

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)
MINUTES
Tuesday, February 6, 2024 9:00 AM
City of Lloydminster Council Chambers
4420 – 50 Avenue
Lloydminster, AB**

APPEAL TO BE HEARD:	Development Permit Refusal
Municipal Address:	5001 48 Avenue
Zoning:	C5 Service Commercial
Legal Description:	Lot 19-20 Block 9 Plan B1127
Permit No.	23-3841
Appellant Name:	Micheal Davison

SDAB Members Present:	Bernal Ulsifer - Chair Glenn Fagnan Larry McConnell Joe Rooks
SDAB Support Present:	Doug Rodwell - SDAB Clerk Shannon Rowan - Recording Secretary
City Staff Present:	Roxanne Shortt - Development Officer Natasha Pidkowa - Manager, Planning
Appellant Present:	Micheal Davison

1. Call to Order 9:04 AM

Chair, Bernal Ulsifer called the February 6, 2024 Subdivision and Development Appeal Board Hearing to order at 9:04 AM.

2. Chair Introduction

SDAB Chair, Bernal Ulsifer introduced himself to those in attendance.

3. Introductions

3.1 All members of the SDAB introduced themselves.

3.2 All members of Administration introduced themselves.

4. Approval of Agenda dated February 6, 2024

Glenn Fagnan moved that the SDAB Agenda dated February 6, 2024 be adopted as presented. Seconded by Larry McConnell.

CARRIED

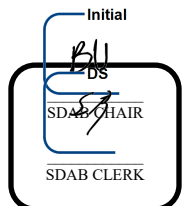
5. Approval of Previous Minutes from November 7, 2023 Hearing

Joe Rooks moved that the SDAB minutes dated November 7, 2023 be approved as circulated. Seconded by Larry McConnell.

CARRIED

6. Introduction of SDAB 01-23-3841 Hearing

SDAB-01-23-3841 Hearing
February 6, 2024



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7. Introduction of Appellant

Micheal Davison, Chair – Lloydminster Social Action Coalition Society, Appellant, introduced himself.

8. Introduction of Development Authority

Roxanne Shortt and Natasha Pidkowa - Development Authority, introduced themselves.

9. Objections to Board

The Appellant had no objections to the members of the Board who were in attendance.

The Development Authority had no objections to the members of the Board who were in attendance.

No objections were brought forward by audience members of the SDAB Board members who were in attendance for the hearing.

10. Hearing Process

Chair, Bernal Ulsifer provided an overview of the hearing process. No concerns were brought forward by Development Authority, Appellant or audience members regarding the process of the hearing.

11. Hearing of Appeal

10.1 Presentation of Development Authority

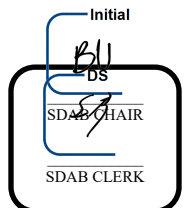
Natasha Pidkowa presented on behalf of the City of Lloydminster.

Planning received reports that an ATCO type trailer has been placed on the property at 5001 – 48 Avenue. Upon review of the file it was found that there was no permit submitted for this intensification of the property.

A Notice of Contravention was emailed to the Men’s Shelter on November 7, 2023. Planning received an application on November 7, 2023, which was deemed complete on November 10, 2023.

The use a Community Support Centre, Warming Shelter, was not an allowed use at the time of application was submitted. However, there was a Text Amendment to the Land Use Bylaw under the consideration of Council scheduled for Public Hearing, Second, Third and Final reading November 20, 2023.

The Use of the Warming Shelter was processed as a Discretionary Use as per the regulations within the Land Use Bylaw. Originally, Letters of Advisement were mailed to all landowners within 30 metres of the subject property however, following direction from Council on November 20, 2023, the referral area as expanded to 150 metres from the subject property. Furthermore, an advertisement was placed in the local newspaper on November 16, 2023 and



November 23, 2023, providing for landowners/concerned residents to submit concerns to the Development Authority within 14 days. During the review period approximately fifty (50) landowners/concerned residents brought forward concerns and/or opposition surrounding the application in various media forms (phone, email, letters, etc.). Two (2) letters of support were additional received. Concerns were formally collected until December 8, 2023 noting that concerns did continue to be submitted following the close of the review period.

