



**TEMPORARY USE PERMIT
Emergency Shelter Application**

**Proposed Location: 540 Cairnsmore Street
Applicant: Cowichan Women Against Violence Society**

**Application Date:
Council Decision Date:**

**July 31st, 2018
September 17th, 2018**



NOTICE OF TEMPORARY USE PERMIT –EMERGENCY SHELTER

Notice is given under Section 494(1) of the *Local Government Act* that the City of Duncan will consider a Temporary Use Permit for *Emergency Shelter* use located at 540 Cairnsmore Street.

Purpose of the Permit

The Cowichan Women Against Violence Society have submitted a Temporary Use Permit application for a 15 bed, Emergency Winter Response Shelter for women, to be open from 5:30 p.m. to 9:00 a.m. during the winter months of November to March. The temporary use permit would permit the “emergency shelter” use on a temporary basis as it is not otherwise permitted in the *City’s Zoning Bylaw 3166, 2017*. Temporary Use Permits may be issued for a period of up to two years and may, upon re-application, be renewed once for a further two years. Upon expiration of the time period authorized, the use of land, buildings or structures permitted by the Temporary Use Permit shall cease to exist and shall not be considered as a non-conforming use.

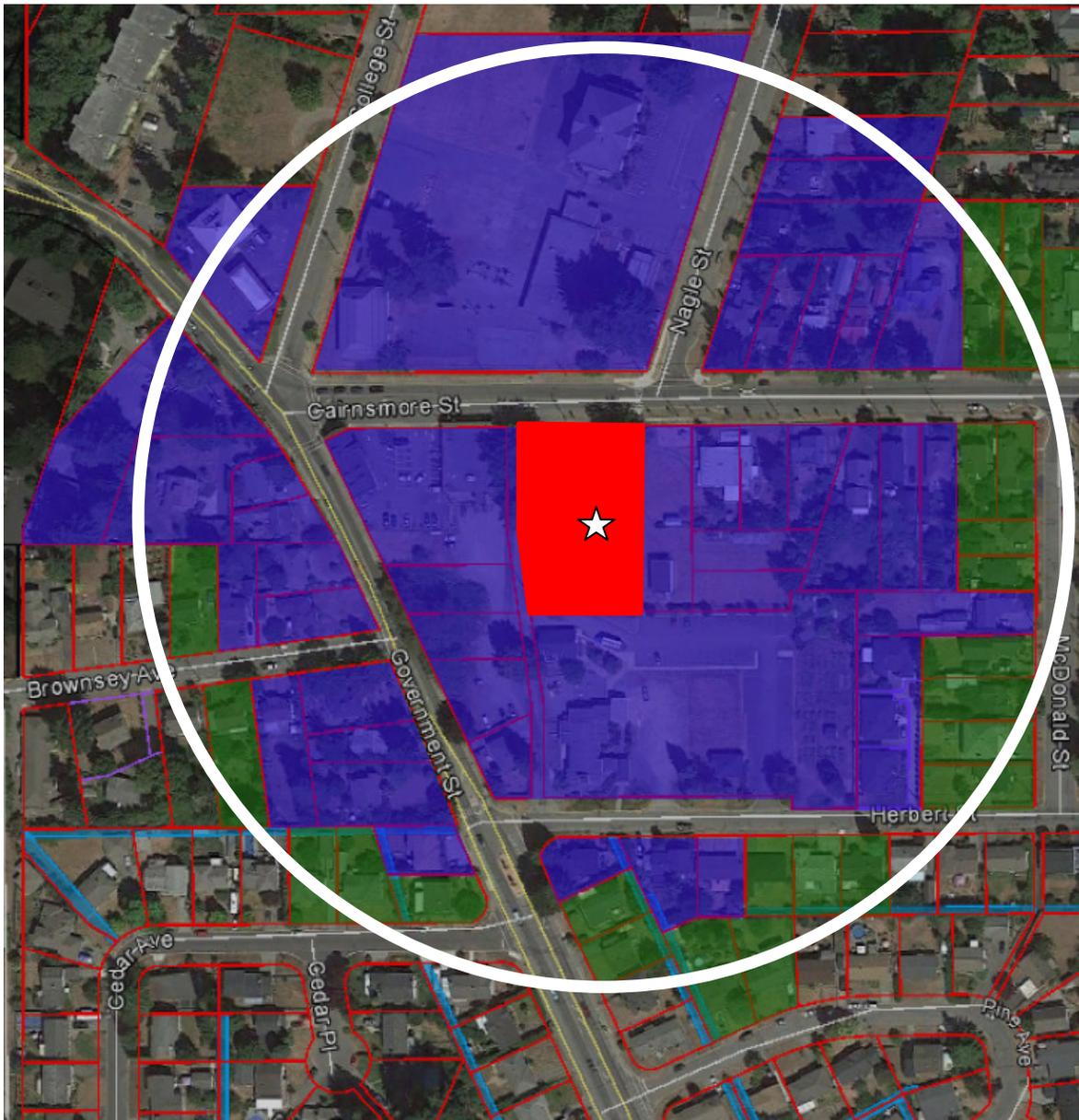


Inspection of the Permit and Application

Copies of the proposed permit may be inspected at City Hall, Monday through Friday (except statutory holidays) between 8:30 a.m. to 4:00 p.m. from September 7, 2018 to September 17, 2018. For convenience, the proposed permit will be posted on the city website: www.duncan.ca. For more information on this application please contact DevelopmentServices@duncan.ca or call 250-746-6126.

Decision

Any person with interests affected by this permit, may attend and speak at the Council meeting at City Hall, 200 Craig Street, on Monday, September 17, 2018 at 6:00 p.m. Written submissions will also be accepted by email at duncan@duncan.ca or by mail to Duncan City Hall, 200 Craig Street, Duncan, BC, V9L 1W3, until 4:00 p.m., Thursday, September 13, 2018.



