

[REDACTED]
146 Back Road
Courtenay, BC
V9N 3W6, Canada

Courtenay, 2024-08-28

Re: Written Comments / Rezoning 925 Braidwood Road

To Whom It May Concern:

As a resident and homeowner in the immediate neighborhood, I kindly ask you to not allow for rezoning of the 925 Braidwood to allow for a shelter in the highly densely populated residential area. Our neighborhood fully welcomes the notion for supportive housing plus health and employment support in this area. However, we strongly believe that supportive housing and a shelter should not be on the same property - as it will be much more difficult for supportive housing residents to start new, preferably drug-free lives, while being exposed to the shelter environment.

Furthermore, a homeless shelter should not be in a densely populated residential area, with lots of already visible issues and traffic congestion. Vehicle, and especially emergency vehicle access simply cannot be via the small residential Braidwood Road, a road that is already lacking proper sidewalks - with children playing on it and puddle duck childcare facility right on the corner. There have already been many issues with too many residential cars causing dangerous situations, and obstruction of pedestrians already.

The cooperation and buy-in of the neighbours should be of utmost importance before any kind of rezoning resulting in such an important decision affecting the entire neighborhood. So far, there has been almost no meaningful dialogue with the neighboring community. A well-thought-out solution that is embedded in smart urban planning, and an integrated neighbourhood program, and actual consultation with all stakeholders involved is of needed before rezoning should be considered.

Many thanks for your consideration of the community's concerns and input,
Sincerely,
[REDACTED]

26 August 2024

█ Glen Urquhart Drive
Courtenay, B.C.
V9N 3Y3

This correspondence is in response to the call for comments in respect to Bylaw No. 3154, being the rezoning of 925 Braidwood Road.

Council and City staff have been advised, clearly and regularly, that the location of the proposed shelter at this address is of substantial concern to the adjacent residents and businesses. Council and City staff have also been told, clearly and regularly, that the issue of crime stemming from addictions is of material concern to the vast majority of the residents of Courtenay and the Comox Valley.

Issues with the proposed bylaw include:

- A vague and open-ended set of conditions, reflective of the lack of detail and commitment provided by BC Housing to adjacent and community residents;
- Preclusion of public debate through the assertion that the Bylaw meets all conditions of section 464(c) of the Local Government Act; and
- Disinterest on the part of Courtenay Mayor and Council, as evidenced by the disinclination to engage in appropriate process for a bylaw of such significance.

Consultation on this project has been limited and rather disingenuous. The information provided makes it clear that the priority is the establishment of a shelter (Phase 1) with supportive and affordable housing facilities deferred to subsequent phases. The draft bylaw offers significant latitude in restrictions and offsets, suggesting that neither BC Housing nor the City are clear on what the final design and capacity of this facility might be.

Reliance on section 464(c) of the Local Government Act is questionable. Given the scale and priorities suggested by BC Housing, the project is best defined as “institutional” rather than “residential”. While Courtenay’s Official Community Plan is neither practical nor competent on many fronts, the disinterest expressed in dealing with addictions based criminal and social activity is one of its greatest deficiencies. A relocation of the locus of such activity will not mitigate this deficiency, and a first glance suggests that the “out of sight, out of mind, but bigger” strategy presented is most likely to exacerbate downside risks.

One bromide offered by Council is that the issues of addiction and crime reside with Provincial and Federal Governments, and that Courtenay has limited ability to manage the situation. However, the agenda for August 28 indicates that Council is planning to consider 1st, 2nd, and 3rd readings of Bylaw 3154 in one sitting. Provincial guidance offers the following:

- First reading involves a tabling or introduction of the bylaw;
- Second reading involves discussion in principle and on the content of the bylaw;
- Third reading involves final discussion, including any changes made along the way, and adoption or rejection of the bylaw; and
- Most local governments do all three readings at the same meeting: however, if a bylaw is controversial or more research is needed, the readings may be done at separate meetings.

This bylaw, and address of the issues and concerns behind it, deserves much more than a quick tabling and approval of all three readings. If this Council is serious about their address of these issues, they should consider the following:

- Engage in first reading of the bylaw on August 28th, with intent to engage in genuine consultation and research on the matter;
- Set practical schedules for second and third readings, on separate dates;
- Seek further information and commitment from BC Housing in respect to design, dates, resourcing, and management of all three phases of the project;
- Review the Official Community Plan with intent to identify the upside and downside risks, to the community at large and to the adjacent neighbourhoods, posed by the proposed facility; and
- Seek input and comments from constituents through all three readings.

Engaging in three readings and adopting the proposed bylaw in one meeting suggests that Council is prepared to dismiss the concerns of its citizens and adopt a rather shoddy piece of work for purposes of expediency, ideology, or both. If it is Council's intent to approve Bylaw 3154 on August 28, I invite each member of Council to offer their rationale and/or prioritization of concerns that leads to their support of such abbreviated process. The folks in the Braidwood neighbourhood and the citizens of Courtenay deserve much more than what is currently offered on the August 28 agenda.

██████████

August 27, 2024

To The Corporation of the City of Courtenay and City Council

As a community member I am greatly concerned about the proposed Purpose-Built Shelter & Supportive Housing on Braidwood.

I have not read any detail plans in the reports that pertain to the Supportive assistance that will be given to the clients of the Shelter and Housing. What will the staff to client ratio be? How much staff is required to provide services to 132 people with complex mental health and addiction issues? How will there needs be met?

How will they guarantee the safety and security of the current residents?

How will you control others from congregating and tenting around the site?

How will you control the open drug in the neighbourhood that will surely take place?

I would hope to see concerns brought up on Wednesday's Council meeting.

Regards,

[REDACTED]

[REDACTED] Crown Isle Drive
Courtenay, BC
V9N0E3

August 26, 2024

VIA E-MAIL

MAYOR
CITY OF COURTENAY
830 Cliffe Avenue
Courtenay, BC V9N 2J7
mayor@courtenay.ca

COUNCIL
CITY OF COURTENAY
830 Cliffe Avenue
Courtenay, BC V9N 2J7
council@courtenay.ca

DEVELOPMENT SERVICES
CITY OF COURTENAY
830 Cliffe Avenue
Courtenay, BC V9N 2J7
planning@courtenay.ca

Dear Mayor and Council:

Re: Proposed Rezoning without Public Consultation of 925 Braidwood Road, Courtenay, BC

We write on behalf of our client, [REDACTED], to express their concern with the City of Courtenay's failure to hold a public hearing in connection with the rezoning of the property located at 925 Braidwood Road, Courtenay, BC (the "Property").