Following the referral period expiring, the Development Authority reviewed all of the submissions received and all applicable City Bylaws and Policies including but not limited to Municipal Development Plan Bylaw 14-2023, Land Use Bylaw 5-2016 and the Downtown Area Redevelopment Plan (DARP) Bylaw 7-2020.

Land Use Bylaw 5-2016 Section 2.14 – Discretionary Use Evaluation considerations specifies items that the Development Officer is to consider:

Section 2.14 iv:

The proposal must not be detrimental to the health, safety, convenience, or general welfare of persons reside in or working in the vicinity or injurious to property, improvements or previously approved development in the vicinity.

Section 2.14 v. in part:

The proposal must provide sufficient to the Development Officer landscaping and screening.

Section 2.14 viii:

The proposal takes into consideration the uses on site and the area, the impacts on other uses, and the cumulative effects in the area.

Section 2.14 x states:

The proposal gives consideration to addressing pedestrian safety and convenience both within the site and in terms of the relationship to the road network in and around the adjoining area.

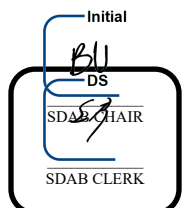
Further to the above Land Use Bylaw 5-2016 Section 2.13.2.ii.a:

The application is to confirm or provide information that this use, as proposed, would not be detrimental to the health, safety, convenience, or general welfare of persons residing in or working in the vicinity or injurious to property, improvements, or potential development in the vicinity.

Upon review of the adjacent existing development area the location of the Warming Shelter would be directly across the street from existing residential and commercial properties. The industrial uses to the north and beyond the rail line were less contentions and concerning during the review.

Additional information:

The Development Authority would like to note that the Applicant has given no consideration to the following: landscaping, screening, parking stalls (for staff), etc.



4.15.1 iv. In any District, when any new Development is proposed including a change of use of existing Development, or when any existing Development is substantially enlarged or increased in capacity, provisions shall be made for off-street vehicular parking or garage spaces in accordance with the regulations set out in this Section.

Questions by the Board

Bernal asked what conditions the Development Authority would recommend.

Presentation of Potential Conditions

The Development Authority proposed the following conditions:

- a. Accessory building shall not be closer than 3 metres from the side and rear property lines;
 - i. Code separation must be maintained between structures;
- b. Garbage receptacles shall be placed in such a way as to not be visible from the street or must be enclosed;
- c. The Applicant and landowner is responsible for the continual clean-up of the area;
- d. A bicycle stand with a minimum of 5 spots is to be included on the property;
- e. The Applicant must include 3 off street vehicle parking stalls for the property;
- f. The warming shelter must be staffed when accessible by the public and is not intended for overnight stays;
- g. This is not intended to be used as a safe consumption site;
- h. The Applicant must provide a total of 8 trees, 11 shrubs, and continual screening along the south edge of the property, as a buffer from the residential district.

10.2 Presentation of the Appellant

Micheal Davison - Chair presented on behalf of the Lloydminster Social Action Coalition Society.

Michael Davison stated that a survey was recently completed that noted that they service 193 unique individuals and that based on statistics from the RCMP, regional callouts have not increased with the addition of the trailer to the property. Michael Davison was pleased that they were already meeting the majority of the proposed conditions with the exception of the 3 metre set back and the addition of trees and shrubs.

Question of the Board

Bernal Ulsifer requested a summary of the average number of people that the shelter is servicing. Michael Davison stated that the main building has a daily average of 25-28 with anecdotal information for the warming shelter (trailer) averaging 30/day.

Bernal Ulsifer asked if Michael Davison felt they would be able to meet the potential conditions. Michael Davison noted that he felt that additional reporting by the shelter could be a potential condition placed, however Doug Rodwell reminded Michael Davison that it is not the board's mandate to implement reporting and at that point, Bernal Ulsifer clarified that the Appellant was being

asked whether the shelter would be able to fulfill the conditions proposed by the Development Authority. Michael Davison noted that they were already accidentally fulfilling the majority of the proposed conditions.

