at my school ... and I don't want there to be any more DRUG needles Especially on school ground.

I love my school and my friends and my teachers. I don't want to move schools because there are lots of strangers doing DRUGS and I want my little sister in kindergarten to be safe cause she's little and sometimes talks to strangers.

Can you please help people not do drugs and keep them safe and me safe? I don't want them to get hurt but I don't want to be scared when I'm at recess.

Bruce Munro
1609 Bowen Rd.

Hello Elected Representatives

My name is Bruce Munro and I own Able Trophies, and it's building on Bowen Rd, across from the 7/11. I purchased the building on Bowen Rd. in the Quarterway area in 2005. It was a nasty pawn shop (Uncle Albert's) and slowly we have been cleaning up our community and it is much better than it was before. Upon purchase, my property had apartment units of druggies & derelicts who lived in nasty conditions. I renovated each unit and have had wonderful tenants for a number of years. Many other business's in our area have done the same and you can see the improvement. City council should be proud of our community. Upon purchase my property taxes were just over $6,000 per year and last year I paid over $11,000. My total Nanaimo city property tax bill last summer was over $45,000.00. I'm only one vote, but every year I pay the nine of you quite a bit of money.

I'm a bit at a loss for words on how to approach you tonight. I don't know if I should be angry, disillusioned or physically stand on my head to get your attention. I feel each of you has already made up your mind and tonight is a waste of time. Certainly Fred has, Dianne has and Mayor Ruttan has. I feel you owe it to each of us here to explain why you won't change your mind? I'll ask you each of you this at the end of my appeal. I hope each of you can honestly say that you haven't already come to a decision.

I just want to make a few points:

Obviously, I'm against the location of this wet house, as are most of the businesses and residents of our community. Tonight, the City of Nanaimo is asking its own council to rezone its own property. The irony in that would be alot funnier if not so much was at stake. If a private developer was here tonight and had this kind of public opposition, with such logical and factual resistance, would he or she have a hope of having his rezoning passed? In your hearts, all of you know the answer to that.

Each of you is voting on whether to approve this rezoning application as our elected representatives. For the seven of you, save Mr. Bestwick, to go ahead and raise your hand to vote for something that is so risky, has so many variables and has so much public opposition is hard for me to understand. Correct me if I'm wrong, but aren't you basically saying that "you are smarter" and "you know better than the people of Quarterway"?

I think most people would agree that putting this proposed wet house across from a Pub & Liquor store, and 100 meters from a school is not an intelligent idea. What I'm afraid of however, is that this is all about the money. Our mayor is quoted in the Nanaimo Bulletin, as saying that if we don't go ahead with one proposed location, "we might as well pick up the phone, phone the province and say to them we can't do it and here is your $34 million back." So what you're saying Mayor Ruttan, is that this free money from the provincial government is more important to you, than the wishes of the Quarterway residents. I teach my kids not to sell their morals or values for money, and so does Mr. Peter Hewitt at Quarterway Elementary

school. Why should we expect less from city council? We all know this is location is not ideal, but I fear that this doesn't matter and each of you are more concerned about the money. If that's the case, I find that disgusting. Moreover, the city has signed an MOU and they can be revised and changed, they are all the time. You recently told me that if that you support this rezoning at this location, because you worry about how losing the battle here might look to future locations. Is that seriously the best reason you have to go forward with this bad location? It's very easy to choose another location. I'm curious to know if all nine of you have sat down and explored other locations? Preferably ones that are not across the road from a liquor store and 100 meter from an elementary school? How about the old Northfield school?

Dianne, I assume that you have made up your mind on this as you wrote in your letter to the Nanaimo Daily News that that the "councillors need some hard political will"? Would you not see that as simply not listening to your constituents? You brought up England & Turkey of examples – You are comparing a country that has an average income of $12,000 dollars and serious human rights issues with Canada? (Kurds, Armenia).But the point your missing Dianne, is that this is not about homelessness --- it's about putting a hard to house (a wet house) in a bad location! Choose the right location, for this type building. All of you know that this is not the right location.

Thanks for your time, and I hope each of you came here tonight with an open mind. Please listen to the people you represent and the people who pay the taxes that keep the lights on in your offices.

Thank you.

Joanne Lawson, 1536 White Street

Dear Mayor, and fellow city council members,

After leaving the last bylaw meeting, I went home exhausted and today I find myself saying there must be a happy medium here somewhere. Both HANA as well as in our Quarterway info meeting, we have suggested locations or other options but none seem to have peeked your interest enough that we are still in this debate.
So I thought since we still have this meeting to express our concerns, and as I have spoken with you twice now, I thought instead of repeating myself, I would try to think of a better solution that maybe will get your attention.
So therefore, I thought instead of facts I would speak personally to you. ..

I may be happily married to an English man, but behind that is a pure Ukrainian girl. Growing up, alcohol was like milk on a table, and almost every weekend there was some aunt and uncle coming to visit and the party was on. I quickly saw the effects continued use of alcohol does to a person and how it changes their demeanour, some for the jolly and some for the mean!
I grew up with 5 brothers and 0 sisters, and parents that both held full time jobs. They gave us the best they could and I guess with the traditions, some may be good and some ended up being bad. I can't change how + what happened to me by those suffering with alcohol addictions, + ~~[illegible]~~ the thought of having children of mine go through any of ~~those~~ what I did was not going to happen, so I moved out to the island.
In my case, alcohol was the demon and it took hold of several of my uncles and 2 of my brothers. Alcohol took hold of my eldest brother and changed his character and in doing so made him say and do things, I never thought he would. He ended up in jail and served 2 yrs for his offence. He was never the same after that!!
In Nov of 2000 my Dad passed away suddenly from Cancer, and that is the last time I spoke with my brother. After 10 yrs a friend of his called the family this year, to say he had called and is back in Canada. I still know nothing and have not heard from him personally, but to know that he is alive, is good with me!
A brother a year younger than me suffers from alcohol addiction as well. His story is so much worse. He had his own construction company in Sask. He had his own home, a beautiful wife and 2 adoring sons. **He lost all of it!!** He now lives in Calgary, and currently living in a borrowed car.
So I do know personally how addictions can kill and destroy lives! I also know that no matter how much financially people help, it is not enough till those that have the addiction, **say enough is enough and want to get help**!
It brings me to tears to think how he must live, and how cold he must be, and as much as we talk, I cannot get him to change. I know I hear a different voice in him when he has a job to do, but for the most part, those days are very few as his addiction brings them to an abrupt end.
The closest I saw him almost take that step to sobriety was when he told me he had a job on a ranch. He called every couple days and told me of his new job and place to call home. He told

me he had been sober for a couple weeks and even though it was rough, the new "family" he had in his employer was worth it and the jobs he was doing on the ranch was what his inspiration was. That came to an end just shy of a month, as pay checks came and his went to , yes BOOZE! That was the end of that job and what I thought was his light at the end of the tunnel. He misses that job, the employer and the friends he had met.

... Now with that in mind, I looked online to see what options were out there that were similar to his experience. Here is what I have come up with , a program called NARCONON DRUG DETOX AND REHAB PROGRAM. There is also something similar in Sask. for youth called the YARROW YOUTH FARM, just outside of Saskatoon.
It is a unique and effective detox procedure that actually rids the body of the old drug residues, which in turn eliminates physical cravings for the drugs and allows a person to feel much healthier mentally and physically.

