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ABSTRACT

Homeless, lost and afraid, nearly 1,400 street-involved youth come to Covenant House Vancouver each year to find sanctuary and a brighter future. In order to meet the current demand for services, as well as the future, we must expand so as to leave no youth to the streets where they can be lost forever.

Krista Thompson

Executive Director.

BUILDING FUTURES FOR VULNERABLE YOUTH

*A capital expansion plan to build on decades of success in
supporting at risk youth*

326 Pender St W, Vancouver, BC V6B 1T1

October 15, 2016

Honourable Christy Clark, Premier of British Columbia
Office of the Premier
Legislative Precinct
501 Belleville St, Victoria, BC
V8V 1X4

Dear Premier Clark;

Thank you for your generosity and support of Covenant House Vancouver over the past many years. Our organization is reliant on that generosity and works tirelessly to achieve, what I believe, is a mutually shared mission – to end youth homelessness.

As we have previously discussed, for nearly two decades, Covenant House Vancouver (CHV) has been a vital service provider that supports the long term health, quality of life and the productivity of nearly **1,400 at-risk youth in British Columbia in 2015 alone.**

Covenant House Vancouver **helps homeless, runaway and at-risk young people between the ages of 16 and 24 with short-term residential care** through our *Crisis Program* and **long-term care in our transitional living program *Rights of Passage* (ROP).** We also provide **street outreach, crisis intervention, educational and housing supports.** At Covenant House, we uphold the values of love and respect for young people.

Over the past 18 years, our budget - which consists primarily of private donations - has grown from **\$1.5 million to over \$15 million**, and our number of **individual donors has grown from 7,500 to over 57,000.**

Covenant House Vancouver has over 150 active volunteers that provide support through: Board involvement, donations sorting, administrative duties, donor thank-a-thons, youth activities, legal expertise, mentorship and much more. Last year, **these individuals donated 6,200 hours of their valuable time.** They are supported by a dedicated and caring team of over 130 highly trained, full-time staff.

Given our high public awareness within British Columbia, we are confident in our ability to continue to serve Vancouver's street youth through our diversified fund development program. However, we can do more, and **this year we have embarked on capital campaign to build two new buildings, and renovate an existing space, to better serve this vulnerable population.**

As we are engaging our donors, one key feedback is the **desire to see their government join them in supporting this great cause.** Thus far, we have been successful in receiving some loan assistance from BC Housing towards this project. We hope that as we look to expand your government will consider our call for support in helping us achieve our capital goals.

There are multiple gaps in service for the population that this project targets. We know from our own research and strategic planning, and from the research of key academics such as Stephen Gaetz (*Coming of Age*, 2014) and Jeff Karabanow (*Getting Off the Streets*, 2014), that these gaps include services to women, education supports, intensive case management, integrated support services, developmentally

appropriate employment and income supports, opportunities for social inclusion, recreational opportunities, and opportunities to engage in cultural activities. Gaetz in particular is clear when he speaks about the need to go beyond assisting youth to reach independence, but it is much more important to support them to make successful transitions to adulthood.

Current practices with this population often fail to consider developmental stages, isolation, opportunities for meaningful engagement, and a focus on client centered case management. Many youth programs are "responsive" in trying to address these deficits, rather than having a focus on prevention and creating successful futures. **Young people need more than just a roof over their heads.** They need services such as personalized intensive case management, life skills, social supports, and mental health and addictions supports that are trauma informed, educational supports and opportunities, and aftercare.

That said, I recognize the need for providing a maximum return for each valuable taxpayer dollar. I am proud to say **every public dollar we receive is leveraged 9-to-1 by private donations.**

In addition, we pay close attention to our program outcome metrics to gauge their efficacy and to determine if there are any service gaps. As an organization that is **over 90% privately funded**, we report on these statistics on a regular basis and hold ourselves accountable to our donors for our results. Utilizing our Efforts to Outcomes (ETO) contact management software and our Outcomes Star progress tracking system, ensures that we can consistently and accurately measure the success of our programs.

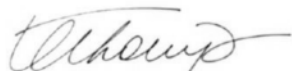
Program staff are qualified to work with young people, holding at minimum a diploma or degree in a related social service, a minimum of two years related experience, a non-violent crisis intervention certificate, and a valid first aid certificate. These staff members are all supported with an integrated case management team.

CHV is continually adapting and improving services to follow best practices as identified in both internal and external research. We monitor all of our programs by a set of Key Performance Indicators (KPI's) and modify as needed to meet targets as required on an ongoing basis.

On behalf of the determined and inspirational young people at Covenant House, we invite you to invest in Building Futures for Vulnerable Youth – Capital Expansion Plan. **These young people turn to us for help and there is so much more we can provide, but we cannot do it alone.** Please help us bring more young people in off the streets and on to independence. We would be honoured if the BC government would consider a capital commitment of \$5 million to the project. **This contribution will be matched not just dollar for dollar by Covenant House Vancouver, but leveraged by nearly 9-to-1.** Together we can realize our goal of **"no youth on the street"**.