Our client believes that the City of Courtenay has misinterpreted a provision of the *Local Government Act*, RSBC 2015, c 1 (the "LGA") and, as a result, has avoided holding a required public hearing on the rezoning of the Property. Accordingly, our client requests that the City of Courtenay reconsider and reverse its decision to not hold a public hearing and instead hold a public hearing in connection with the rezoning of the Property in satisfaction of the obligations imposed upon it by the LGA.

Below we provide our analysis, based on the materials provided to us by our client and published by the City of Courtenay and BC Housing, on the applicable requirements under the LGA to hold a public hearing on a proposed zoning bylaw and their application to the proposed rezoning of the Property. Our client contends that this analysis supports their request that the City of Courtenay hold a public hearing on the proposed rezoning of the Property.

The Local Government Act requires a public hearing except in certain circumstances

LGA subsection 464(1) requires all local governments to hold public hearings before adopting zoning bylaws. An exception to this requirement is contained in LGA subsection 464(3), which provides that a local government must not hold a public hearing on a proposed zoning bylaw if the four following criteria are met:

- (a) An official community plan is in effect for the area that is the subject of the zoning bylaw;
- (b) The bylaw is consistent with the official community plan;
- (c) The sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development; and
- (d) The residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.

All four of these criteria must be met before the prohibition on public hearings in subsection 464(3) applies and the local government is relieved from its obligation to hold a public hearing under subsection 464(1).

The proposed Zoning Amendment does not meet the criteria prohibiting a public hearing

The first three criteria of the LGA prohibition contained in subsection 464(3) appear to be met in the present circumstances: namely, an official community plan is in effect, the bylaw is consistent with the official community plan, and the sole purpose of the bylaw is to permit a development that is in part a residential development.

However, our client is of the belief that the fourth criteria of subsection 464(3) is not met in these circumstances. Specifically, based upon the information published by the City of Courtenay in Zoning Amendment Bylaw No.3154 (the "Zoning Amendment"), there is no evidence that the residential component of the proposed development accounts for at least half of the gross floor area of the building.

Our client contends that the identified uses of the Property as a 'purpose-built shelter' and 'supportive housing' cannot be considered as a 'residential component' of the proposed development for the purposes of meeting the minimum floor area ratio prescribed under LGA subsection 464(3)(d). Consequently, the criteria set out in LGA subsection 464(3)(d) is not met and the City of Courtenay is not prohibited from holding a public hearing in connection with the rezoning. Instead, our client contends that LGA subsection 464(1) operates to require the City of Courtenay to hold a public hearing to consider the Zoning Amendment.

Meaning of 'residence' and 'residential component'

The terms 'residential component' or 'residential', as used in LGA subsection 464(3), are not defined in the LGA. Nor does the Zoning Amendment or Zoning Bylaw define the proposed primary uses of the rezoned property (being purpose-built shelter, supporting housing, or non-market housing) as residential uses. In fact, there are no indications that the terms 'residential component' or 'residential' have prescribed meanings applicable to their use in the LGA.

However, the City of Courtenay's Zoning Bylaw No. 2500, 2007, Appendix "A" (the "Zoning Bylaw") does include a definition of 'residence' which can be used to inform an understanding of what land uses may qualify as 'residential' for developments located within the City of Courtenay.

The Zoning Bylaw defines ‘residence’ as (a) the occupancy or use of a building or part thereof as a dwelling; and (b) the dwelling occupied or used. In the Zoning Bylaw ‘dwelling’ is used as a constituent part in the following definitions: ‘dwelling, apartment’, ‘dwelling, duplex’, ‘dwelling, multi-residential’, ‘dwelling, single-residential’, ‘dwelling, townhouse’. Each of these ‘-dwelling’ definitions defines a type of dwelling by the number and configurations of ‘dwelling-units’ contained therein. ‘Dwelling-units’ is further defined as one or more inter-connected rooms designed for occupancy by a single household containing living, sleeping and sanitary facilities and not more than one kitchen facility. Reading these definitions together, it is reasonable to conclude that, under the Zoning Bylaw, a ‘residence’ must contain at least one dwelling-unit which is comprised of at least one room containing living, sleeping and sanitary facilities and for a use to be ‘residential’ involve the presence of dwelling units.

Our client contends that this understanding of what constitutes a ‘residence’ under the Zoning Bylaw informs the interpretation of what constitutes a ‘residential component’ within the meaning of the LGA. In effect, to constitute a ‘residential component of a proposed development’, the component must be comprised of dwelling units containing living, sleeping, and sanitary facilities and not more than one kitchen facility.

Shelter beds are not a “residence” under the Zoning Bylaw

We turn now to Zoning Amendment, including Schedule A which shows how the property will be developed, to determine if the proposed uses for the Property can be characterized as ‘residential’.

Based on the understanding of what constitutes a ‘residence’ outlined above, it is our client’s position that purpose-built shelter beds do not fall within the meaning of ‘residence’ contained in the Zoning Bylaw, and consequently do not fall within the meaning of ‘residential component’ ‘ LGA subsection 464(3)(d).

Supporting this position, Schedule A of the Zoning Amendment suggests that ‘purpose-built shelter’, unlike ‘supportive housing’, and is measured in beds rather than residential units. Our client interprets this measurement of ‘purpose-built shelter’ space using the metric of beds to mean that the purpose-built shelter component of the proposed development will not be comprised of individual dwelling units containing their own sanitary and kitchen facilities. Consequently, our client contends that it is unlikely that the purpose-built shelter component would be considered a ‘residential component’ of the development, on the basis that it is not a residence within the meaning of the Zoning Bylaw.

Supportive housing is likely not a “residence” under the Zoning Bylaw

Additionally, based on the material produced by the City of Courtenay and BC Housing, it is questionable whether the ‘supportive housing’ component of the development would be considered a ‘residence’ within the meaning of the Zoning Bylaw. Relevant to this analysis is BC Housing’s description of the supportive housing units it promotes. BC Housing’s website identifies that supporting housing units contain shared bathrooms or kitchens. The supportive housing units cannot qualify as dwelling-units within the meaning of the Zoning Bylaw, and consequently, the supportive housing units cannot be considered ‘residences’, within

the meaning of the Zoning Bylaw, if the sanitary and kitchen facilities of the proposed supportive housing component are shared between units.