So with this plan and my brother's experience, maybe an option would be to purchase a parcel of land and make a detox ranch where it is giving those without a home and an addiction to drugs or alcohol a **helping hand**. While receiving this treatment, there could be counselling programs and services to help them make the steps back into society and a feeling of self worth.
To show the community that they are trying and want to give back to those that will be paying for these services, a trade of sort could be added in the program. A building program where they can learn carpentry skills and sell the wares they produce, or maybe a farming/gardening program where again they can sell the goods they grow bringing money into the "ranch" to help sustain future years of it.

I think this is more compassionate than giving them a home and then handing them the drug that is killing them and say, here do more! Let's build on some dreams for a better future for all!!

I have a 2pg information package I will leave with you with more info.

Thank you for hearing me out.... I hope you truly know that we want to help the homeless and those with addictions. But we also care deeply for our children, homes, and neighbourhoods!

NARCONON Drug Detox & Rehab Program
Toll Free: 1-888-9NO-DRUGS or 1-888-966-3784

The Narconon program is a non-profit drug detox and rehab program dedicated to eliminating drug abuse and drug addiction through prevention, education and rehabilitation.

The Narconon network consists of over 100 drug rehab and drug prevention and education centers around the world. The rehab centers and programs produce graduates, the majority of whom have demonstrated they can live stable, ethical, productive, drug-free lives.

The Narconon drug prevention and education centers educate hundreds of thousands of people each year with live presentations and bring the truth to many more through video presentations and written materials, thus reducing and eliminating drug addiction and abuse.

Drug free Withdrawal is an important part of the Narconon program's success in helping individuals to achieve a life free of drugs or Alcohol. The aim of this step of the program is to assist the individual through the difficult period immediately after he or she ceases to take drugs. Narconon is Drug-free program. Upon physician approval, clients are assisted through withdrawal without drugs. Two key elements are utilized to ease the student through this phase; vitamin and mineral supplements and particular techniques that ease the mental and physical discomfort that can accompany the drug withdrawal process.

Step two, ridding the body of accumulated toxins.
The New Life Detoxification Program
The first major barrier that one encounters when starting the rehabilitation process is the **physical** and mental **cravings** for drugs and Alcohol that can overwhelm and completely distract the individual in recovery from the treatment process. Physical and **mental cravings** for drugs and alcohol are the most common cause for people in recovery leaving treatment before they have completed it
There is a biophysical condition that triggers cravings that can occur repeatedly long after a person withdraws and dries out from drugs or alcohol. Any toxin that is ingested in the body undergoes a digestive and filtration process that will eliminate most of the toxic substance but not all of it. That portion of the toxin that remains in the system is converted into a protein based molecule called a metabolite.
Once the body has converted drugs or alcohol to these protein based molecules, some of these molecules will exit the body through sweat and urine. A portion of these ', Metabolites, however, will remain in the body and attach themselves to fatty cells. Fatty cells are also comprised of protein molecules and so are compatible with Any substance, other than food, that changes the function or structure of the body or mind when ingested. Drugs essentially are poisons. The degree they are taken determines the effect. A small amount acts as a stimulant. A greater amount acts as a sedative. A larger amount acts as a poison and can kill one dead. This is true of any drug. Each has a different amount at which it gives those results. 'Drug or alcohol metabolites. These metabolites, or small portions of the drug build up in the fatty tissues of the body and remain there for years. A simple demonstration of how this works is simply pouring the active ingredient of a drug Marijuana, THC, into a container of oil or fatty material and shaking the container. The THC will combine with the oil or fat because they are chemically similar. This is as apposed to pouring this same THC mixture into a container of water, in which case the THC would not combine with the water and would in actual fact ultimately float to the top of the container in separating itself from the water. This is because these two substances are chemically dissimilar.

Those **drug metabolites** that remain in the body can be released or mobilized back into the system by simple exercise or physical exertion, which will cause the body to use fat cells for energy, thus breaking the cell apart and releasing the stored metabolites. As these drug metabolites circulate through the body some will enter the brain and re-affect the individual. Metabolites are like finger prints in that each metabolite contains a minute amount of the original toxin that the body digested and filtered through the liver and kidneys.
A Cocaine metabolite has a traceable amount of cocaine in it.
Heroin metabolite has a traceable amount of heroin in it, and an alcohol metabolite has a traceable amount of alcohol in it. Each is different and identifiable from the other. It is the drug metabolites that are exiting the body through the urine that are identified when a drug screen is performed that can provide a read out on what types of drugs an individual has taken.
The drug metabolites that remain in the body act as a physical level reminder of drugs or alcohol taken in the past that can also stimulate memories or feelings related to past drug or alcohol use. This is the origin and physical mechanics of drug and alcohol cravings. The New Life Detoxification Program addresses this physical aspect of Addiction. The program consists of a combination of light aerobic exercise, sweating in a dry heat sauna and a specific vitamin regimen. A full medical approval to do the program by a licensed medical doctor is required before a person can begin this portion of the program. Elements of the Detoxification Program Daily doses of immediate-release niacin: Niacin stimulates lipid mobilization by triggering the release of free fatty acids into the bloodstream. It has been demonstrated that, while free fatty acid levels drop initially after taking immediate-release niacin, they rise markedly within two hours and continue at high levels for some time. (Sustained-release niacin is not used, as it has been associated with liver dysfunction.) Moderate aerobic exercise: This increases circulation, which ensures quick distribution of the niacin throughout the body and carries mobilized toxins to the excretory routes. Running is preferred, but this can be changed if medically indicated. Intermittent sauna to force sweating:
As shown in several studies on this procedure, sweat is a primary elimination route for toxins. Sauna temperatures range from 140 to 180 degrees, lower than the typical health-club sauna. The sauna must be well-ventilated. Participants take frequent showers, both to cool down and to remove substances from the skin and prevent their re-Absorption. Liquids are administered and participants are monitored for signs of dehydration and heat exhaustion. Ingestion of cold-pressed oils: These are provided to prevent mobilized toxins from being reabsorbed by the intestines because the body needs lipids. Polyunsaturated oils have been found to enhance excretion of extremely persistent chemicals, without depositing fat in the liver. Vitamin and mineral supplementation: The oil taken to prevent re-absorption of mobilized toxins may also reduce absorption of important nutrients. A resulting deficiency could increase the toxicity of mobilized chemicals. An increased intake of nutrients prevents such toxic effects, as well as balancing the intake of niacin. The New Life Detoxification program is designed to assist the addict's body in breaking down and eliminating the stored drug and alcohol metabolites.
The daily program runs for about 5 hours a day and can take from between 2 to 6 weeks to complete the entire process. The program length differs from individual to individual. Body weight, extent of drug taking history and medical history influence the length of this program and will vary from person to person. Once the physical cravings for drugs or alcohol have been addressed through this process the individual is ready to proceed with the next step of the program. Drug and alcohol usage tend to make one mentally dull and impair a person's ability to read, study and comprehend information. Therefore, the next step of treatment is to rehabilitate the addict's ability to comprehend and apply information they are studying. Toll Free: 888-9NO-DRUGS or 888-966-3784

Low Barrier Housing on Bowen Road Nanaimo

Your honor the Mayor and Councilmen

My name is Paul Farrow and I live at 3647 Sandra Road in Nanaimo. I have lived in Nanaimo for over 30 years.