10.3 Presentation of Affected Parties in Favour of the Appeal

Michael Stonhouse spoke in favour of the appeal. He noted that as the Arch Deacon of the Anglican Church the shelter has blessed the downtown by relocating the homeless to the shelter and the trailer is a temporary solution to a long term problem.

10.4 Presentation of Affected Parties Opposed to the Appeal

Muhammad Mangla spoke opposed to the appeal. He stated that as an affected homeowner and member of the Mosque in the area, he is in favor of helping people, but the Mosque has been broken into regularly and he feels that there should be publicly reported data regarding how the area is being affected and he has requested increased nighttime patrols by the RCMP.

Matthew Hamilton spoke opposed to the appeal. As his property backs onto the church parking lot, he has seen an immense increase in traffic, crime, and drugs in the area. He has had his house broken into and his family does not feel safe. He said that he has sustained an undue hardship of having to purchase cameras to monitor his property.

Graeme Friesen spoke opposed to the appeal. He has lived in the affected area for 15 years and noted that the area houses low income families that are already in vulnerable situations and now they are suffering from vandalism, break ins, stolen property, decreased property values, and lack of safety. He stated that the land owners in the area are law abiding citizens paying taxes who need assistance from the RCMP and the City.

Glen Prosser spoke opposed to the appeal. He stated that people need help, but this is a hand out not a hand up and is not the answer. He noted that he is tired of calling the RCMP and is continuously having to deal with tent set ups, garbage, drugs, overdoses.

Leon Cherney spoke opposed to the appeal. After last year's improper process by the shelter, they disregarded the rules again this year and do not consider the very negative affects on neighbours. He also insists that standards be developed for shelters and provided the example of Edmonton standards.

Spencer and Shennay Francis spoke opposed to the appeal. They have a young family and do not feel safe as they are constantly dealing with trespassing on their property, their fence being kicked in, theft, drug use and death threats. They noted that the traffic, drugs, and problems have intensified and their children cannot ride bikes or even play in the backyard without being harassed.

Kristina Cherney spoke opposed to the appeal. She noted that the unpermitted shelter opened last year had severe consequences for their business and there was open drug and alcohol use in front of that temporary shelter. She questioned why there are no rules imposed on the shelter and why there is no accountability on the shelter.

10.5 Appellant Rebuttal to Respond to New Evidence Only

The Appellant had no additional comments.

12. Brief Recess

Larry McConnell moved that the SDAB Hearing take a brief recess at 10:05 AM.
Seconded by Joe Rooks.

CARRIED

13. SDAB Reconvenes

The SDAB reconvened and Chair, Bernal Ulsifer called the meeting to order at 10:22 AM.

12.1 Board Questions

The Board had no further questions.

14. Summaries

13.1 Development Authority’s Final Comments

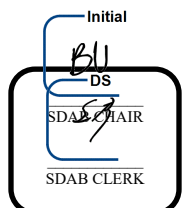
The Development Authority had no final comments.

13.2 Appellant’s Final Comments

The Appellant noted that he agrees that “it sucks to be their neighbour”, however the crime concentrated around the shelter is part of a bigger problem in the City.

15. Close of Hearing

Chair, Bernal Ulsifer verbally confirmed that the Board had reached a decision and indicated that the written decision would be forwarded within fifteen (15) days of the Hearing. Those affected will be notified of the decision and reasons for it by mail.



16. Adjournment

Larry McConnell moved that the February 6, 2024 Subdivision and Development Appeal Board hearing be adjourned at 10:25 AM.

CARRIED

Signed by:
Bernal Ulsifer
4AB1EBDF688D442...

SDAB Chair

DocuSigned by:
Shannon Javan
EC14858937FC4D4...