City of Duncan Bylaw No. 1726 “Public Hearing Notification Bylaw, 1973” requires that all property owners and occupiers within a radius of (122m) 400 feet of the subject property be notified.

The applicants for this proposal invited residents up to 1000m from the site to attend the public information session that was held on August 16th, 2018.



ZONING AMENDMENT Application

REGISTERED PROPERTY OWNER (please print)

Name(s): The Board of Education of School District No. 79 (Cowichan Valley)

Address: 2557 Beverley St.

City: Duncan

Postal Code: V9L 2X3

Phone: 250-748-0321

Email: sandqui@sd79.bc.ca

APPLICANT (if different from above)

Name(s): Cowichan Women Against Violence Society

Address: 246 Evans Street

City: Duncan

Postal Code: V9L 1P8

Phone: 250-748-7000

Email: exec.dir@cwav.org

SUBJECT PROPERTY (please see Note below)

Civic Address: Duncan Primary Facility - 540 Cairnsmore Street, Duncan, BC

Postal Code: V9L 2A1

Legal Description:

Parcel Identifier No.

Note: Please attach a current land title search and copies of all charges, covenants, easements, etc. on Title for this property. If more than one property is concerned with this proposal, please attach a list including all details as listed above.

DEVELOPMENT DETAILS

Application Type:

Rezoning Application

Temporary Use Application

Current Zoning:

Community Service

Proposed Zoning:

Community Service

Property Size (m² or ha):

3151 m²

Proposed Use:

Emergency Shelter - temporary

Please provide a **Rationale Letter** with your application describing your project in detail. The letter must reference relevant policies within the Official Community Plan, University Local Area Plan (if in the plan area) and Development Permit Area Guidelines and describe how your project meets these goals, policies, and regulations. Please refer to the Guide to Rezoning Applications for other technical information and drawings required for your application. The City of Duncan reserves the right to reject or postpone the review of an incomplete application. The information in this application will only be used for the purpose for which it was obtained.

DECLARATION

I/We declare that all of the above statements and information contained in the material submitted in support of this application are, to the best of my/our knowledge, true and correct in all respects. Where the applicant is **not the REGISTERED OWNER**, the application **must be signed by the REGISTERED OWNER** acknowledging this application.

Registered Owner's Signature:

Applicant's Signature:

see owner's authorization form

July 31, 2018

Date:

Date:

OFFICE USE ONLY

Rezoning Application (ZONING)

\$2500

Temp Use Permit (TEMP-UGM)

\$2000

WS-74P

Date Received:

July 31, 2018

File No.: 3360-20

Personal information you provide on this form is collected pursuant to Section 26 of the *Freedom of Information and Protection of Privacy Act* and will only be used for the purpose of processing this application. Your personal information will not be released except in accordance with the *Freedom of Information and Protection of Privacy Act*. Questions about the collection of your personal information may be referred to the Corporate Services Coordinator by email: duncan@duncan.ca or phone: 250-746-6126.



PAID
 JUL 31 2018
 Finance - City of Duncan
 PER C/HG

**AUTHORIZATION OF AGENT
 Development Services**

REGISTERED OWNER

Name(s): The Board of Education of School District No. 79 (Cowichan Valley)
 Mailing Address: 2557 Beverly St. City: Duncan Postal Code: V9L 2X3
 Phone: 250-748-0321 Email: jsardogui@sd79.bc.ca

AGENT

Name(s): Cowichan Women Against Violence Society - Jane Sterk, Executive Director
 Mailing Address: 246 Evans Street City: Duncan Postal Code: V9L 1P8
 Phone: 250-748-7000 Email: exec.dir@cwav.org

SUBJECT PROPERTY (please see Note below)

Complete Civic Address: Duncan Primary Facility - 540 Cairnmore St, Duncan, BC V9L 2A1
 Legal Description: Lots 5, 6, 7, 8 & 11, Block 1, Section 19, Range 5, Quamichan District, Plan 1935 Parcel Identifier No: 006-737-994, 006-738-001, 006-738-010, 006-738-028, 006-738-044

Note: Please attach a current land title search and copies of all charges, covenants, easements, etc. on Title for this property. If more than one property is concerned with this proposal, please attach a list including all details as listed above.

APPLICATION DETAILS (please check all applicable)

I/We, the Registered Owner(s) on title of the Land under Application, hereby grant permission to the Agent to act on my/our behalf in the following applications related to the said Land described above:

- | | |
|--|--|
| <input type="checkbox"/> Any/All Applications | <input type="checkbox"/> Official Community Plan Amendment |
| <input type="checkbox"/> Board of Variance | <input type="checkbox"/> Subdivision Application |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Zoning Bylaw Amendment |
| <input type="checkbox"/> Development Variance Permit | <input type="checkbox"/> Property File Review |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Tree Cutting/Removal Permit Application |

In authorizing the above listed Agent to act as applicant on my behalf, I/we acknowledge and agree that the City of Duncan will maintain communication only with the Agent. I/we understand that any decisions by municipal staff or Council will be based on information provided by the Agent and that it is my/our responsibility to maintain a two-way communication with the Agent. I/we, the registered owner(s) of the Land under Application, do hereby agree to be bound by all decisions of the Agent in this matter.