I speak in support of the proposed development of Low Barrier Housing on Bowen Road.

My interest in this project comes from an employment perspective. I have worked with and had connection to employment issues and concerns in Nanaimo for over 15 years. Many of those years have involved multi barrier clients seeking employment.

This project not only offers employment opportunities for building and managing the units but also opens new possibilities for the residents of the proposed buildings. I view this housing project as one of hope for individuals that otherwise are in a hopeless situation.

There are many things to consider when seeking employment - having safe and personal shelter, a current address, good sleep, good food, good personal hygiene and access to transportation are just a few. I believe this housing project would offer all of these things to an otherwise hopeless group of Nanaimo citizens.

There is the sad case of George Holecz as mentioned in the Nanaimo Daily News who perished from smoke inhalation in a garage where he was living. This was a man, with lots of skills and abilities that were underutilized when he was homeless. Given the place to stay, he had gained employment and seemed to be starting a new

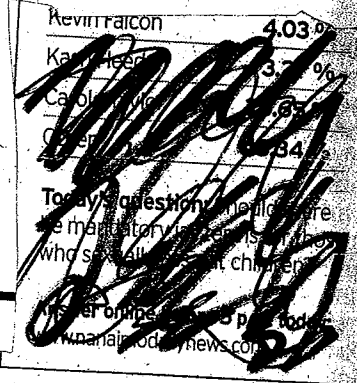
life. It is likely that moving off the street changed his situation from one of homelessness to stability and caused renewed hope and his life changes.

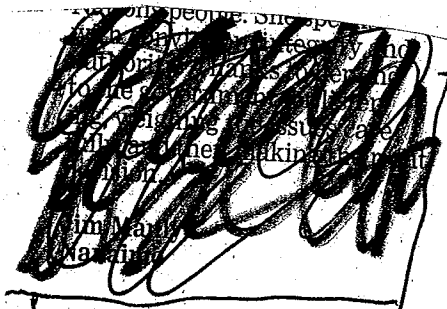
I believe the greatest opportunity this housing project could offer is hope. I feel that the location of these units would work well because they are central, close to food shopping, close to transportation and in a relatively flat area which adds the opportunity of foot and bike access as many of the homeless relies on these methods to travel.

Gareth Gardiner, 1600 Dufferin Cres.

EDITORIALS

& LETTERS





Low density for 'wet' housing better option

The City of Nanaimo's proposal to build a series of high-density (35 to 40 units) of so-called "wet" housing for the city's homeless has produced a predictable storm of protest from neighbourhood groups, who were not involved in the planning process.

When I was a consultant to the Ford Foundation in public housing management in the 1970s, I became intimately familiar with the failure of such large projects, which inevitably lead to urban flight and blight, and which are eventually demolished. The infamous Pruitt-Igoe complex in St. Louis, Missouri, is a classic example of such a failure.

There is abundant research that demonstrates such high-density developments, which amount to warehousing the poor and homeless, are a tragic failure. What does work, in many cases, is low-density scattered-site housing, with units containing no more than 10 to 12 residents, where there is a genuine attempt at counselling and rehabilitation.

The city wilfully misrepresented Toronto's successful Streets to Homes program as an example of high-density housing for the homeless at the city council meeting of Oct. 25. Toronto's program is nothing of the sort, but is rather low-density scattered-site housing throughout the city, with painstaking attention to counselling and rehabilitation, and job training and placement.

The city of Nanaimo has apparently never seriously considered a low-density scattered-site concept, involving neighbourhood groups in the planning process every step of the way. Most would be willing to participate, I believe, and this would significantly reduce neighbourhood opposition to the city's attempt to help the homeless.

I, personally, would be delighted to participate in such a process, which would also provide jobs for smaller neighbourhood contractors.

Gareth S. Gardiner
President, Dufferin Court Strata Council

Cowen Envitel

Ian Browett
16-25 Pryde Ave.
Nanaimo B.C.
V9S 4R5

On The topic of Rezoning 1406 Bowen Rd. For The Purpose of Supportive Housing For The Homeless.

Good evening , thank you , Mayor , counselors and staff. Let me begin buy saying that I am against rezoning 1406 Bowen rd. I Grew up here, and when I say here I mean at unit 17 , 1605 Townsite rd. as it was known back then. I went to quarterway school, I played in buttertubs marsh, and a lot of the friends I had then are still close to me today. I love this neighborhood. That is why, as an adult with a family , my wife and I chose to buy here. It is a starter home of a 3 bedroom 2 bathroom condo . Since then the area has been getting better, with my best friend, my mother, my mother in law, and my brother in law with hes fiance all living in the same condo complex. However as my kids are getting bigger we are finding our small 1100 sq. ft. condo is getting a little cramped. As a result we put it up for sale … in October of 2010. Since then , we have had many people come look at it . It is nice inside and even has new low E windows. To date we have not had one single offer , and its nothing to do with the price . In fact , we have had several people cancel their viewing of the suit, citing that they heard about the proposed supportive housing project. In short , as much as I want more room for our family, we are unable to sell . As long as this proposal is on the table I will not get fair market value for my home. And the children that were here the other night were correct in saying that their friends were leaving because, we are .

Can we find a better solution to this issue? I believe we can. For example , rather than building large new buildings we could revamp smaller ones and spread them out over a larger area , is that in the budget? Lets see , shall we? $38.5 million / 300 beds required = $128,333 each bed, if we apply that to the cost of buying real estate , a 4 bedroom house at 2915 James st. is only $329,900. and we have a budget of $513,332. this brings us in at $183,432. under budget, we could even fix the place up for that! And we don't have to worry about a bigger carbon footprint. Converse to that , we could infill the city a little , for example at 322 Radcliff st. there is an empty lot , where we could build a smaller 6 bed facility. You know that feeling you get when you overstep on the last tread at the top of a set of stairs , I would imagine some of you might have that feeling right now knowing that these proposals are in your neighborhoods, this is the feeling of fear and uncertainty and it is what we feel every time we think about this project going through.

Lets now talk about the effectiveness of the planned housing project. I am sure by now everyone knows the term " Wet house" or "low barrier housing" The rules are simple, A place for homeless to live addicted or otherwise no requirement to go clean, and no time limit to the stay. That pretty much sums it up. Does this work? NO! If you look at the H.E.A.T. Project in Vancouver's Granville st. bridge area , you can see past evidence of this. There was public sex , fighting , open drug use , urination and defecation in the surrounding area. This led B.C.'s minister of housing, Rich Coleman to cite the need for laying out rules of operation for such projects. H.E.A.T. , standing for homeless emergency action team , was spearheaded Vancouver's own mayor Gregor Robertson . Rich Coleman called mayor Robertson's bargaining on housing the homeless " Amateurish " and soon after the Granville street shelter was closed. It would be a shame for such things to be said about our our mayor, and or counselors. So …. What does work? Scattered site abstinence based housing, or dry housing, where people are given treatment for there problems . Some examples of which can also be seen in Vancouver by going to stophomelessness.ca and looking at such places as , The Broadway youth Resource center where they offer counseling, referral and support services , for youth ages 12-24 . Or , Cwenengitel Aboriginal society : where there are only 6 units but residents must be dry and can stay a maximum of one year. Also there is The Clean Slate Homelessness Prevention Program

12 units

through the Vancouver Y.W.C.A. Where women and single moms can clear small debts to help afford long term housing. And the list goes on..... In Nanaimo I propose we not warehouse our homeless , with no rules and no help and no hope. A blight on our society so visible all in one location, but rather spread them out so people can accept them and help them. Someplace where they can walk up the driveway to their house just like any one of us, unafraid of what others are thinking about them.