SDAB Clerk

Dawn Interiors & Fashions

4906 – 50th Ave, Downtown Lloydminster, T9V 0W6 Ph: 780 808 2909 FX:780 808 2906

December 6 2023 January 2024

To whom it may concern

Re: Wet Shelter, Warming shelter, community Support Center appeal

I am writing in concern to the permit being issued for the community support center, now in the downtown

It has come to my attention that the temporary warming shelter, also recently named Community Support Center, formerly know as a wet center that is used by those that live on the street, and unable to stay in any shelter, because of their use of drugs and alcohol, and that they are often mentally altered, by the use of such substances is now located in the downtown area. This is a concern to me as a business owner in the downtown. It is also a concern to my employees and customers and clients. Recently on my street I have seen 3 people day camping on the bench across the street, in front of Unwind (the old Root), When I drove by in the evening, they were night camping on the bench as well. The same evening, several people were night camping on the bench by the Royal Bank, and an older lady, sitting on the floor inside the bank, where the ATM is. Recently, a customer came into my shop, scared, because as she walked from her car to my shop, she was worried, the man with a backpack was following her. She felt unsafe on her route coming to my shop. I have also had a bank teller that is a repeat customer, that walked to my shop, only to feel so unsafe, that they had to call someone to pick them up with a car, as they were to scared to walk back to their destination in the downtown area. This is not acceptable, to provide a drawing point for drug addicts, and their dealers in the downtown, and scare my customers. Prior to that two ladies that were out walking, dashed into my shop, as they had encountered an angry man yelling, I heard him, and ran to get my key, to lock the door to keep us safe. It has also come to my attention of two recent murders in the downtown, probably drug related, as well. One by the Sexual Assault center, and the other in the parking lot of the lock and key business. My business neighbor, Bridal by Chan, had her large window broken and theft in the middle of the night, my other neighbor, Fairstone Financial had their large window broken. A few days ago, my friend Nallie, that owns the Central Suite hotel, and a window broken, and then the next day another window was broken. I now see men loitering outside his businesses ever day and I heard of a young woman that was chased by two of them, and fortunately a man came to help her. The Lady that owns Oasis Yoga, has had constant problems, with break-ins, her car stolen, and her purse stolen as well. One new business told that in the last month her back door was broken into 5 times. This is the type of businesses we need to attract for downtown revitalization, yet, she has posted that they are now looking for a different location, and to leave the downtown. Another new business, Kalon, just down the street from me had a man,

high, and with erratic behavior, in her set front glass door area, and up against her glass door, strung out. She was hiding behind her desk, scared to even lock the glass door, in case he saw her, and tried to come in. Her seven-year-old son was in the building with her. She also posted on social media that she is also thinking of leaving the downtown, and again, this is the type of businesses we need for downtown revitalization. She told me today she had a drunk or high man passed out at her back door. I understand from several people that the place for drug addicts to pick up their clean needles to shoot up, is downtown. I feel this is too close to a major business area, with approximately 200 businesses, and has the potential to put people in the downtown, be they employees, customers, clients, and business owners in harms way. I have seen men, on drugs, downtown, fighting invisible people, as have lots of other people. Another business told me of a man high on drugs, behind their business with a knife, fighting and slashing invisible people. When I go to the ARC, downtown in the evening, when I leave, and go to my car, in the downtown Synergy Credit Union parking lot, they are often three or more people camping by the door, with cardboard. So far I have been ok, walking to my car, but I don't know these people, and the probability of them being on drugs is very high. It does put me at risk to even walk to my car. If they are not high, they are allowed to stay in the men's shelter. On that same street, I have shopped is Hot Peppers, and the owner, Jason, has shared with me many of the events that they have experienced, with their shop, and the drug addicts, roaming the downtown. I have had an unknown man passed out on the cement, at my back door, making it too scary to leave my shop, and get into my car. Several of my friends from the ARC church, walk the downtown area on Wednesdays, with sandwiches, for these addicts and homeless people. They know that a bus from Edmonton, and a bus from Saskatoon and from Vancouver dropped off many homeless and drug addicted people in Lloydminster. I myself have chased a homeless young man down the back alley, asking him if he was hungry, and he was, and brought him into the ARC, to feed him during a pot luck. It was very cold outside, and he was not allowed in the men's shelter, because he is using drugs. He had to sleep outside. He was a very nice, and kind person. Which brings me to the next point. Why are these people left to suffer on the streets of downtown, often, going through the dumpster, to find some cardboard to break the wind? What they really need is real help. Not just a warming center, where they are still pushed back outside, unable to find anywhere to sleep, and the kind hearted addicts are mixed in with the violent drug users, and they are too scared to use the warming facility. What kind of hell is that for some when forced to endure the extreme temperatures of winter to sleep outside, because it is not safe in the Warming Center/Community Support Center? Having people in the social services sector think that the downtown is the perfect home for the homeless addict is not good for the homeless addict, or the downtown employees, businesses, and customers. I believe that there needs to be a paradigm shift in thinking about this problem. The reason that thinking needs to change, is that the current mode of thinking is not solving the whole problem, and the scale of the problem has changed.