Our client's position on this point is further supported by Zoning Amendment sections 8.61.11 and 8.61.12 which measure the required off-street parking and bicycle parking requirements with reference to the number of: (a) 'shelter beds' for a purpose-built shelter, (b) 'supportive housing units' for supportive housing, and (c) 'dwelling units' for non-market housing. The implication is that both a purpose-built shelter and supportive housing are distinct from non-market housing in that they cannot be characterized as consisting of dwelling units. It is therefore reasonable to assume that neither a purpose-built shelter nor supportive housing consist of dwelling-units and are therefore not 'residences' within the meaning of the Zoning Bylaw.

Not more than half of the gross floor area of the development is residential

Based on the information publicly available, it is uncertain, and our client believes unlikely, that the residential component of the development comprises at least half of the gross floor area of all buildings and structures proposed in the Zoning Amendment. Looking to Schedule A to Zoning Amendment for the information about the proposed areas dedicated to each primary use, 1358 square meters of building area are identified as shelter and supportive services use and 823 square meters of building area are identified for supporting housing use. While an area for non-market housing is identified in Schedule A, no buildings or floor area are specified for this use.

Based on our client's understanding about what qualifies as a residence, our client see two possibilities concerning the calculation of the residential component floor ratio of the development. In both scenarios, the proposed residential component of the development does not comprise at least half of the gross floor area of all building and structures.

In the first scenario, neither the purpose-built shelter nor the supportive housing use qualify as residential. Therefore, none of the building area identified on Schedule A would qualify as a residential component. The residential component of the development would comprise 0% of the total gross floor space of the buildings and structures proposed as part of the development.

In the second scenario, the supportive housing use does qualifies as residential (for example, BC Housing commits to each supportive housing unit containing a kitchen and bathroom, and therefore each supportive housing unit is a dwelling unit within the meaning of the Zoning Bylaw) but the purpose-built shelter does not qualify as residential. In this case, based on the figures indicated on Schedule A to the Zoning Amendment, the residential component of the development only comprises 38% of the indicated area proposed as part of the development $[823/(823+1,358)=38\%]$.

In either scenario, the residential component of the development does not account for at least half of the gross floor area of all buildings, and consequently, the fourth criteria of LGA subsection 464(3) is not met. As a result, the City of Courtenay is not prohibited from holding a public hearing on the Zoning

REED POPE LAW CORPORATION

Amendment. Rather, per LGA subsection 464(1), the City of Courtenay is required to hold a public hearing on the Zoning Amendment.

Conclusion

In summary, our client requests that the City of Courtenay fulfil its obligation under section 464 of the Local Government Act to hold a public hearing on the proposed zoning bylaw applicable to 925 Braidwood Road.

Our client is seeking transparency, an opportunity for consensus-building, and a fair decision-making process, which includes the opportunity for our client and other community members to be heard at a public hearing. Our client hopes that the Mayor and Council will see that engaging in a transparent and fair decision-making process benefits both the City of Courtenay and the local community.

Yours truly,

REED POPE LAW CORPORATION

Per:

A handwritten signature in black ink, appearing to be 'GA' or 'Greg Atkins', written over a light grey rectangular background.

Greg Atkins*
gatkings@reedpope.ca

Encls.

**Practicing as Greg Atkins Law Corporation*

Notice of Zoning Amendment Bylaw N0.3154

I ask that City Council reflect on whether the proposed plans for 925 Braidwood Rd. needs to be reassessed in light of the strong opposition to this proposal.

The surrounding community supports the Supportive Housing as people work to create a better life for themselves. We do **NOT** believe that a shelter on the same site would allow for this change that people seek. We know that you have to **separate** those who will not be interested in change, and will continue their drug use along with other unacceptable community behaviour, (as seen in downtown), with people who chose/choose to better themselves. It's a fact that when you DO NOT allow for the separation, the temptation next door will undermine change.

Cliffe Ave. has seen a lot of problems with people crossing the road without using the crosswalks. There have been incidents where people have been found sleeping on the road. This is a **safety issue** for the whole community. Ryan Rd. is a much busier road. Do you really think having a shelter at this site would be beneficial to the unhoused as well as drivers? Ryan Rd. is already experiencing a surge in traffic with the new development by the Superstore Mall. I shudder to imagine the accidents, injuries, and, possibly deaths.

Braidwood Rd. is a very small, mostly residential road. The traffic has surged of late. This will increase once again when the proposed Supportive Housing is built. We accept that as folk try to rebuild their lives. What cannot be accepted is the destruction of this small community, and the fear the proposed Shelter would bring, No one would feel safe. Windows would not be left open in the heat of summer when the cool night air brings relief from those daytime temperatures. People can die in the heat. In our usual summer heat this is a problem. Remember the Heat Dome! This is a valid concern.

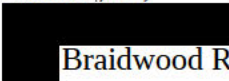
Tents popping up on neighbouring properties, drug paraphernalia, garbage strewn everywhere, the homeless searching in our garbage containers. These are some of our concerns.

We carry a lot of frustration and anger with the lack of immediate resident and business consultation, as well as the so called "Open House". There was no opportunity at the Open House to voice our concerns as a group, and to have these concerns addressed. No chance for an individual to stand and speak to the planning and get answers. No microphones to communicate clearly. Instead, it was broken into a Divide and Conquer situation. I have spoken to many who attended. Many of the experts presented to us, when questioned, said they do not have that answer but to go to another person who then shuffled them off to someone else. There were many questions left unanswered. There were also many who could not attend due to having been told you need a ticket to come. I was told at the event that this was for "Crowd Control". Hmm, seems as if they knew there were problems with the proposed planning.

Please do not give a Zoning Amendment to 925 Braidwood until the plan changes to only Supportive Housing.

A Referendum to see how the community feels about important issues such as this should be implemented!

Thank you,

 Braidwood Rd,

I am writing to you about the rezoning of the property at 925 Braidwood Road in Courtenay BC.

I realize our community needs this facility and people need resources and shelter. I support this being built. I am against the location if ANY entranceway is onto Braidwood Road. The only way the people living on Braidwood Road will be safe and maintain safe access to their homes would be to have all the access and entranceways for the shelter and supportive housing off of Ryan Road. The 925 Braidwood Road entrance should be left for the future low-income housing in phase 3 and a perimeter fence should be placed around the shelter and supportive housing to ensure all people going to the shelter and supportive housing enter and exit via Ryan Road. From Ryan Road, they can access the bus and other facilities. There is no reason Not to have the entrance and exit onto Ryan Road. Granted Ryan Road can be busy however, there are currently 2 parking lot accessways and Hunt Road on the south-east side of Ryan Road between the Superstore lights and the Back Road intersection. One of the entranceways on the southeast side of the road is directly across from the proposed shelter. These entrances go to banks, casinos, restaurants and apartments that house hundreds of people. All of these entrances do not have controlled lights. There is no reason not to have similar access to the same roadway to and from the shelter facility on the northwest side of Ryan Road.