So yes I am against the rezoning of this site. Having said all that and doing the research, I wonder why it is then that the city of Nanaimo is pushing so hard to put this through?? Where did we get this land? Is it leftover from another project , if so , why then when the roadwork was being advertized by the city for public notice was that not included in the description of the use of the land? I have a few Questions in regards to the " expropriation "of the land the city intends to use for this purpose . Is expropriation the correct word? If so , as part of the process involved with the use of this land , does the city not have to offer the land back to the original owner at fair market value as outlined in the Expropriation Act ? Is there documentation of this ? Furthermore , If the land was expropriated for the purpose of widening the road, how is it that you cant find a more suitable use for it? Also is the $38.5 million paying the city for the land you propose to use for the wethouse project? Is that money offsetting the cost of the road work? Is that even legal? Don't forget too , that each bed is entitled to $128,333 to get the job done. I recently explored building my own house, custom , the cost was $100.00 \sq ft. for a base model not including the land. If the city already has the land for the low barrier housing that would mean each resident would receive a unit of approximately 1200 sq.ft. Which is 100 sq.ft. More than I own, and I had to work to get it! Furthermore who is responsible for maintaining this project? And how much is that going to cost taxpayers each year? For starters we now will not be receiving the tax from the landowners that used to own the property what was that worth ? $18,000 give or take a little , and to maintain the condos where I live it costs $88,000 a year for 46 units, so I would guess that the yearly cost to the city is about $100,000 or so not including the cost of the R.C.M.P. , Fire department, and paramedics that will be needed in the area. Is it all Worth it? 1 in 10 junkies get clean and the older they are the more that chance goes down. Who is responsible for maintaining this building and its occupants ? Are there candidates? How many non-profit societies have turned down the job?how much more will it cost taxpayers when no one will volunteer to do the job? And most important of all wouldn't the money be better spent on aiding high risk youth , battered women or even just our childrens education. Oh yes our childrens education, when their innocence is lost by learning what a hooker or a drug dealer is or what a crackhead looks like or how to dispose of drug paraphernalia or knowing that in some areas you need to run past and not make eye contact.

Who has to die or contract a fatal disease in order to figure out that this was a bad idea? When do we call it quits and close the project down? And who will be held responsible? There are already drug dealers in the area , enough in fact that the R.C.M.P. Have a surveillance H.Q. Set up in one of the close by apartments. One such individual set up shop in our condo complex and it took the landlord 5 months to get rid of him. In that time we found over 30 needles in the lawn and surrounding area where my children play. If a child in our neighborhood falls victim to violence as a result of this project , the the blame will land solely on those who let this project be built .

Why is it so important for the city to use this site as a spot for this project and why would you push it on us. Why would the city try to pull a fast one on us like this and sneak the project past us with the widening of the road? What hidden agenda do you have ? What are you hiding? Is it that you need someplace to get rid of the homeless so people coming from the new cruse ship dock don't see them? It sounds like a pet project for a travel agent. One of you used the statement "deal effectively with the homelessness " in their campaign strategy and another said they would support," neighborhood sensitive infilling" . This proposal is neither effective nor is it sensitive to our neighborhood . Once Again , my name is Ian Browett and I stand strongly apposed to the rezoning of 1406 Bowen rd. for the purposes of supportive housing for the homeless . I hope you see things my way, and if not I hope you can live with the blood that will be on your hands.

Christina Pendergast
861 Linwood Lane
Nanaimo BC

Good evening,
I have attended all 3 public hearings so far, as well as an information session at Quarterway Elementary, where my daughter attends Grade 1. I am against the rezoning of 1406 Bowen Road.

In going through letters sent to the paper, it is amazing to me the lack of facts and weak comparisons that people are making to try and rally support of the rezoning. If this was such a supported idea from the community, why haven't the people who will be running and assisting with such a supportive housing system stood up and voiced support? As well, if people believe the schools are in support of this, why are there not teachers and principals up stating their support? But also, if you haven't noticed, neither of these unions has voiced opposition either. A friend of mine spoke the first night of the hearings, stating that she had been issued a "gag order" and was speaking out against the low barrier housing proposal, even though she was told she would be fired if she did so. I found this to be concerning and could not believe such a thing could be ordered on a person or employee. Then directly after this meeting, I spoke to someone in the lobby who said that their spouse was a VIHA employee who has also been told not to comment on the wet housing issue. Following up on this, I have spoken to a handful of teachers who also have stated that it is "suggested" they not speak on this subject. Is it plausible then, that this is why we are not hearing from the unions involved?

There has been a number of public speakers voice their opinions on this rezoning bylaw, and a resounding percentage of these speakers, are opposed. This coupled with the over 3000 signatures opposing the bylaw rezoning should let council know what the community wants. It is the city's responsibility to represent the citizens and that is what council agreed to when they accepted their job – to represent the people of Nanaimo, who are in essence, their customers. The fact that one gentleman was told by council that if he wanted to know what was going on, he should read the paper, is ludicrous – how about being open and honest and letting citizens , families and businesses, whose lives will be directly affected by low barrier housing know what is being proposed by the city? How about extending some communal courtesy?

What I am about to read is directly from the City of Nanaimo's website:

1. Community Vision

Nanaimo will be a community that respects people. It will hold **neighbourhoods** as the building blocks of the city. Nanaimo will be safe and supportive for people of all ages and all income levels. It will be an attractive place to live with the historic downtown core forming the "heart" of the city. Change in the city will be based on the foundation of community participation. Nanaimo will be a community that respects and preserves the environment and one that is

Heather Northrup, 750 Churchill Avenue

I felt it important to share the two following anecdotes with you regarding wet housing, from supporters, but also realists as to what comes along with the housing. We ask that **council bear in mind the proximity of schools to the proposed sites when listening to the following:**

1) Lin Halliday, a resident living at Warmlands in Duncan, was featured in an article in Cowichan Valley Citizen. The article quoted reads:

"Halliday, who has a mild personality disorder and has used marijuana, said last week that she thought the facility should be tougher on drugs and alcohol, as she found it hard to control her own problems when it was going on all around her.

Halliday said she finds the atmosphere of the place disheartening, as drugs seem rampant in the apartments.

"They feed each other in their addiction. Two days before Social Services Day, they front their dope. By Social Services Day they owe that money to the dealer. Then they start again. The Saturday after Social Services Day you've got a lot of violent behaviours going on, aggressiveness because they are coming off the drug and now they have no money," she said.

Halliday said she knows she's looked on as someone who stirs the pot, but feels someone has to do it as homeless people are often too scared to come forward with complaints. She has a letter with more than 50 signatures of people who share her concerns".

http://www2.canada.com/cowichanvalleycitizen/news/story.html?id=e9913427-7d1f-444c-b64d-22aa9f885443

2) Raincity Housing, formerly known as Triage, ran emergency shelters in the Vancouver downtown eastside for years. The Princess Rooms was the first wet housing project opened by them in 2001 and houses chronically homeless men and women. It is important to note that the Princess Rooms is located in the downtown eastside on Princess Street, and **is not near a school** . Leslie Remund, of Raincity Housing had the following to say about the Princess Rooms on the here to help website.