Although it is easy to shrug the problem, off and pass the buck by saying it is a provincial problem, I feel that type of thinking is also part of the problem. I feel that our city needs a plan. Having the homeless living on the streets, spring, summer and fall, going through dumpsters for a piece of cardboard to lay on and cover up with, day and night camping on benches and back of businesses and sleeping on the roofs of businesses is not the best that can be done for these people. Some of these people are just addicted, others are addicted, plus very broken because of the very bad things they have had to go through and endure in their life, and that is why they are drinking and drugging to kill the emotional pain. They also

need inner healing. The plan should be what you would want done, if it was you or your child, addicted, and homeless. What is in place now is a Band-Aid, yes they need a meal, and to not freeze to death in the winter, but if that was you, would that be good enough? They are not allowed into the Residents in Recovery program, unless they are drug free, and these people have no one to help them get drug free, just drug dealers on the streets of downtown Lloydminster to sell them more drugs.

I feel that one of many solutions would be to have a healing facility, that is also a farm, on the outskirts of the city. A good location would be in vicinity to the hospital, as they already have top notch security guards and health services. This healing facility would have a safe place to sleep, showers, toilets, a hall to eat in, a garden to work in, some chickens to raise for work and for food, pigs, a milk cow or two, benches, grass, trees, fruit trees, etc. Those that can work, have them help and work, the eating hall can be used for re-education, to help get them healed and whole and back into society. The re-education counselling aspect would be from people like social workers, counselors, pastors, missionaries, instructors of cooking nutrition and life skills. Many beneficial programs can be included, adapted to the various levels of healing. People that have healed from addiction can live and work there as a volunteer or paid employment, as they know the way out. Tyler Lorenz and his work is a great example of this concept in our community. This type of healing facility would also need the use of a van and driver, for appointments in the city, such as getting ID, so they can access government services, and receive government cheques, until they are healed and ready to take their rightful place in society.

In order to come up with a good plan, not just a temporary band aid, the city needs to form of group of concerned citizens from all backgrounds, not just social services. Once a good plan is formed, then grant assistance money for the provincial and federal governments can be applied for, and the plan can be implemented. The diverse focus group of should include people like developers, builders, healthcare, pastors, past addicts, politicians, city infrastructure, artists, visionaries, musicians, grant writers, farmers, mental health workers, additions trained people, leaders, and people that tend to take action. When you draw on the knowledge from a diverse background, each person carries a part of the solution, and better solutions happen. This is the step needed to get the people well enough to enter into a program like Residents in Recovery.

The thinking needs to shift from "the downtown is their home, because that is where they can access their services, to.... the downtown is not their home, because all concerned deserve better. I also feel that, the thinking to have the addicts remain in the downtown, picking up their clean needles downtown, shooting up, and walking the streets high is counterproductive to all the money that is being spent on downtown revitalization and the original DAR plan. As an original DARP committee member, I know that turning the downtown into a home for the homeless addict, is not on the plan, with good reason. I feel that Temporary Warming Shelters, also known as Community Supports centers, should not be part of our Downtown Revitalization plan. This Community Support center, should not be part of the downtown. Once we have a better plan for the homeless addict, we then have a better plan for the whole city. It can start as simple as erecting a large Quonset on the outskirts of the city, with running water, and electricity, and a part for ladies to sleep, and a part for men to sleep in, and a main hall, with kitchen. The city can and should take a leadership role in organizing the plan, and assisting or applying for grants. We can ask the community to show up and pick up a hammer and build or raise funds. And because there are so many amazing people in Lloydminster, they will show up. Lloydminster can become an example of best practices for other communities to follow, by not passing the buck, but taking action to help the vulnerable. I also want to point out that the old SPCA building and site is now empty, and it