Registered Owner Signature:	Registered Owner Signature:	Date:
		<u>July 24, 2018</u>

Note: In order to use an agent to work on the owners' behalf all owners registered on title must sign to grant authorization. If the property is owned by a corporation, a designated person with signing authority for the company must sign the form and provide documentation of signing authority.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

OFFICE USE ONLY

Date Received: _____ Folio No. _____ File No.: _____

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Temporary Use Permit Application

City of Duncan

Winter Response Shelter Operator Information		
Operator: Cowichan Women Against Violence Society	Phone #: 250-748-7000	
Operator Address: 246 Evans Street	Duncan	V9L 1P3
I hereby certify that this Application and all other information submitted is true and correct to the best of my knowledge. I understand information provided on this application is considered public record and will be released upon request by any member of the public.		
Applicant Signature: 	Date: <i>July 31, 2018</i>	

Property Owner Information (Authorization Attached)		
Operator: The Board of Education of School District No. 79 (Cowichan Valley)	Phone #: 250-748-0321	
Operator Address: 255 Beverly Street	Duncan	V9L 2X3

Shelter Information	
Name of Shelter: Cowichan Winter Response Shelter for Women	
Shelter Address: Duncan Primary Facility, 540 Cairnsmore Street, Duncan BC V9L 2A1	
Number of Beds Proposed: 15	Number of Parking Spaces: Location has on-site parking, few users will have cars, staff will likely have cars (maximum of 4)
Total Number of Staff: 7-9 (one program manager plus two shifts of 8 hours each night, two people on per shift, seven days a week)	
Hours of Operation: 5:30 PM to 9 AM from November 1, 2018 to March 31, 2019	
Days of Operation: Monday through Sunday	
Maximum length of stay: November 1, 2018 to March 31, 2019	
Will clients be allowed to keep pets on site? No	
Will new construction or on-site improvements be required? Yes – the fire marshal has indicated there will need to be upgrades to the smoke detectors	

Need for a Winter Response Shelter for Women

The Cowichan Coalition to Address Homelessness has identified an urgent need for a shelter for women in our community. Based on the two (2) point-in-time counts done in 2017, the 2018 Cowichan Community Plan to Address Homelessness, anecdotal evidence, and data from Warmland House shelter, they all indicate there is a gap in service that needs to be addressed promptly.

The winter count (Feb 2017) identified 17 women (between the ages 21-61) and 1 child who were absolutely homeless (total AH count was 73). 48 other women and 21 other children were identified as hidden homeless or precariously housed, often forced into homelessness due to conflict and abuse.

The summer count (Aug 2017) identified 28 women (between the ages 17-67, most being under 40) and 4 children who were absolutely homeless (total AH count was 89). 51 other women and 19 other children were identified as hidden homeless or precariously housed. It is also notable, that in both counts, there was a high representation of Aboriginal women experiencing homelessness in the Cowichan Valley; a population group with a distinct background and set of needs who require our individualized care and attention. Final reports of these two counts and the Cowichan Community Plan are available via the United Way CNVI, upon request.

Warmland House reported that they were running at 80% capacity or full on many nights last winter, yet upon reviewing their statistics, women were severely under-represented there (less than 15%).

Warmland management have identified 12 women that will not use the shelter due to safety concerns.

There is also significant anecdotal evidence from various agencies who serve vulnerable and homeless women that indicate women do not feel safe around the predominantly male clientele at Warmland House. This is consistent with studies done in other communities that have mixed gender shelters, predominantly accessed by men. This poses a definitive barrier to access, whereby women experiencing homelessness are forced to scramble daily for shelter and are at significant risk of finding themselves in potentially vulnerable and dangerous situations.

The intention of this proposed shelter is to fill a gap in our community, complement the existing predominantly-male accessed shelter, be a consistent place for women to find shelter and safety through the winter months, and ultimately, to better serve a population group who needs our immediate assistance. A winter response shelter, specifically, is needed in order to provide the daily predictability and guaranteed safety which would support vulnerable women, when considering to give up questionable or dangerous living conditions.

In May and June of 2018, women that identified as homeless at the Friendship Centre and the Foodbank were surveyed about the need for a shelter. Of the 11 women that completed the survey, nine said they would use the shelter. Those nine said they would not access a shelter if it were close to Warmland. Two women said they would use a shelter close to Warmland but they were the ones that said they would not use a shelter. The results of the survey are attached.

The Coalition recognizes a shelter is not a solution to homelessness, rather an urgent needs service on the housing continuum that can keep women safe and sheltered while collectively working to tackle other longer-term priorities and initiatives.

As the agency that will be the lead operator, Cowichan Women Against Violence Society is requesting support for a winter response shelter from BC Housing, for the women in need of shelter in our community.