"We learned a lot from the early days of Princess Rooms. We learned that there is often a transition period that our tenants undergo from being homeless to being housed. We learned that people who have spent significant periods of time homeless have difficulty trusting others. Most feel excluded from the systems that are supposed to help them. We learned to be patient as people adjust to indoor living at their own pace.

We learned that people who have been homeless develop survival skills; the streets are rough. Violence, aggression, problem guests, damage to rooms and buildings, hoarding, psychosis and non-payment of rent are all behaviours that we routinely encounter."

Here, we have to ask, do children need to be put in this proximity while we are being patients with these beahviours – I hope not.
http://heretohelp.bc.ca/publications/visions/housing-homelessness/alt/4

WAYNE STATE UNIVERSITY
COLLEGE OF LIBERAL ARTS AND SCIENCES

DEPARTMENT OF GEOGRAPHY AND URBAN PLANNING

To: Mayor and Council, City of Vancouver
Cc: Brent Toderian, Director of Planning, City of Vancouver
Rich Coleman, Minister of Housing and Social Development
Yaletown Residents Association, Vancouver

17 September, 2008

Dear Mayor and Council,

Members of the Yaletown Residents Association have asked me to provide you with my expert opinion regarding the supportive and social housing developments of between 51 and 147 units in the City of Vancouver that are currently planned under the 12 Sites Initiative, and especially the development proposed for 1050 Expo Boulevard.

I am the Hilberry Professor of Urban Affairs in the Department of Geography and Urban Planning at Wayne State University, Detroit. I hold a PhD in Economics from MIT, and have over 30 years of experience in researching urban housing markets. I have published over 125 scholarly articles on this subject, and co-authored the 2003 book, *Why NOT in My Back Yard?,* on the neighborhood property value and crime impacts of assisted housing. My work has shown that various types of assisted housing need not have adverse consequences on the nearby neighborhood, but only if it is not done at too large a scale, with too large a concentration of assisted residents. I am often asked to provide testimony for groups seeking to develop assisted housing, so I am in the unusual position here of arguing against such a development.

Perhaps of more relevance here, I am the lead author of the HUD-sponsored "Denver study" entitled *The Impact of Supportive Housing on Neighborhood Crime Rates* that the City of Vancouver references at
http://www.vancouver.ca/commsvcs/housing/supportivehousingstrategy/faqs.htm
in answer to the Frequently Asked Question, "Is there evidence of increased crime rates in communities with supported housing?"

Although you have quoted the Denver study in apparent support of the 12 Sites Initiative, I am dismayed for three reasons. First, virtually all existing statistical research applying appropriate methodology investigating the crime and/or property value impact effects of supportive housing has investigated smaller-scale developments, in most cases developments with 12 units or less per complex. The one exception (Goetz, Lam & Heitlinger, 1996 in Minneapolis) was for a SRO with 25 units. It is true that these studies almost with out exception find no adverse impact on crime or values, however it is completely unjustified for you to generalize these results to developments of the much larger scale being proposed in the 12 Sites Initiative.

Second, my Denver study did investigate several projects that ranged in scale from 53 to 164 units, and found for them a statistically significant increase in criminal nuisance police reports after they opened. Although we cannot be certain as to why crime increased or who was

committing crimes, I think it is disingenuous to ignore these results, since this large scale of development appears to be what you are proposing.

Third, you appear to have overlooked the spirit of my Denver study's clear recommendation that developers of supportive housing should avoid

> "*behaving purely opportunistically and acquiring properties that might serendipitously present themselves on the market, regardless of scale or concentration effects.*"

Indeed, in an earlier study that I did in an Ohio town, even a small-scale supportive housing development was shown to have deleterious property value impacts because it was poorly sited, in a highly visible location where it could be easily stigmatized. Moreover, the consistent evidence presented in my book above for several kinds of assisted housing is that there is a threshold point of concentration of assisted units where negative impacts ensue. Unfortunately, there have not been sufficient studies of supportive housing developments to be precise about where this threshold is. Nevertheless, it is my expert opinion that these planned developments in Vancouver are well above a threshold where neighborhood harm is likely to occur.

In light of these research findings, the 100-unit development originally proposed for 1050 Expo Boulevard, and those of similar sizes proposed for others of the 12 Sites, are much larger than is advisable. I believe these developments are very likely to engender negative effects of the kinds outlined above. A much more sensible, conservative, scientifically proven approach would be to keep each site at 12 units or less.

Furthermore, while the 1050 Expo Boulevard development was originally proposed as containing 100 units, the number of units has subsequently been increased to 133 (making it the second largest of the 12 Sites by number of units). In my expert opinion, this makes a poor decision even worse. The rationale given on page 16 of the Development Permit Staff Committee Report dated July 30, 2008 for this increase is that:

> "*Once the architect was hired and preliminary concepts were examined, it was determined that 133 units would be possible, under the existing zoning.*
> *Staff from both BC Housing and the City feel that it is appropriate to utilize each and every one of the 12 sites to the best advantage given the Provincial Government's willingness to proceed with these projects as fast as possible. Consequently, increased numbers of units have been achieved on several of the sites including 1050 Expo Boulevard.*"

On the contrary, the research I have described above demonstrates that utilization of the 12 Sites to the best advantage of their surrounding communities, would in fact involve a significant *reduction* in the number of units, not an increase.

The engagement and support of neighboring communities is vital to the long-term success of supportive housing. My understanding is that members of the Yaletown Residents Association are very much in favor of a housing development at 1050 Expo Boulevard, but it has been represented to me that they have not yet had an adequate opportunity to discuss their justified concerns with you. Accordingly, I strongly suggest that you take up their offer of a meeting in order to modify the current proposals. It is not too late to rectify the situation by bringing these proposed housing developments into line with best practices.

3198 Faculty Administration Building, 656 West Kirby, Detroit, MI 48202
(313) 577-2701, FAX (313) 577-0022

Please do not hesitate to contact me for clarification or further information.

Sincerely,

George C. Galster, PhD
Hilberry Professor of Urban Affairs

3198 Faculty Administration Building, 656 West Kirby, Detroit, MI 48202
(313) 577-2701, FAX (313) 577-0022

May 8, 2011

To: Mayor and Council

Nanaimo, B.C.

My name is Lorna Simpson. I reside at 1375 Boundary Crescent and my husband and I have lived there for 45 years. This is the first time I have felt that something so wrong is happening that I have speak out. I am opposed to this zoning or any other zoning that brings this type of project close to either an elementary or secondary school. I plea to all grandparents and parents from the Nanaimo area to speak out against this project, or any project of this type being proposed near any school, not just the Quarterway school. Unfortunately, this area is looking at not one, but two of these projects, one on either side of the Quarterway School. We have grandchildren that play in that play ground, and in winter when it snows, they go snowboarding and sleigh riding with about 60 other children down the big hill inside the grounds. It is safe and off the roads, but I feel this will be no longer the case for them. In the last year, my husband and I have attended numerous meetings, but missed the June 2010 meeting as we were away. We only found out about this proposal when we got home. This was because a neighbour apparently found out about this project on the city web that was proposed for Townsite Road, later clarified as Dufferin Crescent. She spent her own money and her time and put notices in mail slots with only four days to do this. We were not notified by the city. Then in September 2010, HANA had a further meeting in the church, with standing room only. Between then and now, the city has received over 2000 signatures against this project. I am extremely upset because at the last meeting, the mayor and council had to be reminded about those signatures. Those names represent over 2000 voters, and I hope the 2000 voters remember how they where listened too. Thank you.