Thank you in advance for reviewing the following information, we appreciate your consideration with respect to our cause, and sincerely hope that we can continue a fruitful conversation.

Sincerely,



Krista Thompson, Executive Director

HOMELESS AND AT-RISK YOUTH NEED YOUR HELP

It's a life few of us could ever imagine for ourselves or our children: *abuse, neglect, abandonment; young people forced to live on the streets of Vancouver.* Yet last year, 1,364 such youth turned to Covenant House Vancouver for help.

Covenant House helps homeless, runaway and at-risk youth aged 16 – 24 for whom there is often no one else, young people who flee one unsafe situation, only to find their circumstances much worse on the street. Alone and afraid, day-to-day existence is perilous for youth who are homeless in Vancouver. Common threads tie these youth together:

- 70% have witnessed family violence
- 39% suffer from mental illness
- 50% struggle with substance misuse
- 33% report sexual exploitation; some are victims of human trafficking

The young people who come to Covenant House have either fled abusive homes, been kicked out of their home or have been taken into government care: over half have aged out of foster care at 19, with nowhere to live, no source of income and no one to whom they can turn for help. Most of these youth have not completed high school and have no employment experience, let alone the life skills needed to be independent. Barriers to independence range from unaddressed learning disabilities, Post-Traumatic Stress Disorder (PTSD), and the inability to navigate the social service and health care systems to name but a few.

On any given night, there are roughly 700 homeless and at-risk youth on Vancouver's streets. They may be living under bridges, in parks or SROs (single room occupancy hotels). The obstacles faced by these youth are overwhelming – but there is hope.

Covenant House Vancouver opened in 1997 in response to an overwhelming need for residential and support services for homeless and at-risk youth. Today, with the strength of more than 140 volunteers and 57,000 donors, we remain driven to achieve our ultimate goal: **that there be no youth on the street.**

A PLACE OF HEALING, HOPE & OPPORTUNITY

Covenant House has adopted a “one size fits one” model that allows us to encourage each young person who comes to us to set their own goals to either heal from past abuse, address mental health or addictions issues, get an education, work experience or find safe and affordable accommodation. We also provide the essential thing that many youth miss the most: **LOVE**. Our care for these young people always comes from a place of love and **RESPECT**, an acknowledgement that they are individuals full of **PROMISE** and **HOPE**.

Covenant House Vancouver currently operates out of two buildings; 575 Drake Street and 326 West Pender Street. We offer a full range of supports through a carefully designed **continuum of care**, or “one-stop-shop” that allows us to journey with a young person from when we first meet them on the street or in our Drop-In Centre, right through to their participation in our two residential programs. Our three core programs include:

Street Outreach and Drop-In

The goal of the Outreach team is to seek out those young people who are living on the streets, in SROs, or those who are at-risk of becoming homeless. The Outreach team builds trusting relationships with young people, meeting them where they are: *on the street*. Travelling on foot, Outreach workers are often the “face” of Covenant House and they take great care to connect with youth; encouraging them to come to our Crisis or Drop-In programs. At the Drop-In, young people can get help with whatever they need in the moment: something to eat, clothing, or a referral to any service Covenant House provides. Housing workers and mental health clinicians are also available at the Drop-In.

Crisis Program

Our 54-bed Crisis Program offers safe housing, food, clothing and counselling to young people aged 16 – 24. When a young person comes to us, we take care of their immediate needs first, which is usually medical attention, food and rest. After three days, a youth worker sits down with the young person to learn about what brought them to Covenant House and to see how we can help. An individualized plan is created, and young people meet with a youth worker twice daily to ensure progress is being made and that the young person’s needs are being met. Plans vary from substance abuse counselling, to treatment for mental illness, to finding a job and a safe place to live.

Rights of Passage (ROP)

A supportive, transitional living program that provides supported living to young people who need guidance, structure and support as they strive toward independence. These youth are not capable of living independently; they lack the basic life skills most of us take for granted: budgeting, cooking, cleaning, goal setting, etc. Likewise, most of our youth require counselling and additional support as they attempt to heal from past trauma. To address this need, ROP provides youth workers who are available 24 hours a day to ensure that participants are following their plans and keeping well. We are proud to report **100% of youth in ROP transition off the street**.

All of our services are offered with genuine compassion and acceptance, with the knowledge that trust is the **foundation for a successful transition away from street life**.

MORE MUST BE DONE

Covenant House **served more than 1,300 youth in the last year** but sadly, we are unable to keep up with the need. Last year, **314 at-risk youth were turned away because of a lack of space** and the numbers continue to rise - **in our current year to date, we have turned away 30% more young people in need**. In our 18-year history we have increased the number of youth we can welcome each night in our Crisis Program three times (from 12 to 18, from 18 to 22 and from 22 to 54) but the demand for our services is more than we can supply.

We have done all we can to maximize our current space and fully utilize every nook and cranny in our buildings, reconfiguring and renovating multiple times, but now **there simply isn't enough room to meet the need**. We must act now to expand our physical space so that no youth are turned away, an outcome that is devastating to the youth, and our staff who are forced to say *"I'm sorry, we're full"*.