Jane Sterk, Executive Director
Cowichan Women Against Violence Society

Security Plan

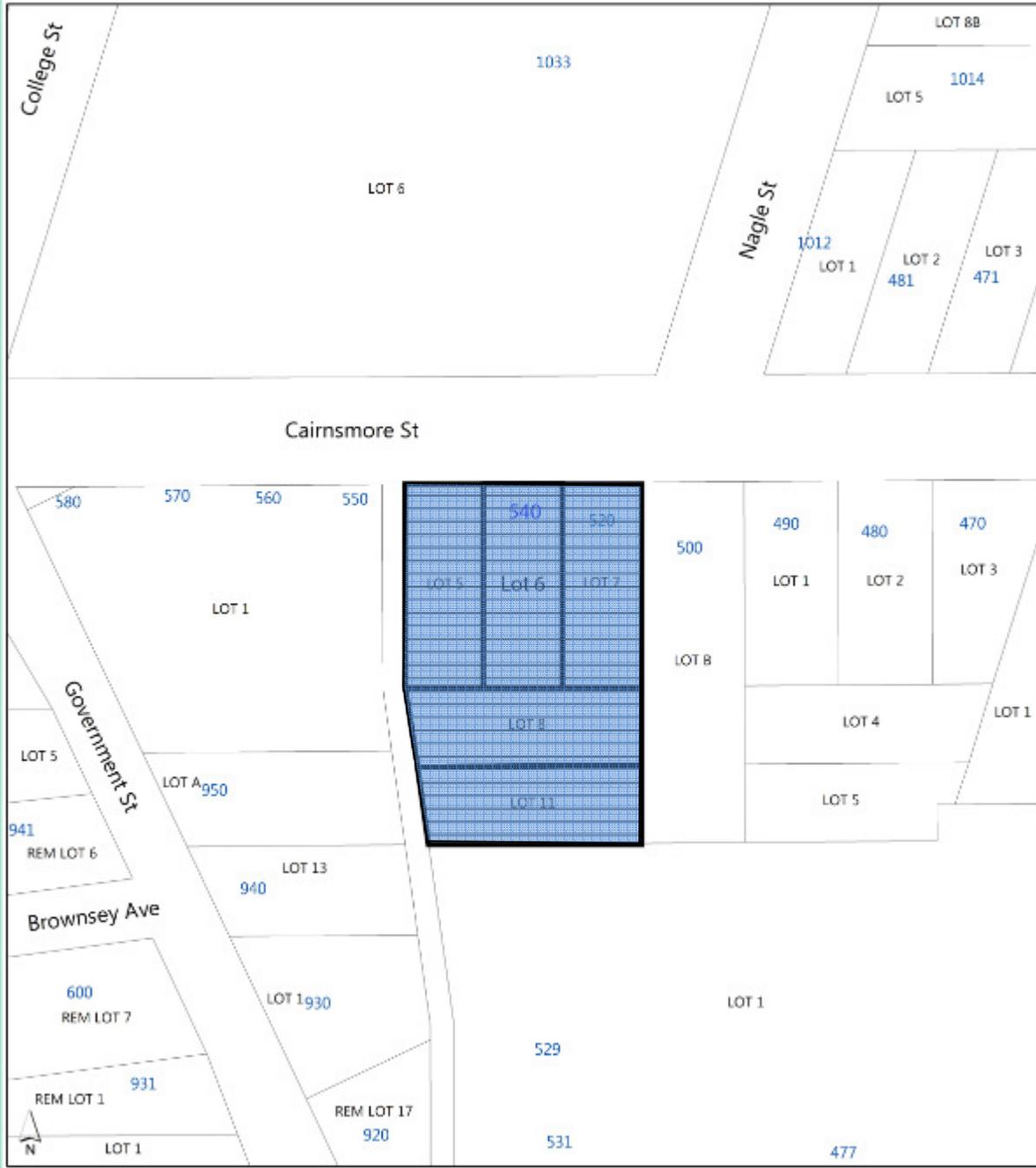
Staff will be on-site at least one-half hour before the shelter opens each evening and after it closes in the morning. Staff will encourage residents to participate in keeping the facility and grounds clean and free of garbage and debris, including drug paraphernalia. Residents belonging will be stored on site with limited access during operational hours so people will not leave the premises once they come. A light supper and breakfast will be served. Police will be called if there is any disturbance that cannot be handled easily by staff. Morning close will be coordinated so women are not leaving as children are being dropped off at the adjacent day care.

Proposed Community Engagement Process

The adjacent community and interested community members are being invited to an information and community engagement session on Thursday, August 16, 2018 from 6:30 to 8:30 PM at the Guide Hall. Invitations are being hand-delivered to all premises within 60-metres of the site. Personal visits to invite people from local businesses, churches, associations are being made. Staff and council from the City of Duncan will be personally invited to attend.

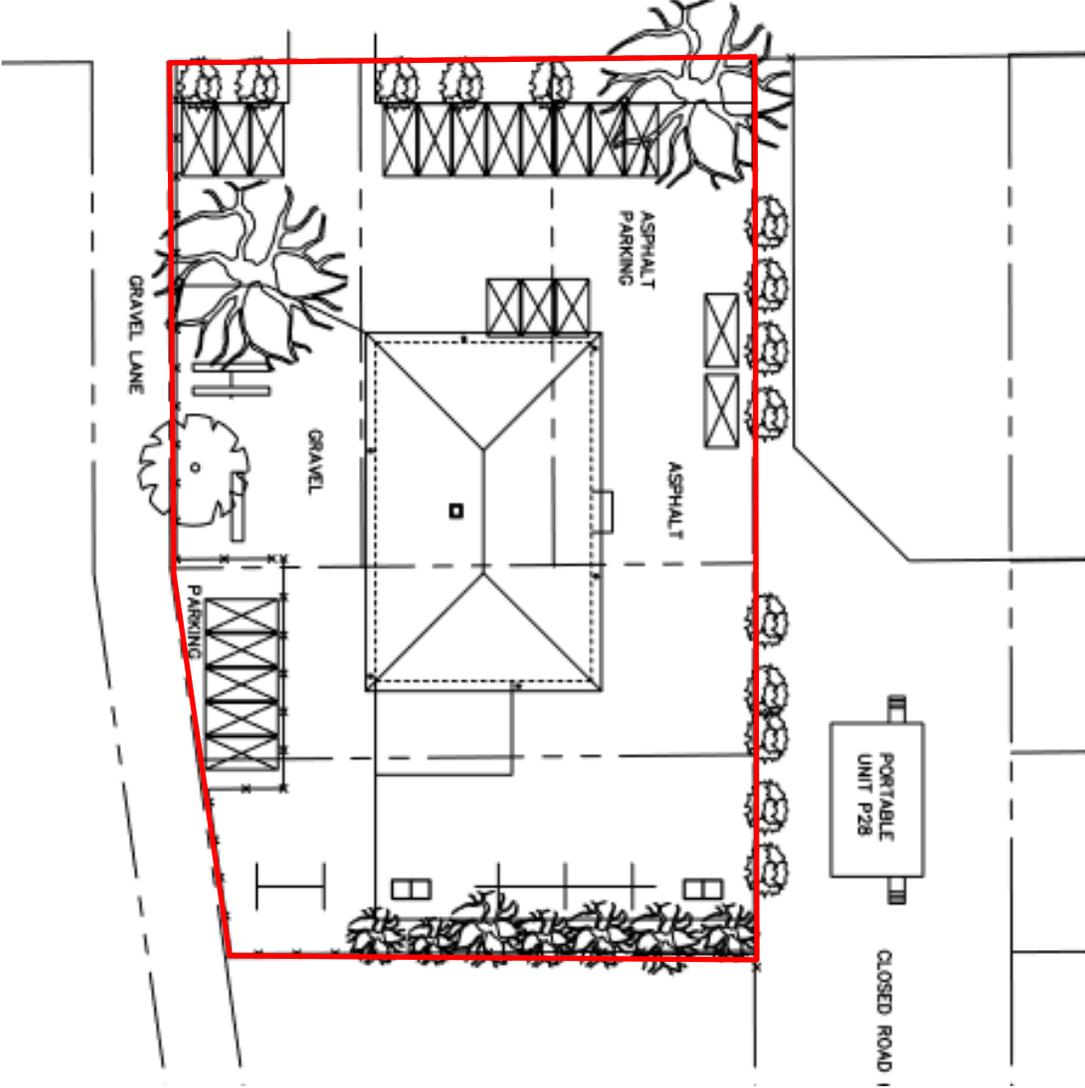
Invitations will also be posted on the neighbourhood Facebook page. CWAV Society will set up and advertise the event on Facebook.