already has power and water, and the ATCO trailer, "Community Support Center" can easily be moved and permitted out there. Meals from the Olive Tree can be delivered, or there may already be basic kitchen equipment there. It is also an area, that can be developed over time into a healing center, to get the addicted people clean for the first 7 days to get them into programs that can really help them. This location will help to keep our downtown and surrounding residential areas safer.

This "community support center", should not be allowed, or permitted to be in the downtown area. Please advise the city that it needs to be moved to a more appropriate area. Today I heard of a topless woman in plastic pants, chasing a child outside in the ES Laird school area, with some type of weapon. She was as high as a kite. Please do not allow a permit for a facility that draws this type of situation, putting children at risk, in danger, in harm's way and creating trauma and fear. Your decision will impact them, and some of them for a lifetime, if something bad happens because of the proximity placement. There are also 2 gangs, trying to get young local teens involved. Drugs are being openly sold downtown, with many downtown business's owners witnessing the drug deal. This never happened prior to the first wet shelter, placed in the downtown. Now as a result the problem has grown exponentially.

Please consult with the RCMP, and ask them about all the reports that have been filed in the downtown and surrounding area, in the last 2 or 3 months. Banks have problems with cleaning up human urine and feces from their ATM areas every single day. Recently, there was a fire set in the garbage can in front of the Royal Bank, and then another fire set in another garbage can downtown. Allowing the "Community Support Center" downtown, is increasing businesses costs for insurance, as once they use their insurance to make the repairs of their broken glass, then their insurance goes up. It is also decreasing property values in the downtown, increasing fire risk and these unhoused addicts attempt to take the downtown as their home. All the problems have escalated during the downtown road construction. Please realize that the downtown is not their home, and do not issue the permit for that location.

Dawn Hames B.ED (H.Ec.), D.I.D honors, C.I.D. honors

Owner and founder of Dawn Interiors & Fashions

Downtown Lloydminster, AB., 4906 – 50th ave

Personal address, [REDACTED]

193 homeless using services

RCMP - statistics # of call outs
(not a bit of call outs).

25-28 night stay.

30 unique persons a day in warming shelter.

→ Reporting and statistics

St. John's Stonhouse spoke in the favor.

Michael Davidson - Men's Shelter.

- 1- Increased traffic
- 2- Primary purpose of Men's shelter. (Drug use policies)
- 3- Turn into safe site. and move out of city -
- 4- we have kids and female members who come to our mosque daily and we really concerned.
- 5- Not all homeless people are causing issues. There are some who are repeat offenders. They are actually causing troubles for the ones who really need help.
- 6- More patrol during night time. Repeat offenders should get jail time. Policies to deter them.
- 7- where are they selling stolen stuff. A well planned campaign needs to be started. maybe contact the businesses who are buying these stolen parts -
- 8 - Men's shelter + rehab together and have policies to help them becoming integrated part of the society -
- 9 - Hypothetical situation :-
 if someone is already struggling and gets his valuable stuff stolen and vandalized, he could also become homeless, is that what we are promoting?
 who will be paying for the damages?
 why would I be responsible or punished financially for someone's else bad choice/actions.
- 10- RCMP to release statistics of crimes/breakings
- 11 - we helped them in the past with food and non perishable items and we will continue to help.

pposa

9:55 received
10/FEB/2024

Good day City of Lloydminster Council and Mayor Aalbers,

I stand before you today to respectfully be against the approval of the Community Support Center location and use at this time.

My personal opinion that I am about to give is not because I am educated in the process of dealing with this type of Shelter but it is being given on behalf of my experiences of having this organization open a warming shelter (now renamed Community Support Center) across the road from my business in the same fashion as they had this winter season but in a different location, an equally terrible location once again near schools, residential housing and businesses opened to the public.

When an organization is planning to open any type of business they must follow some bylaws and application processes within this community.