May 11, 2011

Re: Rezoning
BYLAW NO. 4000.506

Gordon W. Fuller
604 Nicol St.
Nanaimo, BC
V9R 4T9

To clarify earlier comments.

Columbian Centre Society does have a 10 person capacity but they also have 5 such buildings on the same site.

Warmlands is I believe 20 – 24 supportive housing units plus an additional low barrier shelter.

Through a Blue Lens (documentary) and the comment "is this the type of neighbourhood you want to create?" This is about the Downtown Eastside, an area even former mayor Larry Campbell has stated was in a large part created b the concentration of social services of all kinds. This is in no way related to what Nanaimo's Homeless Action Plan proposes.

Addiction or the use/abuse of drugs & alcohol is a complicated issue. You heard earlier from Wallace Malay, myself and others that have experienced it and moved forward. There is not one simple solution that fits all. We need a variety of services to meet the need of a variety of people. This is proposed in Nanaimo's Action Plan.

Honourable Mayor and Council.

I am in support of the rezoning for reasons that will become clear.

In over a decade of paying attention to council issues I do not recall ever having seen an instance where a public hearing has spanned 4 sessions. This is in my opinion not a bad thing as I believe everyone, no matter their opinion, has a right to be heard. It does however illustrate the failings in the communication process with the neighbourhood about the importance of Supportive Social Housing and Nanaimo's Response to Homelessness Action Plan. I am reminded of the saying "you reap what you sow" and council certainly has been bearing the brunt of what one could consider a bad harvest.

Key to Nanaimo's strategy is Action 6 of its plan; **FACILITATE COMMUNITY ACCEPTANCE.**

I quote, "Facilitating community acceptance will be key to the effective implementation of the Action Plan.

Examples of proposed steps include:

- *Early engagement, in advance of any announcements of sites or funding;*
- *Developing a locational plan that disperses housing and services;*
- *Communication with the public, neighbours, businesses, agencies and service providers on aspects of plan implementation on an ongoing basis; and*
- *Establishing good neighbour agreements.*

Sure we had a public open house when the Homeless Action Plan was developed but we all know that these types of open houses do not draw a huge crowd. Yes in 2010 the proposed site on Dufferin was brought to a meeting in the Hospital area but it was couched within a meeting publicized to be primarily around parking issues, the housing only being brought up at the meeting. Had the public known what was actually on the agenda I am sure far more people would have attended.

Were these "*communication with the public, neighbours, businesses, agencies and service providers on aspects of plan implementation on an ongoing basis*? " Technically yes, in reality not. If council and city staff has not already started to sow the seeds with the proposed housing for the North End then I fear you will continue to reap an unsavoury harvest.

Tonight I am not going to bombard you, or creator forbid bore you, with a lot of research. Much has been said, and research provided, by those on both sides of this issue. Some is accurate, anyone can find results on the inter web to support their particular opinion, and some information is outright false. An example of the latter

being the alleged stabbing by one resident of another at Warmlands in Duncan. This did not happen.

Fear has been the weapon of many of those opposed; i.e. supportive housing will bring an influx of drug dealers and prostitutes to the area; there will be needles left all over the place and crime will increase. None of this is borne out by fact. The reality is that to some degree, as has been stated by numerous of those opposed, much of this is already in existence in the area as it is in most areas of the city. I feel for the young lady who spoke last week about finding a syringe but it does illustrate what I just said.

Will the implementation of the proposed Supportive Social Housing put a stop to it? I doubt it but I also doubt that it will contribute to more of the same. Using the Balmoral Hotel as an example I can categorically state that it has contributed to an improvement of the area since CMHA took it over. Yes there are still problems in the neighbourhood but they are in no way attributable to the Balmoral and are in no way of the extent they were when the Balmoral was an unsupervised SRO building.

Most street level drug users are ambivalent and want nothing to do with any perceived authority such as the 24 hour staffing and ongoing support that will be in place in the proposed housing. Building this housing will however give some of these folk a safe option when they do start to contemplate change.

From my personal experiences, 25 years, with homelessness as well as alcohol & drug abuse and from my experience of the last 15 years working with people currently facing these issues I know that the supportive housing being proposed in Nanaimo has the potential to save lives. The reality is also that this housing will not be strictly

used by tenants with mental illness and addictions, but will house a mix of tenants as mentioned in the Homeless Action Plan and I quote *"A mix or balance of tenant characteristics improves the fit into the building and community"*

One comment made to council last week in the realm of a veiled threat, others more blatant have been given, is this. "Political will is followed by peoples will and you should remember that." All I ask is that you remember that each and every one of you also represents the disenfranchised; the homeless and those with addictions.

The ideas being brought forward about abstinence based housing and treatment centres are certainly needed, not just in Nanaimo but elsewhere as well. Some of this is already taking place and more is in the works. What we have now is funding for supportive housing, not these other things. I can guarantee to those in the audience that once this housing is built we will be looking for funding for many of these other services.

I encourage people to read ***A Response to Homelessness in Nanaimo: A Housing First Approach Relevant Best Practices*** as well as ***Nanaimo's Response to Homelessness Action Plan,*** both available on the City of Nanaimo website.

In my last presentation I offered an option that I hope will be seriously considered by council and that I believe can meet the needs of all sides in the debate. Rezone this property and then sell it to a developer for mixed use commercial and housing. Take the proceeds and purchase one or two properties in other areas of Nanaimo for Supportive Housing and make sure that communication is started immediately with the public, neighbours, and businesses in these areas.

I also want to offer one more suggestion limit the sizes of the buildings on all properties, including the one already proposed on Dufferin Crescent, to 26 units. 26 units is more manageable and in line with many other Supportive Housing initiatives in other cities across North America including Vancouver and Toronto. It works. As a community we share responsibility for all those in the community and collectively we need to move forward with the provision of safe housing to those most in need.

Lastly I just want to say that the neighbourhood has certainly espoused some very colourful and negative opinions of the disenfranchised. I would urge them to recognize that these are fathers, mothers, sisters, brothers, sons, and daughters. Very likely to the very residents, your neigbours, who already live in the area. Some may even have been students at Quarterway. None were likely influenced by housing except in that which they grew up.

I also want to restate my invitation for anyone wishing to come down to the 7-10 Club. I will be more than happy to introduce you to some of those who will benefit from this housing.

From Process for developing an Alcohol and drug Strategy for Nanaimo

Intoxicated people are more aggressive that sober people
People often become intoxicated before getting into conflict
Evidence from experimental research suggest that alcohol intoxication contributes to violence.
Deviant behaviour is more closely associated with illicit drug use than alcohol

The sharing of dirty needles has caused HIV and other deadly pathogens not only among users but the general population

The Canadian center on substances abuse research confirms substance abuse fuels the criminal justice system. Drug and Alcohol remain the predominant contributors to criminal offences.
A significant % of property crimes, domestic disturbances, spousal assaults, sexual assaults, child abuse and driving offences involve substance abuse.

