



August 15/25

City Council
regarding 971 Cumberland Rd.
Application #2501

I'm a writing to you as a property owner
close to 971 Cumberland Rd. This is to
let you know I am most definitely opposed
to the use of a temporary shelter for
the homeless at this lot. Why?

#1 As a senior who uses the Rotary trail
frequently, this shelter enhances the use
use of drugs, garbage in our area and
I no longer will feel safe using the trail.

#2 We already have "The Junction"
nearby, helping to support people near
homeless and it has caused problems
in the past,

#3 It will be kitty corner to a childrens
day care centre (This is ridiculous!!)

So now the City wishes to add another
shelter,

please reconsider plan

Yours truly,

Elaine Hammett
[redacted] 10th Street
Courtenay B.C.
V9N1R4

Re: Community Engagement on Winter Shelter Strategy

From Saunders, Susie <ssaunders@courtenay.ca>

Date Wed 9/24/2025 3:55 PM

To Erin Balmer <admin@cvcdcs.com>; communityservicesAlias <rsc@courtenay.ca>; PlanningAlias <planning@courtenay.ca>

Hi Erin,

Thank you for your email and for sharing your concerns and requests. I've included our planning team on the email so that they can include your response in the package of information going to Council regarding the Temporary Use Permit application for 971 Cumberland Rd (tentatively scheduled for the October 1 Council meeting).

Once Council has made a decision on the temporary use, staff will be able to follow up on next steps.

Please reach out if you have any further questions,
Susie

From: Erin Balmer <admin@cvcdcs.com>

Sent: Wednesday, September 24, 2025 2:28 PM

To: communityservicesAlias <rsc@courtenay.ca>; Saunders, Susie <ssaunders@courtenay.ca>

Subject: Re: Community Engagement on Winter Shelter Strategy

Good afternoon Susie,

Unfortunately we are unable to attend this afternoon's session, but on behalf of CVCDCS, I would like to provide feedback regarding the proposed homeless shelter near Lighthouse Early Learning Centre. While we support initiatives that provide safe and dignified housing for vulnerable members of our community, we have significant concerns about the shelter's location and the potential impact on the children and families we serve.

Our concerns include:

- **Safety and Security:** Ensuring the safety of children, families, and staff is our top priority. We are concerned about potential increases in loitering, substance use, and unpredictable behaviour in close proximity to our playgrounds, drop-off zones, and walking paths.
- **Communication and Incident Response:** It is critical that we have clear lines of communication with the shelter operators and City staff to address safety concerns quickly and collaboratively.
- **Community Impact:** The presence of a shelter may bring challenges such as litter, needles, or other hazards. We want to ensure a proactive plan is in place to address these issues before they become ongoing risks. I will note that we did recently find a crack pipe in our playard.

We would like to request:

- **Regular Communication Channels:** A designated City contact and/or shelter representative we can reach out to with concerns
- **Safety and Mitigation Plan:** Information on how security, staffing, and neighbourhood safety will be managed, including plans for needle sweeps, lighting, and surveillance where appropriate.
- **Transparency:** Updates on the project timeline, operational model, and points of escalation if concerns arise.
- **Collaboration:** Opportunities to be involved in community consultation and to give feedback as the project moves forward.

We share the City's commitment to compassionately addressing homelessness and providing solutions that work for everyone. By keeping open lines of communication and ensuring child safety remains a top priority, we believe we can find a path forward that supports both vulnerable populations and the well-being of children in care.

If you have any questions please feel free to reach out anytime.

Warm regards, Erin

Erin Balmer

Executive Director

Comox Valley Children's Day Care Society

1800 Noel Ave., Comox B.C V9M 2L1

Ph 250-339-3033 | Fax 250-339-7072

admin@cvcdds.com



On Wed, Sep 17, 2025 at 10:45 AM communityservicesAlias <rsc@courtenay.ca> wrote:

Thank you for your interest in joining a community conversation on the regional Winter Shelter Strategy.