I live 90 metres from the proposed entranceway to this property. A full entranceway on Ryan Road for vehicles and pedestrians and not just emergency vehicles is the best way to create the least impact on the adjacent community and will keep the roadway access, people, and property safe on Braidwood Road.

Having vehicles and pedestrians entering from Braidwood Road is not a safe or a good plan. The road is crowded due to the high density in the area with many cars pulling out of complexes and the parking lanes are full of cars parked on the side of the roadway. If an accident happens this entire road will be cut off as Braidwood Road is not a through road.

I know many unhoused vulnerable people are quite harmless but some are not. I have visited the Connect Centre in Courtenay and the employees there suggested I get cameras for my property. They also said that windows get smashed in the immediate area and things get stolen. Also, City of Courtenay Employees have had their cars vandalized and City of Courtenay Employees have been assaulted and had to go on stress leave. In addition, vulnerable unhoused people could walk out onto Braidwood Road and have medical emergencies or a mental health crisis. Emergency services would be called to this densely populated residential area thus blocking off access and entrances from our homes.

The shelter will be able to have more than 40 guests who have contracts with the Non-profit that runs the facility. These contracts keep the guest accountable for their actions while they stay at the facility. The shelter can be converted so that it can hold up to 132 guests. This sounds like a warming shelter that will be intermittently set up for ALL unhoused people during extreme weather events. Or is there going to be another location for the unhoused that "aren't ready" to comply with the non-profit guest contracts?

In light of what happened on Pandora in Victoria on July 14th 2024 and other incidents that occur when people are having mental health emergencies it is absolutely inappropriate to have access or an entranceway on Braidwood Road in a densely populated residential community.

This cannot be safe. Please place the entire entranceway on Ryan Road and block all access from the facility to our residential area. I support this being built but if any entrance is on Braidwood I am strongly against any of these resources. If it is decided that Ryan Road access is unsafe then this site is not an ideal candidate for these resources and a different site should be selected.

I am desperate to keep my community and property safe, the road and access way to my home and neighbourhood safe by maintaining a low traffic zone for the community and families who live here.

The final rezoning should not be permitted until BC housing applies for and receives FULL and only entranceway access on Ryan Road from the Ministry of Transportation.

Feel Free to call me if you have any questions.

[REDACTED]

[REDACTED]

I understand that BC housing has just increased the number of shelter beds at this location to 132.

Please explain the staffing ratio per resident.

Will the staff members have specialized training in these fields?

Well, this unit be run by BC housing or will it be run by a private company?

Thank you and I look forward to your response.

Please share with Courtenay Council.

Ontario says that it is inappropriate to have centres in neighbourhoods with schools and daycares. They cited complaints from residents about needles being found on the ground and crimes being committed within the vicinity of the sites. So why is 925 Braidwood being rezoned for a shelter with Puddle Duck Daycare and Glacier View Secondary School close by? Do not make the mistake of putting our neighbourhood in jeopardy.

[REDACTED], [REDACTED]

Braidwood Rd.

Dear Planning Committee:

I hope you have read the letter from Mr. Montgomery a Firefighter in Victoria, BC regarding the homeless situation. If not, I have attached a copy of the letter.

Is this what we can expect in Courtenay?

On July 17, Josh Montgomery wrote a letter calling on B.C. Premier David Eby to stop the City of Victoria from opening a homeless services facility at 2155 Dowler Pl.

It came after a paramedic was attacked by a patient in the 900-block of Pandora Avenue on July 11, which required firefighters and police from across Greater Victoria to respond.

In his letter, Montgomery said he lives in the neighbourhood where the new homeless services facility is set to open, and that he fears there will be rippling safety repercussions for the community.

CHEK News published Montgomery's open letter, and at the time he asked to only be referred to as a local "first responder."

"As a first responder, I am experiencing firsthand the escalating aggression from individuals frequenting outreach services like those planned for 2155 Dowler," he wrote.

"People have started attacking and threatening first responders and creating a hostile and dangerous environment not just for emergency personnel but for the entire community. Moving this population into a residential area is a reckless decision that will have devastating consequences."

The following is a letter written by a first responder in the City of Victoria following the recent events on Pandora Avenue and the City of Victoria's plan to open a new facility in North Park designed to help the homeless.

Dear Premier Eby,

I am writing to you as both a dedicated first responder and a deeply concerned citizen of Victoria. The escalating violence and alarming decisions being made by City of Victoria officials have put my life, the lives of my colleagues, and the safety of our community at severe risk.

On July 11, 2024, a paramedic was viciously attacked in the 900 block of Pandora Avenue while trying to assist a patient. Following the attack, a shocking swarming incident occurred, with approximately 60 unhoused people circling and threatening first responders. This dangerous incident required an emergency police response, with officers from across the capital region attending. As a result, decision makers have declared that paramedics and firefighters, who are supposed to be saving lives, will no longer respond to emergencies in the 900 block of Pandora without a police escort. This terrifying reality has rightfully drawn national headlines and cast a harsh spotlight on the dangers we—first responders and citizens of Victoria—face daily.

If this incident weren't terrifying enough, on July 15, 2024, VicPD recovered a loaded 9mm handgun with extended magazine and ammunition from a person on the 900 block of Pandora. But the situation is worsening.

The Mayor of Victoria has announced an outrageous plan to relocate an unregulated drug consumption site and hub for the unhoused from the 900 block of Pandora Avenue into a quiet, family-oriented residential neighbourhood. The planned facility at 2155 Dowler Place is expected to serve 300 unhoused people per day—just 100 feet from where my young daughters, ages 4 and 6, play outside our home. Not only was this facility announced without any consultation with the residents who call this area home, the city proceeded without any formal process to select the service delivery organization, SOLID, and provided them with \$2.1 million dollars. We, the residents, were not given a chance to voice our concerns. We, the residents, were not given a chance to hear why the City of Victoria believes relocating services for the drug-addicted and substance users into a residential neighbourhood with children playing next door is a choice that keeps people safe and protects citizens from harm.

At a public meeting held on July 9, 2024, the Mayor of Victoria stated plainly that the city did not hold public consultation because she knew our response would be one of firm opposition. At that meeting, the Mayor also stated unequivocally that people would be consuming drugs on the site at 2155 Dowler, though the site is not an official consumption site. The Mayor and SOLID were unable to provide any evidence that their plan for Dowler would protect the neighbourhood's vulnerable citizens—the children as well as low-income seniors who live in a BC Housing apartment complex next door.