The format for the evening will include some opening remarks. Attendees will then form groups. Each group will be asked to discuss various issues that are of concern related to shelters. Specialists will be assisting from the RCMP, First Nations, the food bank, Warmland House Shelter, representatives of successful shelters in Nanaimo, United Way, the Coalition to End Homelessness and Cowichan Women Against Violence Society. Social Planning Cowichan will facilitate the evening. Notes will be kept of each discussion at each table and a summary presented.



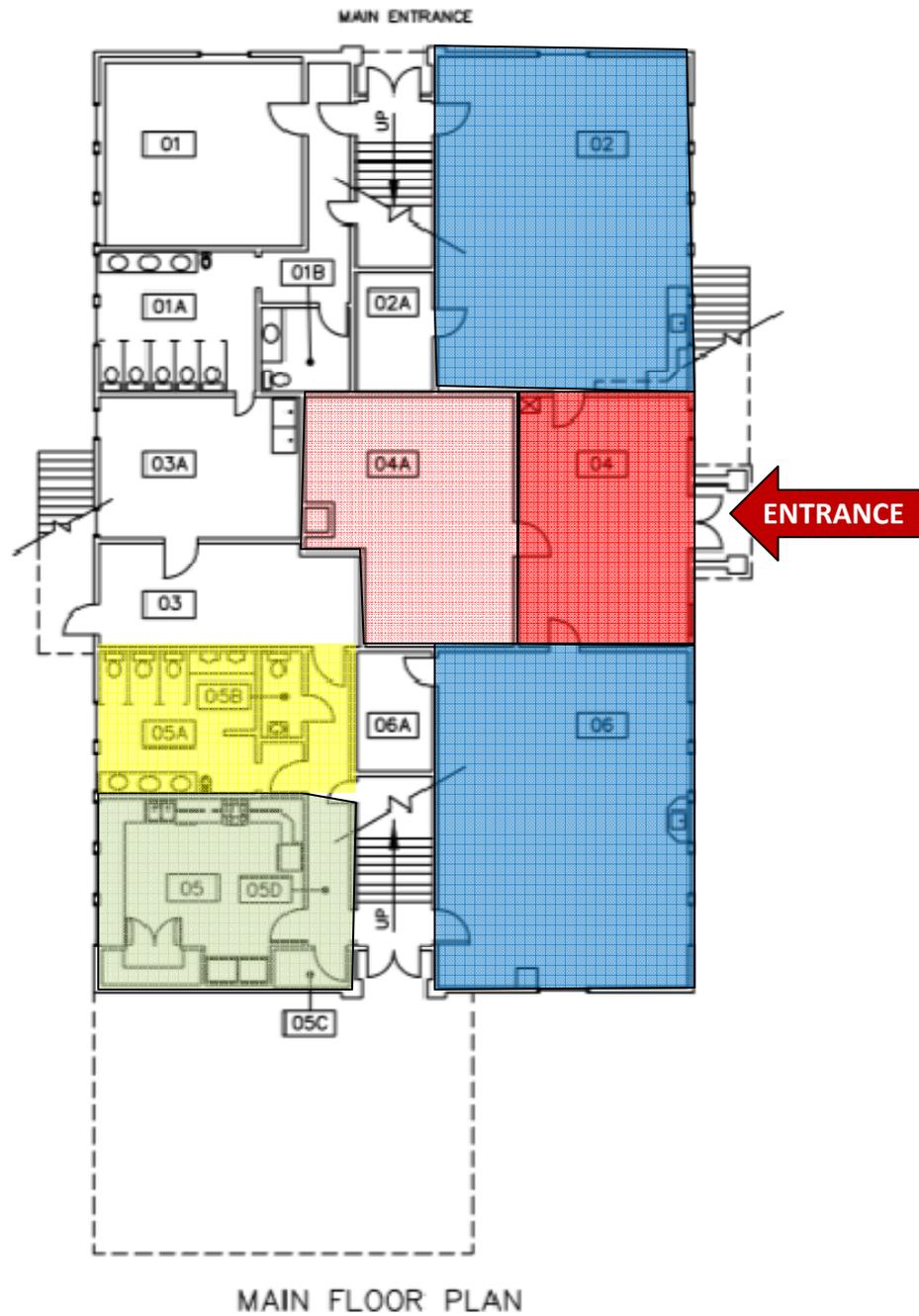
 Subject Properties

CAIRNSMORE STREET



Site Plan

Building Layout



Community Engagement Notes

I am attaching the remaining information to complete the Temporary Use Permit application, including the notes from the community engagement session on August 16, 2018 and the site plan and building layout. No alterations would be done to the building with the exception of installing upgraded smoke detectors as required by the fire marshal.