We have two dates and times to choose from. **Please confirm by replying to this email which date/time works for you and we will register you.**

Option 1:

Date: Wednesday, September 24th

Time: 5-6:30PM

Location: Lewis Centre – Craft Room A

Option 2:

Date: Thursday, September 25th

Time: 11AM-12:30PM

Location: Lewis Centre – Craft Room A

What to expect:

These engagement sessions will include a chance to share your perspectives in a group setting. We will use a circle method to ensure everyone is heard, and then opportunities for conversation with each

Temporary Use Permit, 971 Cumberland Rd

From [REDACTED]
Date Fri 9/19/2025 12:12 PM
To PlanningAlias <planning@courtenay.ca>

I would like to voice my objection to this permit for a number of reasons.

The most obvious reason is that in spite of the community minded, compassion intended, empathetic efforts to help the homeless with their lifestyle, successive efforts have failed and continue to fail to resolve the basic issue of homelessness in BC.

We are indirectly encouraging the growth of an addiction afflicted and homeless society within our community. I am strongly of the opinion that affected addicted individuals need compassionate support within an institutional facility where individuals:

- have no further access to harmful addiction drugs;
- have access to medical health professionals who can provide appropriate support through withdrawal periods;
- provide warm, caring, SAFE, food and shelter for basic human needs;
- offer opportunities for self help, education, trade skills, employment and income to qualifying residents;
- create an opportunity for currently homeless individuals to step back into our community and contribute back to our community as welcome healthy and productive residents.

The current efforts to provide housing with the obvious lack of success (a doubling of the homeless population in our community in the last 4 years??!) have failed. This "Temporary Use Facility" will undoubtedly become another permanent housing facility for our community because the homeless population will be doubled again before the building on Braidwood Road has been completed.

No one believes that this problem will go away unless there are bold decisions in a different direction. Stop the crime, reduce and eliminate the addictions, and focus the empathy on a cure.

We must get these people off of the street and onto their feet, but not with more and more short term bandaids.

Please allow the non-homeless community to build a safe community for all.

Bruce Renooy
Courtenay,
BC

Sent from my iPhone

From: [PlanningAlias](#)
To: [Cramer, Jacob](#)
Cc: [Matthews, Rayanne](#)
Subject: Fw: Concerns Regarding Proposed Temporary Use Permit Application No. 2501 (971 Cumberland Road)
Date: Wednesday, September 24, 2025 3:29:49 PM

Here is one more just came in

Ashly Wiggins | City of Courtenay
Planning Clerk | Development Services

T Work: 250-334-4441 | E planning@courtenay.ca



830 Cliffe Ave. , Courtenay, BC V9N 2J7
courtenay.ca | [Facebook](#) | [LinkedIn](#) | [Instagram](#)

I respectfully acknowledge that the land on which we gather and work is the Unceded traditional territory of the K'ómoks First Nation.

From: Louisa Lawson <[REDACTED]>
Sent: Wednesday, September 24, 2025 3:26 PM
To: PlanningAlias <planning@courtenay.ca>
Subject: Concerns Regarding Proposed Temporary Use Permit Application No. 2501 (971 Cumberland Road)

Dear Council Members,

I am writing regarding the proposed application to allow a temporary shelter for people experiencing housing insecurity at 971 Cumberland Road. While I strongly believe our city needs to provide safe and supportive spaces for unhoused people, I have serious concerns about placing such a facility in this densely populated area that is close to Lake Trail School.

Our neighborhood has already experienced break-ins, thefts, and increasing safety concerns in the surrounding area. As a resident who regularly walks and cycles on the nearby trails, I am worried that the placement of a shelter here will further compromise the safety of residents, families, children, and seniors who rely on these public spaces for recreation and well-being.

My concern is not about the individuals who will use the shelter—many of whom need and deserve support—but about the impact of situating a facility so close to residential housing, the school, and community trails. I believe it would be more appropriate to consider alternate locations where residents' safety is less directly at risk, and where services can be better integrated to meet the needs of vulnerable individuals.

I respectfully urge Council to reconsider this proposed location and explore alternatives that both protect neighborhood safety and provide compassionate support for those experiencing housing insecurity.

Thank you for your attention and for the work you do to balance the needs of all members of our community.