As a first responder, I am experiencing firsthand the escalating aggression from individuals frequenting outreach services like those planned for 2155 Dowler. People have started attacking and threatening first responders and creating a hostile and dangerous environment not just for emergency personnel but for the entire community. Moving this population into a residential area is a reckless decision that will have devastating consequences.

Premier Eby, I implore you to take immediate action and stop the relocation of this unregulated consumption site to 2155 Dowler Place. The safety of first responders and families must be the province's utmost priority. The current approach taken by the City of Victoria is not only reckless but endangers lives and erodes the public's trust in our local and provincial leadership.

Please, do not let this dangerous decision stand. I urge you to intervene for the sake of our community who deserve to live and work in a safe environment.

Thank you for your urgent attention to this matter. I look forward to your swift and decisive action.

Sincerely,
Josh Montgomery

READ PREVIOUS:

- ✓ **Paramedic injured after being attacked while providing medical assistance in Victoria**
- ✓ **Firefighters, paramedics to wait for police backup before responding to 900 block of Pandora**
- ✓ **Concerns on response times for other communities following assault on paramedic in Victoria**
- ✓ **'People could get brain damage or even die': Outreach society worried over new response times to Pandora Ave.**
- ✓ **'No transparency': Neighbours worried about new North Park homeless facility voice concerns**
- ✓ **North Park residents protest Victoria city hall's plans for new homeless services site**

Have an opinion? Want your voice heard? Send your submissions to opinions@cheknews.ca.

To whom it may concern:

It has become very clear that neither the city of Courtenay nor the BC Government cares about the well being of their citizens.

Braidwood road has always been a family oriented neighbourhood. It is unbelievable that both level of government are now amending the zoning from a retirement home to a homeless shelter. Guess the city is more interested in getting some government money than caring for the tax paying home owners and renters along Braidwood Road and Back Road.

All homeless shelters in BC and the rest of Canada housing three categories of people in need. Something the BC government is constantly ignoring. This has probably little to do with the ignorance of the decision making people in power but with really not caring what so ever.

- One group of un-housed people are mentally ill and should be properly cared for by the government in special facilities.

Please spare me the lies again I have heard at some of the Courtenay BC Housing meetings. We know all too well that there is not enough staff

to effectively treat mentally ill people in *an come and go* facility.(what this Braidwood facility will be !!)

- The second group (which is heavily influencing both other groups) are drug users, drug dealers and petty cash criminals.

It is absolute irresponsible to place a large group with this kind of background in a family neighbourhood where kids, elderly people and physical

handicap people live. The whole area will be riddled with theft, vandalism and assault on locals. Children and Elders are not safe anymore.

As observed in other areas, the property value drops drastically. As usually, neither the local nor the provincial government takes responsibility.

- The third group are people who run into some bad luck and in spite of working - they can not afford the rent. This people have fallen between the cracks

the "authorities" have created. This group does not deserve being put in the same living environment as mentally ill and/or pro drug users.

Proper social housing would be desirable to protect them and their families from ongoing exposure to drugs and crime.

925 Braidwood Road is the wrong location for this planed homeless shelter!!!

We all know the RCMP station will be moving to a larger building (away from Braidwood Road) and will not be able to a quick response as originally promised.

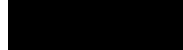
The location chosen by our City and BC Housing will create resentment and animosity amongst the local property owners and renters. We all bought out homes, pay our taxes so a greed driven Government can destroy everything without a second thought.

There are other more suitable locations in an industrial area which is easy accessible for fire/ambulance and police. Because of the location(s), confrontations with local home owners are unlikely.

There will be thousands of owners/ VOTERS following closely the decision of the Development Services (Services ????) of the City of Courtenay.

We will do everything in our power to hold the city, the province and all the associated corporations (ICBC) responsible for the high risk living environment that is being created in our neighbourhood.

Regards,



A very concerned Owner on Braidwood Road

Zoning Amendment Bylaw 3154 - supportive housing, yes. Connect centre - absolutely not.

This is a residential area with a child care centre a few doors up and a school. It's on the busiest road in the valley so how long will it be before someone stumbles out into the traffic with disastrous consequences?

I cannot follow the logic that says putting people who are trying to recover from drug addiction into a compound with people using drugs is a good idea. And to enforce a law that says the people most affected by this have no say is more suited to a totalitarian regime.

I sincerely hope that my comments are not ignored in the same way that BC Housing ducks and weaves. Their last effort was a farce.

Most sincerely

[REDACTED]

Back Road

I am writing to express my strong opposition to the proposed shelter in our neighborhood. We do not want this shelter here, and I urge you to reconsider this plan immediately.

Our community is home to many children, elderly residents, and a daycare center. The introduction of a shelter raises serious concerns about the safety, security, and overall well-being of these vulnerable groups. We have worked hard to create a safe, peaceful environment, and placing a shelter here could undermine everything we have built.

Moreover, I am deeply troubled by the fact that the number of units in the proposed shelter has been increased to almost four times the original plan. This feels like a deliberate attempt to push through a significant change without adequately informing or consulting the community. Such actions erode trust and do not respect the concerns of the residents who will be directly affected.

The potential for plummeting real estate values is also a major concern. Many of us have invested significantly in our homes, and the presence of a shelter with this increased capacity could cause irreparable damage to property values. This is simply unacceptable.

While we are not opposed to helping those in need, a shelter in our neighborhood is not the solution. There are other, more suitable locations where such a facility could be established without negatively impacting an entire community.

Please take our concerns seriously. We do not support this proposal and expect the council to act in the best interests of the residents who call this neighborhood home.

Thank you for your attention to this urgent matter.

Regards,

[REDACTED]

Owner with a toddler at [REDACTED] Back rd.

[REDACTED]

I do not want the above noted property to be built as a connect centre. Low rental housing would be appropriate to get rid of Courtenay's homeless problem.

[REDACTED]

I do not feel this is an appropriate location for the said development being that it is in such close proximity to many Family housing Units and a children's DayCare.

[REDACTED]

Hello City of Courtenay Planning Department:

We are long time City of Courtenay residents and in April moved into the Braidwood Rd neighbourhood.

This was the neighbourhood where I lived in high school back in the 60's.

Imagine my dismay as the 925 Braidwood Road so-called public consultation process unfolded before my eyes.

This process was so manipulative, underhanded and fraught with loopholes that I could not believe any public official would or could qualify this as a stakeholder consultation process.