The notes from the community engagement process are in two documents. The first document is a record to the comments made by participants by group and by round. You will note that the four groups were facilitated by representatives from the RCMP, Warmland Shelter, Samaritan House Shelter in Nanaimo and CWAV Society with the House of Friendship. The facilitators moved from group to group and started and ended with the same groups. The second document contains the same comments sorted by concern. It also lists suggestions for addressing the concerns that came from the participants.

Notice of the community meeting was hand delivered to all properties within a one kilometre radius of the proposed site. Several people indicated they did not receive the notification through this process, notably the Growing Together Daycare and an apartment building, but also some community members. The people who delivered the notice were not able to access the apartment building and left a few copies there. I personally dropped by the daycare but no one was there. I emailed the address I found on line but that email was not received. I hand delivered the notice to the 49th Parallel, the Fishbowl Cafe and the 7-11. Fortunately, people found out about the meeting through social media and their personal networks and we had a good turnout. While we did not keep a list of attendees or count the number of people in attendance, we estimate that there were between 70 and 85 people in attendance. Three council members came and observed the proceedings. Three school trustees were also in attendance.

As required, we have provided via the school district the site plan for the Duncan Primary Facility and the floor plan of the building. The shelter would use the ground floor. Client entry would be through the ground floor room labeled 04. Women would leave their belongings in that area, just keeping with them what they need for the night. Women would sleep in rooms 06 and 02. Sleeping would be mats on the floor. Food would be served in 05. The rooms 05A and B would provide washrooms and one shower. If possible, we would install a washer and dryer. We would provide clean bedding and sleep wear each night. We would also have a supply of toiletries like toothbrushes and toothpaste and shampoo and conditioner.

Should council approve the Temporary Use Permit, as the operator of the shelter, CWAV Society would commit to the following:

- We would set up a meeting point and time for women who wish to use the shelter each evening. Women would be transported to and immediately enter the Primary Facility from the vehicle. This would address the concerns about people wandering around the neighbourhood or having to walk up the hill. It would reduce the likelihood of needles being discarded in the neighbourhood.
- We would transport the women back down town each morning at a time coordinated to best meet the hours of operation of the daycare.
- As indicated at the meeting, staff from the shelter would do a sweep of the property and the daycare property next door each morning and safely remove any needles or other materials they find. We could time a first sweep before 7 AM to avoid any conflict with community members starting their day in the community and do a final walk around at closing after the women have left. We would also consult with the Warmland Sharps pick-up team to engage them in surveying the wider neighbourhood. We could also approach the community and service clubs for volunteers to support keeping the immediate area clean of hazardous materials.
- We would develop clear and simple policy and procedures for staff and shelter users. Policies would prohibit in-out privileges, would not permit substance use on-site, would only allow smoking with staff supervision and only in the area immediate to the entry, would limit what women could keep with them over night, would specify that women who come after the shelter is full would be transported downtown.
- We would provide community members with an after hours contact number should they have any concerns.
- We would keep the community apprised of the status of the shelter - start and end of the season, opening hours, etc.
- We would call the police if needed to deal with any incident staff from the shelter could not manage.

**COMMUNITY ENGAGEMENT
FEEDBACK**

Winter Response Shelter for Women - Community Consultation Session, August 16, 2018

By question and facilitator (facilitators rotated through the four groups):

What brought you here tonight? What are your concerns with this proposal?

Group 1)

- Curiosity x3
- Childcare near potential shelter, safety for families and customers
- Business owner near concerned they may lose business
- Many questions
- Concerns x3
- Safety of children and families
- Drugs and needles -traffic in parking lot at 5pm pick in daycare
- Worried about destruction
- How it will be run? Security, etc.?
- Afraid of own vulnerability
- Will there be drugs and alcohol allowed? Can clients come and go?
- Where will women go if facility is full

Group 2)

- Have to look for needles outside business
- Concern the shelter would increase this in the broader area
- Building adjacent to the infant and toddler program
- Worried about outside play in the environment and increase of drug paraphernalia
- Childcare facility not resourced to do a sweep every morning
- Here as a voice for women who can't advocate for themselves
- Concerned that it won't be temporary
- Crime concerns; with no money they will steal
- Have other options been considered?
- Would like to have all-night staff, lights on
- Where will they go once gone in the morning?
- Who pays for this
- Would sweeps be done before kids are on way to school?
- Want sweeps at childcare centres

Group 3)

- Concerns - 5 daycares in the area
- Location is a problem
- Health and safety
- Lingered around shelter-what will they do when shelter is closed?
- Concerned for safety of women in shelter - what about the men who may want to find them?
- What safety precautions will be taken?
- What is the demographic/what businesses are around Samaritan house and how does the shelter impact - the businesses, houses, schools surrounding the shelter?
- Security?
- How will you protect the surrounding areas? In and out of shelter?
- What kind of staffing will be in place? Overnight? what will that look like?
- How will this be funded? Who pays for this?
- Concerns that this is a band aid approach. What kind of wraparound services will be provided?