Alcolohol is the #1 problem for the RCMP
Crack Cocaine is the #1 street drug in Nanaimo
Alcohol and drug use is beginning at a younger age
Youth are being recruited by organized crime
It is noted that drug dealers are targeting youth
Prevention
Develop a program using positive reinforcement for youth who don't use
Reduce opportunities for youth to access and experiment with alcohol and other drugs
Ensure there are appropriate persons who model healthy behaviour.

These are some of the arguments the hospital/ Quarter way area have presented opposing the Wet Housing projects. We have been greatly criticized and accused of spreading misinformation and fear. What I have just read is taken from "Process for developing a Alcohol and drug strategy for Nanaimo. It seems the cities study came to the same conclusions we have.

In 2008 Victoria formed The needle Exchange Advisory Committee. It includes Aids Vancouver Is. City Hall ,Community Groups, Police, Neighbourhood Ass. SOLID (Society of living Intravenous drug users) and one VHIA member.
The code of conduct says needles should not be handed out within two blocks of a school, Daycare centres or open business. This policy was developed after a controversy when Health Authorities attempted to start a permanent needle exchange in a building near a school. The plan was dropped in march 2008 after parents at the school and nearby downtown residents expressed horror at the notion of a needle exchange, particularly given the experience of Victoria's last permanent needle exchange. It ran for about six years until it was shut down in may 2008. The landlord evicted the exchange after neighbours repeatedly complained about discarded needles littering the ground, along with bloody refuse, used condoms and human excrement. The advisory committee also has come to the same conclusions we have, ~~will~~ these be ignored also.

needles don't belong near [illegible]

Staff Report to council 2007 Strategy to promote a safer Downtown

Downtown Nanaimo is viewed as an unsafe and unappealing area. This perception which appears to be wide spread does nothing to encourage residential development,increase tourism or private sector investment.
Recommentation #3
Social Service resources should not be located only in the downtown and that over concentration of social service resources should be avoided and broad based policy of community integration should be pursued.
The city actively pursued a policy of distributing a range of affordable housing options Through out the city, with specific attention given to specialized housing for hard to house.
The current zoning downtown (bylaw4000) is seen by the committee as a impediment to resolving the safety and security issues facing downtown. There is a general consensus among members of the committees (echoed by downtown/south end residents and business owners) that there is a over concentration of high impact social services in a small area of Nanaimo, GREATLY CONTRIBUTING TO PUBLIC DISORDER ISSUES
As such the council revise the zoning bylaws to allow these kind of land uses in other parts of the community.(It should be noted the committee did not achieve consensus on this recommendation, with residents associations opposed to anything that moves away from the current spot zoning with its attendant public hearing.

The hospital/Quarter way area have made these same observation regarding over concentration of social service. Again we are criticized . The public has been told these projects have been spread throughout Nanaimo. The 10 st project is not a Wet house, it is low income for native youth and elders. Hillside is a group home for disabled adults. To date there are 3 wet houses, Wesley st with 40.units, the original count for the townsite/Quarterway area was 100. We are now down to between 71 to 80 units ,which is over 50% of the 140 units being built. The cities recommendation was that over concentration of social services be avoided, does this apply to downtown only?

Recommendation 4

The social service providers working with active street population will work with the RCMP in support of creating a safer downtown. This will be done by sorting the street population in Nanaimo into 3 categories : "the street entrenched" who show little inclination to change and engage in predatory behaviours; :"the hard to engage" Who may at some point be willing to make different choices about their lifestyle,addictions,etc.and "the new to the street."

A different response, both policing and social service, is warranted for each of these groups. The "new to the street" for example should be provided with support in facilities Far away from the street entrenched" who will prey upon them. For those wishing to move away from the street life it is critical that they can avail of housing and support

Away from the city center. For those who engage in predatory behaviour and show no inclination to change, a baseline of services will be provided (food shelter) There will be a clear and consistent messaging with regards to the expectations the community has about how they conduct themselves in our community, reinforcing the similar, but more enforced oriented message conveyed by the RCMP.
This is a great recommendation, ~~again~~ but not followed.

Reducing Homelessness: A community plan for Nanaimo 2003
Emergency shelter to transitional housing / second stage housing to perment housing with long term Supportive care..
Key components
Affordable and appropriate housing
Crisis intervention
Non Judgemental care
FREEDOM FROM ADDICTION
Health and wellness
Life skills training and counselling
Employment services and job training
Confidence building
Without mandatory counselling these opportunities are lost.
As many mentally ill often will not voluntarily take part in life skills or counselling. I am asking council to go back and review this excellent plan .It offers more than "is this where you want to be", Which Christina Marten states is the platform that will motivate people to change, referring to Warmlands. Not much of a plan.

Why are these projects wet houses
In 2009 B.C. Health Authorities were told to find 360 million in savings , Service for mental health and addiction were hardest hit. The four Assertive community treatment teams (ACT)were not funded with new resources. Instead 10 beds and 6 case managers were lost in Victoria leaving 300 mentally ill people with out case workers. Nanaimo has one Act team, this is a group of mental health workers from a variety of disciplines ,who work as a team and provide services to persons with the most serious mental illness and substance use disorders.They are an asset to our community.
Part of the admission criteria is clients with severe and persistent mental illness who make high use of general hospital psychiatric services, specialty hospital services, or psychiatric emergency services such as mental health, crisis response(ex greater than 50 hospital bed days). The primary effectiveness and outcome measure, of ACT is usually in respect to the reduction of hospital bed days. Under high priority for supportive housing is: has been discharged from a hospital." If the measure of the ACT teams success is a reduction of hospital day beds will that not cause increased pressure to move mentally ill out of the hospital into supportive housing. Once in supportive housing there is no mandatory counselling, no one monitoring medication. Just like chronic physical illness severe mental illness tends to get better if treated and worse if ignored. Nanaimo Response to Homelessness should be renamed VHIA response to Budget cuts. Aside from

East Vancouver, Vancouver Is. is the only place in B.C that allows drug use, very few even allow alcohol on the premises. Most communities are addressing Women and children. Are we not addressing them because they are not a problem downtown or is it because they are not using emergency services or hospital beds?

VHIA will be responsible for screening individuals going into supportive housing. We are placing our trust that they not jeopardize our safety or vulnerable tenants. Worksafe BC has issued nine separate orders at two Victoria area mental health facilities criticizing the failure of VHIA to protect the safety of staff. "This is a staggering number of worksafeBC orders against one employee," said Reid Johnson .Johnson ,who has worked on psychiatric wards as a social worker said unstable psychiatric patients are often unable to restrain their violent behaviour. In Aug 2009 a psychiatric nurse was beaten so severely she may never work again. In recent years ,WorksafeBC has fined VHIA a total of $225,000 for failure to take measures to prevent violence at Nanaimo General and West coast General and Campbell River. This does not inspire confidence. I would like to state that the Hospitals all have a security support, Downtown Nanaimo also as a large number of private security contracts . Is this something our neighbourhood will be forced to invest in? These projects in their present form contradict all research demonstrating steps needed to create a successful supportive housing project and to ensure the safety of the neighbourhood and tenants. The city and VHIA are putting the own financial need before that ~~of the~~ of the people that will most be effected.

Mayor Ruttan and Councillors ~

My name is Lynn Burrows. I live at unit #15 – 9 Buttertubs Drive in Nanaimo.