The meeting for the public that was organized by BC Housing in conjunction with the City of Courtenay elected officials was disorganized, disrespectful and offered only a cursory glimpse into what was coming.

In order to attend a 45 minute briefing for the immediate neighbours we had to obtain tickets through a dysfunctional "Eventbrite" webpage. In addition to this there was a limited number of tickets available!

We have been stymied at every turn to obtain reliable information about this process and could not believe our eyes when signs for the development were erected **prior** to the so called public information meeting.

And the final insult came this week, when we were invited to obtain tickets through Event Brite to attend the unveiling of the selected contracted service provider for this Supported housing project---**in Campbell River !**

I am dismayed that anyone will believe that this has been a credible process.

[REDACTED]

[REDACTED] 911 Braidwood Rd.

[REDACTED] Braidwood Rd.

To the City of Courtenay Council.

The rezoning of 925 Braidwood Rd is quickly coming up by Courtenay City Council to allow for supportive housing, a shelter and a warming centre.

Supportive housing we can accept, but not the shelter and warming centre, for the following reasons:

- 1) The shelter location by busy Ryan Rd. will be dangerous for the homeless seeking access to the shelter and other services.
 - 2) Puddleduck pre-school and Glacier View Secondary Centre for students with special needs, will be vulnerable to marginalized individuals in and around the property.
 - 3) The quality of life for the neighbours of 925 Braidwood would be severely challenged, with people on drugs, wandering on private property, yelling, swearing, throwing garbage around as well as petty theft and damage to property.
 - 4) It has been proven that people in supportive housing are much more vulnerable when living in a shared property with a shelter.
 - 5) 271 homeless to date and rising. The shelter has room for 40 beds, where will the others turn to on any given night? Tent city on Braidwood?
 - 6) The businesses close to the property will suffer exactly like those in the downtown core. 7) The new apartments on Ryan Rd with many children will be affected.
 - 8) What services will be available on site? We have been told that there will be no safe injection facility here. Does that mean people will be walking with their carts all the way back to England Ave?
 - 9) Will BC Housing continue with support or will they leave after the shelter is built?
 - 10) How will moving the Connect Centre to Braidwood Rd solve the situation?
- It will clean up the downtown to the detriment of all the residents close to 925 Braidwood Rd. Should this be done, without consideration for these law abiding, tax paying people? Please consider these important issues before you make your decision!

RE: Bylaw No. 3154 – Proposed Rezoning of 925 Braidwood Road.

My wife and I are resident/owners of a townhouse in a development located between [REDACTED] Braidwood Road and [REDACTED] Back Road, directly opposite the proposed development project. This has been our home for 26 years and we have expected to remain here well into our retirement years. In our experience the neighbourhood atmosphere during this time has been generally friendly and problem free.

I am in favour of the rental housing component, which presumably is meant for low income individuals and families. People who qualify are likely to be free of drug or alcohol

dependency. There is a similar apartment block farther along Braidwood Road and it seems to fit into the neighbourhood well.

I am somewhat less enthused about the supportive housing unit, but acknowledge that those residents, who are housed on a longer term basis rather than just over night and are truly attempting to recover from their addictions, are less of a concern. I would be somewhat supportive of that use, provided robust security measures are in place.

The over night shelter I suspect will accommodate mostly drug addicted individuals, many with antisocial behavioral issues. Perhaps not everyone would fall under that category, but indications are that a large proportion would. For that reason I believe its inclusion in this location to be inappropriate and worrisome for the following reasons:

- Pedestrian access is intended to be via the Ryan Road end of the property, adjacent to what is likely the busiest vehicle thoroughfare in the Comox Valley. Many of the facility's clients will likely have drug and/or mental issues, making them sometimes unaware of their actions or surroundings. Surely that creates a potentially serious hazard for them (and motorists) as they access or exit the property.
- This neighbourhood is a high density residential area inhabited by many senior citizens and families with young children. There are dozens of business enterprises, two child daycare facilities, and a school for at-risk students in the immediate area. That does not seem to be an ideal location for this type of facility.
- Locating an addiction recovery support facility in close proximity to a facility catering to practicing addicts could potentially be counterproductive for the aspiring recoverees.
- The concentration of drug users will likely attract a criminal element seeking drug purchasers. Obviously, sales would not be allowed on the property so would most likely occur in the surrounding area. A corresponding increase in the instance of thefts throughout the area by people raising cash for those purchases can be anticipated.
- BC Housing indicates that when the shelter spaces are full, additional persons will be turned away with advice to try other facilities such as the Salvation Army shelter. Given its distance away, it is much more likely they will seek shelter more locally in, for example, residential carports or business premise doorways.
- BC Housing also indicates that whether or not drug consumption will be allowed on site is being left up to the facility's operator, which has yet to be designated. The fear is if consumption is not allowed on site, it will certainly take place on the surrounding sidewalks, parking lots and green spaces. The attendant

drug paraphernalia debris and possible negative contact between the drug users and the neighbourhood's residents and business owners is a concern.

- The site operator will apparently have no jurisdiction or influence over shelter users' off-site activities in the near proximity to the property. According to BC Housing only an emergency contact list will be offered, otherwise leaving it up to neighbours to deal with any disruptive issues on their own.
- I am worried about the deterioration of the neighbourhood's quality of life, which is reasonably good at present. Other areas around the province seem to have experienced a significant reduction after the construction of similar facilities. Apparently, they have had to deal with the introduction of uncivil behavior, unpredictable violence, litter, vandalism, pilferage, and a general sense of feeling unsafe.
- As mentioned, my wife and I intend to live in our residence as long as possible, but some day we might need to relocate to a seniors' facility. As with many folks, the value of our home represents a significant and hard won portion of our retirement plans, and I am concerned proximity to the shelter and its attendant potential problems will negatively affect the value and salability of our home. It's difficult to imagine anyone would want to risk buying into such a scenario.
- The passageway on the west-ish side of the property is a bad idea if the shelter is built. In that case it is a sure bet that few local residents will use it or want to access the bus stop opposite the Ryan Road entrance to the property. It will likely be difficult to monitor and will only provide an easy conduit for potentially undesirable persons to enter the neighbourhood.

Those are my main concerns regarding the shelter facility and the effect it might, or judging from others' experiences, likely will have on my community. I fear that once established it, along with any problems it causes, will never go away.

I would prefer to see a greater emphasis on the development of low cost housing on this site. That's more in keeping with the neighbourhood. If a supportive rehabilitation facility were included, it ideally should be located close to the Ryan Road boundary to provide the maximum possible separation from the existing residential area.