- We are not dealing with the issues of why they are homeless
- Is this proposed location suitable for this? (asbestos) retro-fitable?
- Is there a way for people in the community to protect the kids?
- Who are more vulnerable, the children or the homeless?
- Very concerned that we are once again, taking our community down and not up!
- We are currently trying a revitalization of the neighbourhood this shelter seems to do the opposite
- Why was this location chosen? Are there other sites?
- Will there be showers?
- Have many seniors on her street - fears that this shelter will bring more crime (etc) to this neighbourhood

Group 4)

- Hear the plans
- Process and decision for location
- Passion for young families -issues that it brings
- Impact around workplace and patrons that visit-what happens next?
- Impact on vulnerable children and families?
- Who are the clients?
- Who is going to run it?
- Long term solutions
- Impacts on community and businesses > negative and positive effects
- Number of beds and extra supports
- Are other locations more suitable, why here? why not former VIU campus?
- Safety / proximity to daycare/schools
- Was it presented to the school board
- Stigma
- Increase in crime

Rotation 1

Group with facilitator from Warmland:

- Shelter needed but not suited for the area
- Children and families safety
- Hospice already coming to this area
- What kind of security will you have?
- Where will they hang out during the day?

Group with facilitator from Samaritan House (Nanaimo)

- Maybe need sweeps of the larger (business) community
- Sweeps during snow& leaf fall (where things can be hidden/leaf)
- Could funding accommodate additional supports? (No)
- So, only two staff on at a time
- Is there a service organization with resources that could be partnered with to do sweeps?
- Who are the staff? (credentials) (not counsellors)
- How does this work with other care? healthcare, stable housing?
- Pathway to longer form help (this is really just a shelter

- Question over whether this is a place of contact for other services
- Would be good to have laundry there (in proposal)
- Issue: where do the folks who are turned away go? (Into our backyard)

Group with facilitator from Warmland

- Is there room on the Warmland property to place something like a double wide to accommodate more females on the property
- Women have been assaulted at Warmland. Many women will not go to Warmland
- We are looking for a location that is away from Warmland (men and women mix functioning well)
- Establish relationship with the shelter ie; the number of shelters given to everyone in the neighbourhood so that if there is a problem it can be addressed
- It's a downtown issue - keep it there
- IS people inside - means all the issues/problems outside
- Concerned of what the children are going to be exposed to

Group with facilitator from Samaritan House

- Clientele - Addictions, mental health, 50+, abuse, trauma, and health challenges
- N. shelter - can come and go
- Concern about using in the neighbourhood, where do they go? What happens outside?
- N.S. - monitor outside to call RCMP/Ambulance for concerns
- Monitoring during closed hours?
- Act as a consultant for this shelter, share info
- Locking up possessions
- Good place for giving supports to homeless
- Need to be surrounded by supports
- Housing first will allow them to deal with their issues, help for supports
- Number of beds based on funding

Rotation 3

Group with facilitators from CWAV and House of Friendship (HOF)

- CWAV operating
- Are they free to come and go?
- Things would be locked up
- Own night staff
- Staff sweepers - partner with Rotary
- Set on this site because it is available
- using the upstairs
- what happens to the overflow?
- What happens if their reason follows them to the community
- 15 beds because it was identified that they were absolutely homeless, maybe they don't all come?
- Need to find out the need, may be expanded through BC housing
- This is temporary
- Only a place to sleep
- 6 staff - 2 onsite
- Clients can not use onsite but can be users
- Have had no issues at Somenos
- 2 people on staff - who is going to monitor the surrounding areas?

- If it is full where will they go?

Group with facilitator from Samaritan House

- Approach Cowichan Tribes > funding, land, and buildings
- What is temporary

Group with facilitator from RCMP

- Overdose prevention cite brought down emergency service use, no measurable increase in crimes
- Close police detachment (both quick response but also criminals being released here)
- Overflow question cont; Really, you can cram more folks in there if the need is there on a night to night basis, may be stricter because of in school with fire codes
- Warmland works with RCMP (can walk through now)
- Same at food bank
- RCMP will be called if clients break the rules
- Usually these folks hangout downtown, will continue to do so
- Fear is that there will be more problems for these who live here
- Want a risk assessment analysis > what is the best place?
- What about a hub model for services?
- Maybe only option with funding
- Limited city size geographically
- Organizations in Duncan and not North Cowichan
- Where have seen improvements from women in shelters?
- Calls to police when drug use tires slashed
- Response - been meaning to get there
- Response time priority; depending on volume, severity of calls
- Means and capability - can come when available.
- Each time someone reports something, even if they do not come there is a file number started, police then identify areas that have amped up crime areas, they can map out and have the possibility of following up.
- If this goes thru through will there be police patrol added to the area
- Only if there are issues will the police come
- "Police" - release criminals everyday - does this cause concern?
- When Warmland opened we did not have a good relationship. They have developed a strong relationship now. Crime rate down in surrounding areas.
- Alexander /Quamichan have good relationship with residents of Warmland

Rotation 4

Group with facilitators from CWAV & HOF

- Will this be temporary for sure?
- Can the neighbourhood have a say after the 5 months
- Where will they go during the day, or if the beds are full?

Group with facilitator from Samaritan House

- Nanaimo -> 14 beds +6
- Checks sidewalk, alley, has strict policies
- Support and safety can help women turn their lives around
- Reports any bad behaviour
- What happens with surplus women?

- Squeeze in folks that they come with space -> not funded for this and can only add 6 more; still not enough -> turn them away
- What is your shelters location? Residential & motel
- Works because that is where supports are as people struggle with transportation and because of health/ailments can't walk far
- Try to connect people to supports?
- How did you approach neighbours? Open house, plans, walk through, door to door
- Report anything; if women are being stalked
- Get at risk women picked up by RCMP

Group with facilitator from Warmland

- Accommodates 6 women, open common area in severe winter shelter
- Women that have been abused /trauma and are afraid to go into co-ed dorms
- RCMP presence keeps things under control
- Vulnerable children in proximity to proposed area
- Having a home and meals allows them to get better with added supports
- School and daycare impact needs to be considered
- Demographic: Mainly 30-40 clients, doesn't go below 19
- Seniors get connected with seniors resources
- Big Picture beyond winter?
- Housing issue
- Referendum around October 20th to support Attainable housing

Final Round

What did you Learn Tonight? How do you feel about this location for a shelter now?