After last years opening without approval or applications they were guided in the correct bylaws and application processes and yet this time they did not proceed with paper work and applications with approvals before opening.

There seems to be no obligation from this organization to protect and ensure safety of the surrounding areas that this shelter is being placed.

Question is why would they place rules and responsibilities for the patrons of this shelter if the organization cannot follow rules or be responsible for the proper planning and applications of a Community Support Center.

In moving forward with any approvals I would like to see a "City of Lloydminster Shelter Standards" in place with rules and regulations. These rules and regulations can be changed and altered over time but they must be in place before approving this type of Community Support Center. This is a learning curve for all, the organization, the City of Lloydminster council and the community surrounding this type of Community Support Center (formerly the warming shelter)

Another mild issue we have to face is who is funding this program / trailer operations. This unit was placed without permit / but hopefully with the correct electrical and gas permits. I would assume this trailer is also connected to the Lloydminster Mens Shelter's electrical and gas meter. This would then put the utilities being supplied by the Lloydminster Mens Shelter. The LMS should be utilizing its funding solely for the building and patrons that are within. Saskatchewan Government must ensure that the funding is being solely used for the program it is to be funded for.

I do see and believe the local organizations have had success stories and have helped many people out throughout years but today we are discussing the location in which this Community Support Center remains to operate without approval. To once again keep in mind this is the second year of the organization performing the way they have with applications.

Safety and security for the surrounding area and patrons of the Shelter:

The following is information taken from a public PDF online from the City of Edmonton and I do believe should be taken quite seriously.

Taken for the City of Edmonton's Emergency Shelter Standards (online and available to the public) it states:

"Neighbourhood Impacts

All shelters should develop a Good Neighbour Commitment that lays out specific measures and actions that will be implemented by the operator to mitigate and minimize the impacts of the shelter operation on neighbouring properties, businesses, and residents. In order for a Good Neighbour Commitment to be acceptable in form and content to the City, it should include service standards, a 24/7 on-site contact, and an issue resolution process that is clearly communicated with nearby residents and businesses. Public sidewalks and building frontages should not be relied upon for queueing or smoking areas."

Also here are some other very good standards from the City of Edmonton's Emergency Shelter Standards: (these are shortened but full standards are available online)

Expectations of Shelter Guests:

Operators should develop an Admissions Policy that includes behavioural expectations of guests accessing overnight sleep space, day sleep space, and day space. The expectations must be posted transparently throughout the emergency shelter and communicated verbally to guests during admission to emergency shelter. These expectations should include (but are not limited to):

- *behavioural expectations*
- *items that are prohibited from entering shelter*
- *required participation in housing programs*

Service Restrictions:

Decisions on restriction to access, (sometimes called banning or barring)

Admission & Diversion:

During the admissions process, emergency shelter operators should:

- *Determine whether or not the guest is suited for the programs and services offered at the shelter they are seeking to access;*

These above standards are just some of the items within the PDF that I have found. We have a problem in this City as we do in all communities across Canada. Its going to get worse if we do not have the correct education and efforts put forward. With the situations that have been unfolding in the community I am seriously afraid that more honest hard working citizens are going to be effected. We need to see changes and at this time I firmly believe it is going to start with the Organizers and boards of the Community Support Center.

*Leon Cherney
5916 50 Ave*

Opposed

WE PRINT **ALL** THE THINGS YOU NEED.

- This will be my 12th year living at my ho.
- Once had an attempted B&E while we were home
- I have had to get my own cameras
- Multiple cases of trespassing
- ^{the} Current facility is not adequate
- nefarious traffic in back alley
- J-Walkers
- Drug house on 50th burnt down due to squatters
- Garbage around the house
- Squatting in my trees.
- Church has had to build to keep out squatters
- Stole my dog
- Many people sleeping outside @ church
- Raided my garden ~~last~~ years ago
- Needles behind my garage

★ diminishing property values★

Let us help with your next design project!

by adding this building we
are acknowledging the increased
traffic of the facility.

My spouse does not feel
comfortable walking in
the evening. My neighbours
also feel uncomfortable.