I am hereby asking that approval of the project as currently configured with the inclusion of an over night shelter building be denied.

Thank you,

██████████, ██████ Back Road, Unit ██████

I am requesting Council NOT approve the 925 Braidwood rezoning as presented. This proposal will negatively impact our community.

I understand council wanting to assist the homeless residents in our community and close down the current Connect Centre which is located across from city hall. As a citizen, I am sad to see the despair, chaos, addictions and homelessness in our community.

My concerns about the current proposal is the shelter capacity of 132 spaces is too large. It may increase the number of homeless in our community versus solving the problem, be unmanageable for the shelter operator and contains inadequate common areas.

If the shelter is unmanageable, the impact on the neighbourhood and City will be increased crime, despair, outside sheltering and disorder.

Shelter Capacity

The plan is 132 shelter spaces which is a huge increase from the 40 spaces in the press release and presented to council on the June 12 meeting. At that meeting **the BC Housing representative said the reason for the capacity of 40 spaces was they were "thoughtful in what will be successful in this building" and " understand that we need housing to be manageable for our non-profit operator to operate successfully"**. How has this changed? How can an operator successfully manage 132 people with complex needs, mental health and addictions issues?

The Comox Valley Point in Time homeless count in 2023 identified 272 Homeless but of these only 95 people (35%) were unsheltered. Of the 95 unsheltered people 30 people (31%) were sheltering outside and 16 people (17%) were in a vehicle. This is a total of approx 46 people who likely would be shelter users in addition to the 32 spaces currently at Connect. With space for 132 people, approximately 60-70 additional homeless people could be sheltered here.

Is BC Housing planning to use the Braidwood shelter to service homeless from other communities that don't have a shelter or have a shelter at capacity? **If the shelter has capacity, service providers from other communities will refer clients to our shelter and homeless people from other communities will travel here to access the shelter especially in the winter.** This would mean that approximately an additional 60 homeless people from Campbell River, Parksville, Nanaimo, and Victoria would be accommodated in this shelter. So in effect, we are increasing our homeless population.

The Point in time counts identified approximately 75% of homeless people have mental health concerns and 75% have addictions issues. Courtenay does not have the capacity to provide for the current homeless, and adding additional homeless people with mental health and addictions concerns will strain all Courtenay resources including police, ambulance, hospital, medical, and increased chaos, crime and public disorder.

Putting 132 people together who have mental health and addictions issues in a shelter may not help people recover. With this number of people the services provided to help the individual person transition to housing would be very limited.

By comparison the Rock Bay Landing Shelter in Victoria has 84 shelter beds and 23 transition rooms for residents working to be permanently housed. The proposed shelter in Courtenay will be larger by 30%. The planned shelter capacity is 400% larger than Connect (so potentially have 400% more clients).

Build Supportive Housing FIRST

There is generally support in the community for building supportive housing including the housing in the Phase 2 of this project.

If Phase 2 was built FIRST it would provide actual housing with supports and increased capacity to transition clients from homelessness to housing.

If the building is well managed, it would also help to get support from the neighbourhood and greater community for the shelter.

Shelter is not housing

Shelter is not housing. Shelters are a temporary solution until people find permanent housing. They should not be a permanent solution.

[Housing First](#) "involves moving people experiencing homelessness – particularly people experiencing chronic homelessness – rapidly from the street or emergency shelters into stable and long term housing with supports"[i] according to Government of Canada. Housing First is not putting people in a shelter first to transition to housing.

Shelter plan

The plan for the shelter is inadequate and does not have capacity for 132 people.

Architectural drawings only indicate room for 94 people not 132:

- Room for 70 people on the 2nd floor:
 - 4 bed dorm rooms x 16 rooms = 64 beds
 - 3 bed accessible rooms x 2 rooms = 6 beds
- Community /Cold weather = 24 beds in the plan.
- No single or double rooms for couples or people with disruptive behaviours.

Lack of space for common areas:

- Only room for 40 people in the dining room. Where do the other 92 people go?
- Sitting room / TV room only has 4 couches (12 spaces). This appears inadequate for 132 person shelter. There is a lounge upstairs with 6 chairs, but this appears inadequate for 70 beds upstairs. The [BC Housing guidelines](#) states that "the gathering place/ day activity room allows clients to remain in the shelter during the day. This space may be co-located with the dining room where there are space restraints, and should not seat less than 50% of the building's bed capacity"

- Outside gathering space looks inadequate for 132 people.
- 19 spaces for large storage and 14 cart storage spaces. This appears inadequate for 132 people. Result will be people have no place to store belongings and carts.
- Computer room has 8 spaces. Maybe inadequate for 132 people.
- No outside gathering space or green space planned for the Supportive Housing Phase 2.

Parking:

- Total number of parking spaces maybe inadequate.
 - o Homeless count identified 16 people who were sheltering in vehicles. Is the .15 spaces per bed for shelter adequate to include these people? 20 spaces for 132 people seems low. Especially if people have vans and campers they are living in or are new to the community and arrive in a vehicle.
 - o Supportive housing parking of .2 spaces per unit maybe adequate in major cities but inadequate in Courtenay. Is this based on the experience at other supportive housing facilities in Courtenay?

Neighbourhood Impact:

Concern about impact including increase in crime and disorder in neighbourhood from shelter with 132 people with complex needs, 75% with mental health and addictions issues:

- Residential areas that already has a high density.
- There is a daycare down the street. They are opening new childcare spaces. The shelter clients will be walking past the daycare to access the crosswalk at Ryan Road.
- Glacier View Secondary School is in neighbourhood.
- Businesses in area that maybe impacted by crime and disorder. This includes car dealership, vet clinic, Cameron contracting and the retail stores across the street. These businesses all provide jobs in the community.

Inadequate Consultation

BC Housing restricted the number of people who could attend the open house. As a result, many citizens were unable to attend.

It is only at the open house that BC Housing advised that the shelter would have space for 132 people not 40! This is a big difference and community residents likely are not aware of this change. For example, a letter in the Comox Record last week referred to 40 unit shelter.

Rezoning decision

The rezoning should not proceed as presented to council.

Phase 2 of the project should be completed first.

The shelter capacity of 132 people likely will create unintended consequences.

[REDACTED]
Courtenay BC

To Courtenay Council

It is absolutely disgraceful that you even consider rezoning said property for a supportive housing and homeless shelter.