Group 1)

- Policies and procedures - important
- Needed input from businesses and schools near
- November to March
- Neighbourhood would like to be consulted if this shelter was wanting to run another year
- Identify this as a need - but isn't the best location
- Worried about business and realty equity going down

Group 2)

- Awesome how this community works together
- Potential for collaboration
- Still worried about children but see potential to make this work if concerns addressed
- Concern about location by folks who live on that street
- Another lady who was in the same situation and regrets that position because people died and suffered
- Are the women who stay there going to get bus passes to get bus passes or another way to get downtown (down the hill)
- Money in proposal for busses/cabs
- Opportunity for Warmland bus to pick up women
- Sounds like it would work if these concerns are met
- Just feels like an odd location
- What happens if this goes through and doesn't work
- Permit only for a year, school district only giving place for year

- Other proposals for other options are in the works
- Is North Cowichan involved in other projects?
- They don't have any viable buildings
- What about old Malaspina building
- Has current uses, needs Tribes approval

Group 3)

- Inside going to do a good job - but in surrounding areas
- Has showers - building is suitable for this
- Does not feel satisfied about the level of security (extra police etc)
- Not satisfied that this is nothing more than a babysitting service
- Where is the support services - counsellors, addiction, mental health, clinician
- "Housing First" Model
- More opportunities for building life skills/not offered with this proposal
- NOT ENOUGH - There needs to be more services, more than what is being proposed
- Long term options? Concerned that there aren't any
- Warmland Shelter does a sharps clean up

Group 4)

- Need more answers
- Not ideal location -> support cause
- need more info still and better communication
- CWAV needs to talk to business/daycare
- Needs more support on off hours
- Staff needs to have people before and after shelter times
- Need someone to come in that has experience with temporary shelters
- Positive side but want reassurances
- Number of people training external influences
- Need to take into business needs
- Can control the risks through the shelter
- Will need to bring forth

**SUMMARY OF COMMUNITY
FEEDBACK WITH POTENTIAL
SOLUTIONS**

Winter Response Shelter for Women - Community Consultation Session – August 16, 2018

Sorted by concerns

Concerns around Children in Area:

- Childcare near potential shelter, safety for families and customers
- Safety of children and families
- Drugs and needles -traffic in parking lot at 5pm pick in daycare
- Building adjacent to the infant and toddler program
- Worried about outside play in the environment and increase of drug paraphernalia
- Childcare facility not resourced to do a sweep every morning
- Would sweeps be done before kids are on way to school?
- Want sweeps at childcare centres
- Concerns - 5 daycares in the area
- Is there a way for people in the community to protect the kids?
- Who are more vulnerable, the children or the homeless?
- Impact on vulnerable children and families?
- Safety / proximity to daycare/schools
- Children and families safety
- Maybe need sweeps of the larger (business) community
- Sweeps during snow& leaf fall (where things can be hidden/leaf)
- Exposure of unknown to children risk?
- Opening times to release off set from daycare
- Security - child daycare
- Children, elderly, families walking – concerned
- Concerned of what the children are going to be exposed to
- Vulnerable children in proximity to proposed area
- Still worried about children but see potential to make this work if concerns addressed

Solutions proposed by participants:

- **Checks sidewalk, alley, has strict policies**
- **Reports any bad behaviour**
- **Sweepers can be provided (warmland)**
- **Warmland Shelter does a sharps clean up**
- **CWAV needs to talk to business/daycare**
- **Staff needs to have people sweep before and after shelter times**
- **Need someone to come in that has experience with temporary shelters**

Concerns related to Location

- Business owner near concerned they may lose business
 - Have to look for needles outside business
 - Concerned that it won't be temporary
 - Location is a problem
 - Health and safety
-
- Linger around shelter-what will they do when shelter is closed?

- **This location was offered by school district and is available and has room to accommodate rooms to put mats on floors.**
- **This is not a treatment centre.**
- **It is an emergency shelter to get people out of the cold.**
- **It will not be a permanent shelter.**

Security Concerns

- Worried about destruction
- How it will be run? Security, etc?
- Will there be drugs and alcohol allowed? Can clients come and go?
- Where will women go if facility is full
- Concern the shelter would increase this in the broader area
- Crime concerns; with no money they will steal
- Security?
- What kind of staffing will be in place? Overnight? what will that look like?
- Stigma
- Increase in crime
- Safety / proximity to daycare/schools
- What kind of security will you have?
- Where will they hang out during the day?
- Who are the staff? (credentials) (not counsellors)
- So, only two staff on at a time
- Crime influx unknown
- Don't want crime increase in this area
- Concerned it would attract other people (not just concerned about the women at shelter)
- Concern they will hang out under the covered area during the day
- IS people inside - means all the issues/problems outside
- 2 people on staff - who is going to monitor the surrounding areas?
- If it is full where will they go?
- Fear is that there will be more problems for these who live here
- If this goes thru through will there be police patrol added to the area
- Checks sidewalk, alley, has strict policies
- Support and safety can help women turn their lives around
- Reports any bad behaviour
- Report anything; if women are being stalked
- Does not feel satisfied about the level of security (extra police etc)
- Staff needs to have people before and after shelter times
- Need someone to come in that has experience with temporary shelters
- Positive side but want reassurances
- Where will they go during the day, or if the beds are full?

Solutions proposed by participants:

- **RCMP presence keeps things under control**
- **Get at risk women picked up by RCMP**
- **Close police detachment (both quick response but also criminals being released here)**
- **Policies and procedures – important**
- **Potential for collaboration**
- **Money in proposal for busses/cabs**