Sincerely,

Louisa Lawson
[REDACTED] Piercy Avenue
Courtenay
[REDACTED]

Proposed homeless shelter 971 Cumberland rd

From [REDACTED]
Date Fri 9/19/2025 1:47 PM
To PlanningAlias <planning@courtenay.ca>

Sent from my iPhone

To whom it may concern

I am strongly opposed to the Temporary Shelter for the homeless proposed in Courtenay at 971 Cumberland Road, to be used for the winter months.

One of my main concerns is that it is located very close to a Daycare Centre with children ranging from 3 to 5 year olds. I drive by the city of Courtenay on a regular basis and am horrified at what I see. Young children shouldn't be exposed to this conduct and level of possible violence.

The Connect Centre was also supposed to be temporary and is still in existence.

Our town has a major problem and it seems that we are accommodating more homeless to come into our community.

I strongly propose that the City of Courtenay re evaluate the location for this temporary facility and, how long IS temporary. A facility like this should be no where near a daycare or school.

Thank you for your consideration.

Hilary Renooy
Courtenay BC.

From: [PlanningAlias](#)
To: [Matthews, Rayanne](#)
Subject: Fw: Opposition to Temporary Shelter at 971 Cumberland Road
Date: Wednesday, September 24, 2025 4:09:34 PM

Ashly Wiggins | City of Courtenay
Planning Clerk | Development Services

T Work: 250-334-4441 | E planning@courtenay.ca



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[courtenay.ca](#) | [Facebook](#) | [LinkedIn](#) | [Instagram](#)

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From: Jane matthews <[REDACTED]>
Sent: Wednesday, September 24, 2025 3:51 PM
To: PlanningAlias <planning@courtenay.ca>
Subject: Opposition to Temporary Shelter at 971 Cumberland Road

Dear Mayor and Council,

We are writing to oppose the Temporary Use Permit application for a shelter at 971 Cumberland Road. While we fully recognize the urgent need to provide emergency shelter for unhoused residents, this location is NOT appropriate.

The building is directly across from a preschool.

Locating a shelter here risks exposing children to drug use, overdoses, and unpredictable behaviour - things no children should have to witness. Adults may be able to process these situations, but children cannot.

We are also concerned that important details - such as the number of beds, hours of operation, staffing, and security - have not been determined before Council is asked to approve this application. The community deserves clarity and transparency before such a major decision is made.

We respectfully urge Council to find a more suitable location away from schools and daycares, and to ensure any shelter is supported with strong staffing, security and onsite services. This way we can meet the urgent needs of unhoused residents while still protecting the safety and wellbeing of children and families.

Thank you,

Jane and Stephen Matthews

[REDACTED] Cummings Road

Courtenay, BC

Ph [REDACTED]



1000 Piercy Ave. , Courtenay, BC V9N 3E6

I respectfully acknowledge that the land on which we gather and work is the Unceded traditional territory of the K'ómoks First Nation.

From: City of Courtenay <no-reply@web-response.com>
Sent: Wednesday, September 10, 2025 7:02 PM
To: OperationsAlias <operations@courtenay.ca>
Subject: Webform submission from: Feedback form - Submission #43 - SID #216

Submitted on Wed, 09/10/2025 - 7:02pm

Submitted by: Anonymous

Submitted values are:

Topic
Public Works

Name
Tim Robbins

Phone Number
[REDACTED]

Address
1045 Cumberland Road

Email
[REDACTED]

Your message

I'm extremely upset to hear that the town has decided to move forward with the warming shelter on 971 Cumberland Road. In the very short time that I've been living in the 1045 Cumberland Road building, I've had my car broken into 3 times, the light has been smashed in the back, and I've even been spit on through my car window by a passing vagrant on a bike. I was unable to voice my extreme displeasure at the town hall meeting as I work in Campbell River, but I would like some assurances from anyone on the town hall team that there will be round the clock security set up to dissuade these people from making our parking lots and front door a sleeping spot or a home! Or an avenue to break into cars and steal what they need. I realize the facility is only going to house 18 people, but that wont stop the other 30 people from congregating all day and night on the sidewalks and any place they can find a spot to get over their afflictions. Please inform the people in the surrounding areas that there is a plan in place to keep them safe from these people and their destructive habits. Keep in mind that the people that are living in the surrounding area are all voters. I doubt very much that the people you are housing there make it to the polls on the regular.