To have that across from a senior townhouse complex and around the corner from a day care is ridiculous. You wouldn't want it in

your https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fneighborhood.it&c=E,1,Wq8-dfrbYOZFxD8Udz5ke_8wsk3Z9gBrJZtkOrw2i9PQGdAhSg3zlo9-t7QjyiYaes4qy4tYdK8nJVBfyFUKxEMqLVNUR_s08LHXEq88BsyVOECeRWBEA.,&typo=1 should not be in any residential area.

The meeting that BC Housing had with neighbors was a joke and very few questions were even answered.

This council has lost my vote as well as most of my neighbors, we won't forget what you are doing to our peaceful neighborhood or the value to our property.

[REDACTED]
[REDACTED] 161 Back rd.
Courtenay, BC

Dear Planning Committee,

We purchased [REDACTED]-950 Braidwood Rd, across from the entrance of 925 Braidwood Road in May 2023. At the time we were told that a 'Senior's Complex' was going to be built on 925 Braidwood Road, which was a contributing factor to purchase our home in this neighborhood. We support the 'Supportive Housing Project', but we are not in favor of the two shelters being built on the same lot due to the following concerns:

Safety, loitering, and theft.

For Prevention of the above stated concerns can planning the access to the shelters be placed on the Ryan Road-side, and having only the access and exit from and to the Supportive Housing on Braidwood Road.

We truly appreciate your consideration for all people concerned.

Thank you.

Best regards

[REDACTED] and [REDACTED], residents from [REDACTED]-950 Braidwood Road, Courtenay, BC, V9N 3R9

Although I think my opposition will not make any difference to the outcome, I would like it noted that I am in favour of the supportive housing plan but totally opposed to the shelter and safe injection site on the same piece of property. After attending the public meeting and writing to government officials I think that council has already decided what they want and don't care what the majority of the public who live near this planned development think. Maybe our city council will actually listen and amend the zoning plan and only approve the zoning for a supportive housing plan otherwise leave as it is already been zoned for a seniors facility which we desperately need in the comox valley.

thanks for your time, [REDACTED] (condo owner at Maplewood Manor, back road)

Dear City of Courtenay Planning:

Please delay passing Zoning Amendment Bylaw No.3154. Current proposed plans by BC housing for 925 Braidwood are inadequate for the health and safety of its proposed residents and its surrounding neighbours.

Context:



- I am not against having housing and support for homeless and marginalized citizens in my neighborhood if it is properly designed and considers the welfare of its clientele **and** the neighborhood. This development does not.
- The area immediately surrounding 925 Braidwood is an **already highly densified** neighborhood of mostly stratas and apartments.
- The **scope and population** of the proposed Braidwood development is **huge** and seems to be increasing every time plans are revised.
- Medical support, mental health and addiction support, poverty mitigation services/ministries (ex. foodbank, soup kitchen, free store) are mostly in the downtown core. There are no such resources anywhere near 925 Braidwood.
- Current BC housing plans are vague as to on-site support for **shelter** guests. If there are meals, showers, or laundry, I'm not seeing it in the plans. Certainly there are no social agencies or churches nearby that could provide these.
- Hours and operating procedures for the purpose-built shelter are unclear. What happens to shelter guests during the day? Do they spend it walking the wasteland between the shelter and downtown where the actual services exist?
- Current plans only allow for vehicle traffic through Braidwood Rd., which is a narrow residential street with a daycare center at its entrance. 1050 Braidwood is a 60-unit building close to the entrance of Braidwood road that will be embarking on a large renovation project that could take two years to complete.
- Consumption of tobacco, marijuana, and restricted drugs will be allowed on site with no plans to filter air inside or outside the buildings for the protection of guests and immediate neighbours.
- If news services are to be believed, consumption of restricted drugs seems to be shifting towards **inhaled** consumption. Moreso than needle consumption, this affects the health and safety of residents on and surrounding the 925 Braidwood property.

- Our building is within 100m of 925 Braidwood and our residents include children, the elderly, and people with chronic health conditions. To protect them we have non-smoking non-vaping building bylaws. Presumably other complexes on Braidwood and Back Rd. do too.

Opinion:

- BC Housing has been unnecessarily obstructive and non-consultative in its planning and so-called communication with immediate neighbours. It has behaved as if it is accountable only to its potential clients and not at all to the neighborhood into which this very large development will be inserted. If BC housing has lost good will in our neighborhood, that is why.
- Traffic plans that route all vehicles through Braidwood road are inadequate and dangerous. Route traffic via Ryan road.
- Lack of indoor and outdoor filtering of tobacco, marijuana, and inhaled restricted drugs is a major oversight in planning for this development, particularly with an on-site population of potentially more than 200. An "outdoor smoking area" will not protect non-consuming guests/residents of 925 Braidwood or its immediate neighbours. Again, remember there are kids, elderly, and people with chronic health conditions **within 100 m** downwind.
- It is a grave mistake, I believe, to take a 3.1 acre lot and try to stuff as many marginalized people as possible onto it. It will be particularly hard for people who are trying to achieve or maintain sobriety.
- **The enormity of this development and the absence of supportive services in the area are a recipe for disaster.**
- If you do not plan for the health and safety needs of **both** the potential residents **AND** the neighborhood surrounding 925 Braidwood, you have failed.

Sincerely,


-  Back Rd.

Courtenay, BC

(Immediate Neighbour)

We bought our townhouse 26 years ago, when it was new. We thought it would be our forever home and an investment if we needed help in our final years. Many other retired people in our complex did the same. We are across the street from the Braidwood property. Since April when we found out in the paper, real estate signs have quadrupled and values are going down. We are a vibrant neighbourhood full of retirees, young people, families with children, and we're probably one of the densest neighbourhoods in the Comox Valley. We would've been happy to see a care home or an apartment/condo block on the Braidwood property. I am appalled at what has been proposed with no consultation.

Please don't do this to us, you're taking away our future. This is a walkable friendly neighbourhood. I am an early morning walker, but don't walk downtown or past Lewis park in the morning any more, I don't feel safe. Am I not going to be able to walk around my neighbourhood in another couple of years? I do not want a warming center or connect centre across the street from me. I was willing to consider supportive housing until I looked into things and saw what they do to the neighbourhood. It's one thing to be giving people a hand up to become productive, taxpaying citizens. It's another thing to expect drug addicts to be good neighbours without controls and enforcement. From seeing what goes on in other supportive housing facilities on the island, and the lack of information as to how these people are going to be policed to stop drug dealers, violence, and chaos, I cannot in all conscience support this rezoning.

Thank you, [REDACTED], [REDACTED] Back Rd.