At the first public hearing, I spoke in favour of this re-zoning for supportive housing. At the time, council had questioned me about the supportive housing in Kelowna and I was not able to respond with 100% verification. I have done further research on the supportive social housing in Kelowna as well as in other communities.

Since then, I have spoken again with Shelley Cook, executive director of the John Howard Society of Central & South Okanagan. I have also spoken with Crime Prevention officer Garth Letcher of the Community Policing unit in Kelowna in addition to Christene Walsh, Social Development Co-ordinator for the Regional District of Central Okanagan.

Re Kelowna: These people confirmed the following:

- The very successful, 6-yr old **Cardington Apartments** housing that I described last week is not quite the same kind of low-barrier supportive social housing as is proposed here in Nanaimo for 1406 Bowen Rd. In Kelowna, residents and potential residents of Cardington Apartments and other supportive housing **are required to make a commitment to access available support** with the goal of addressing their addiction and/or mental health issues and to work towards greater self sufficiency.

Re: Duncan

- In contrast with Kelowna's Cardington Apartments, **Duncan's Warmland House** (built directly across from an elementary school. Intermediate School and local School Board office) **does fit the low barrier type of social supportive social housing planned for 1406 Bowen Rd.**

  There are 24 units along with an adjacent, attached emergency shelter that operates 24/7, throughout the year. It is reported by local RCMP, Duncan Community Policing, Cowichan News Leader, the schools , school Board office, and Warmland House manager Ann Balding to be working well for all concerned. **The story relayed here by one of the public hearing presenters of a stabbing incidence taking place at Warmland House was simply not true.** (confirmed by Ann Balding, local RCMP, and John MacNeill - editor of the *Cowichan News Leader*.

Ann Balding - "no problems whatsoever with schoolchildren parents or neighbours

Re Seattle

- Seattle shows **additional good success with its low barrier approach** to supportive social housing. Here is a quote I received this morning (May 11th) from **Bill Hobson, Exec. Director of the Downtown Emergency Services Center in Seattle:-**

I would say that chronically homeless people are often mis-perceived as being dangerous when in actuality people who are living with major mental illnesses are no more assaultive than all the rest of us. Indeed, they are the victims of predatory crime, not the perpetrators. Your second question goes to the heart of the housing first concept, that being its services are not coerced. No one is forced to accept them. **In our 9 housing projects with over 800 residents nearly 100% of the residents voluntarily accept services within 3 months of moving in. The reason is simple. Service providers in our housing projects are useful resources for residents helping them secure entitlement benefits, food, clothing and other life necessities as well as offering clinical treatment services.**

.....

Homeless people have been present at these meetings.

Another point I would like to make.....last week, someone at the microphone stated emphatically that there had not been any homeless people at these public hearings and was critical of this. I know for a fact that there have been homeless people here at least some of these hearings. .This can be verified by others here this evening..

.....

Why Blame the homeless?

Also....I beg to differ with the assumption that if/when there is something amiss in our community that it is a homeless person at fault for the wrong-doing. I think it was grossly unfair for one of the presenters last week to state emphatically that it was a homeless person who urinated on the playground equipment at one of the local schools. In my contact with homeless people both in and beyond the Extreme Weather Shelter, they have been courteous, pleasant and generally helpful and supportive of each another.

.....

One thing stressed by all 3 people: the importance of the service provider – that it be a non-profit society **skilled to deal with the diverse interests of the tenants.**

.....

I'd like to **thank Council** for allowing us to speak and to be heard at these public hearings. There have been many good presentations on both sides of this issue. These hearings have been to all our benefit.

I wish council all the best in your deliberations.

Supportive social housing – Contacts: March – May, 2011.

via Lynn Burrows (250 753-3942 or cell: 250 714-9311)

Please note: (everyone seemed very helpful and willing to stay in touch)

Kelowna including Central and South Okanagan contacts:

- Liz Talbot, Executive Director of NOW (New Opportunities for Women 250 – 763-3876. Email: liz@nowcanada.ca re: "Tutt Street House" for women in need (Kelowna)...opened fairly recently

- Shelley Cook, Executive Director of the John Howard Society of Central and South Okanagan – supervising & managing Cardington Apartments & involved in other initiatives in Kelowna and the Okanagan. 250-763-1331 Shelley.cook@jhscso.bc.ca

- Garth Letcher – Crime Prevention Officer at the Community Policing Unit in Kelowna Phone: 250-763-1531 Garth.letcher@rcmp-grc.gc.ca

- Simon Davey - Terra Housing Consultants 604-657-5041 (Ext 732)

- Christene Walsh, Social Development Co-ordinator for Central Okanagan Phone: 250-469-6291 very knowledgeable about all social housing in Kelowna cell: 250 470-8203 (suggested contacting Bill Hobson in Seattle (see below) Christene.walsh@cord.bc.ca

Duncan: re Warmland House (directly across from an elementary school, Intermediate School and School Board office). 24 residents + adjacent, attached emergency shelter that runs 24/7 all year.

- Warmland House – Ann Balding, Manager of Warmland House – very helpful with info re Warmland House. (info on separate sheet). Confirmed no stabbing had taken place.
- Cowichan News Leader: Editor John McKinley 250 746-4471 (helped confirm no stabbing incident took place at Warmland House)
- Duncan Community Police: 250 701-9145 referred me to the Duncan area RCMP to find out info re violence reported at Warmland House.
- Duncan RCMP Officer named Lisa ___ spent considerable time looking at RCMP records for the Duncan area...didn't find anything. She had 3 suggestions: see separate sheet of info. (includes RC<P Staff Sgt. MacNeill would be pleased to discuss the different factors the RCMP have experienced with low barrier housing in Duncan with any Nanaimo group or organization)

Seattle: *Christene Walsh, Social Development coordinator, Regional District of Central Okanagan (based in Kelowna as per above) highly recommended connecting with Bill Hobson:*

- Bill Hobson, Executive Director (since 1988) of the Downtown Emergency Services Center in Seattle. Phone: 206-464-1570 (ext 0). Website: www.desc.org. Email: bhobson@desc.org. (He gave very interesting feedback – see attached email)

Vancouver:

- Bill Briscol - Raincity Housing 604-7023 (ext 107) or cell: 604 671-2169 Low-barrier housing (wet)

Lynn Burrows

(Sorry - didn't have time to type out! Lyn)

From: "John Horn" <John.Horn@nanaimo.ca>
To: "'Lynn Burrows'" <lynn@viphotoart.com>
Sent: May 9, 2011 9:29 AM
Subject: RE: FYI - re supportive housing in Kelowna and Duncan

Suggestions from RCMP ↔ Lisa H - Duncan

— (1) - if a group/organization would like to sit down with RCMP staff Sgt MacNeill in Duncan - to discuss the different factors they have experienced with supportive social housing (low barrier) in Duncan - he would be pleased to do this

(2) Duncan Mental Health Ass'n has been very involved with Warmland House in Duncan + they have helped to lay the foundation of Warmland House so could be have some advice (Canadian Mental Health Ass'n Cowichan Valley Branch. Christina Hartens Exec. Dir. 250-746-5521.

(3) Access to info. form TBC 350-57. Need Cda form! (Cost = $5.00) - Decide what info we need (ie. re: Warmland House) + justify why we need this info - (ie. did WH go as planned? - what happened?) Access to Information Branch of Can Gov. - looks after formal requests for info. - (FOR LONG-term planning as the procedure takes a little while)