But it will take more than just extra Crisis Program beds to ensure that additional young people have the opportunity to heal and become independent. Covenant House commissioned a **Strategic Learning Initiative**, an in-depth research study that consulted with leading "thinkers and doers" within the organization and in the larger community (including young people), to determine what **more** we can do to help youth **move off the streets** and on to **independence**. Six urgent priorities emerged:

1. **Specialized assistance to young women and girls** - *including additional gender-specific residential space, necessary to meet growing demand*
2. **Educational programming** – *CHV lacks on site classrooms, tutors and resources*
3. **Transitional and after-care support** – *essential to keep youth connected, stable and independent with access to an inventory of start-up supplies*
4. **Increased mental health support** - *to ensure youth are getting the complex and comprehensive help they need* and **the provision of an on-site primary health clinic** – *to provide immediate care within the comfort and familiarity of Covenant House, and encourage youth who are new to us to become acquainted with us*
5. **Enhanced substance misuse services** – *CHV urgently needs more on-site services and special residential space for youth struggling with substance misuse*
6. **Recreational, health and wellness areas** – *CHV has no space for fitness and relaxation to provide youth with healthy opportunities to enjoy life apart from street culture*

We have already implemented one of the recommendations, which was to create gender-specific housing. As a result, we have seen a **200% increase in the number of young women and girls coming to our Crisis Program**. Unfortunately, we now turn away young males nearly every night, as the demand for our services exceeds our capacity. We are also turning away young women as well.

Delivering on these priorities will enhance our holistic approach, addressing the needs of all our youth, particularly those who are facing multiple barriers to success. These areas of focus represent our **greatest opportunity** to maximize our success rates and enable all our youth to go on to live healthy, independent lives.

OPPORTUNITY KNOCKS

Covenant House is embarking on an exciting, multi-phased capital project comprised of new and renovated spaces that will enable us to expand and enhance our supports for homeless and at-risk youth.

The Catalyst

The Province, through BC Housing and the Provincial Rental Housing Corporation, has purchased the property at 530 Drake Street, directly across the street from our 575 Drake Street location, and we will work in partnership to develop it. Having such early and significant investment is a tremendous vote of confidence and signals the provincial government's belief in and support for our project.

Our multi-phased project will feature the custom construction of two new buildings to house our program enhancements and provide a net gain of **21 additional Crisis Program beds, 14 new sanctuary beds** for youth dealing with substance misuse issues, and the renovation of 326 Pender Street West to provide **20 additional apartment units** for our transitional living program. The planned construction schedule will ensure a seamless transition with no interruption in service. This phased-in approach compliments Covenant House's fundraising plans which are designed to **ramp up** leading up to 2020 to facilitate this expansion

Planning, approvals and construction will be phased over five years in order to meet the current and future needs of youth as Vancouver continues to grow.

Our Next Steps



PHASE ONE: Development of 530 Drake Street

Anticipated completion December 2018 - Demolition of 530 Drake Street and construction of a **new, five-storey 21,800 sq. ft. building**, to include:

Expanded Drop-In Centre

- A 68% increase in space to augment our service to youth who require crisis intervention, housing support, clothing, food, counselling and advocacy. Welcoming youth into our Community Support Services area is often the first step in building relationships and earning their trust.

New Primary Health Centre

- To provide primary care to youth who require physical and mental health services, most of whom do not possess medical coverage or know how to access it. Providing this care, directly adjacent to our Drop-In Centre, will allow us to gain the confidence of youth while meeting their urgent needs.

Crisis Beds

- To provide a safe place for homeless, runaway and at-risk youth in need of immediate care. Initially, Phase One will offer 28 Crisis beds (up from 22) to replace those currently located at 575 Drake Street to enable the construction of phase two without disruption to our services

New Sanctuary Beds

- To provide youth relapsing with drugs and/or alcohol access to our Crisis Program and substance misuse services, while keeping them separate from the youth already in our programs. We are not currently able to offer this due to a lack of dedicated space. Fourteen beds will provide relapsing youth with immediate access to a safe place to take the first step toward their recovery.



Administrative Space

- Fundraising and program management staff will be accommodated, with built-in flexibility to create additional Crisis beds to meet the demand for shelter, as needed.

PHASE TWO: Development of 575 Drake Street

Anticipated completion March 2020 - Demolition of 575 Drake Street and construction of a **new ten-storey, 54,000 sq. ft.** building, to include:

75 Crisis Beds

- With special-purpose spaces for girls/young women and young males.

Gymnasium

- To create opportunities for youth to access physical fitness.

Art & Music Rooms

- To enable self-expression and therapeutic leisure time.

Active & Quiet Spaces

- To give youth the option to engage in groups or spend quiet time.

Study Hall

- Where youth can access tutoring and guidance to achieve their educational goals.

Counselling Rooms

- Private spaces for conversations to facilitate life planning and address any emotional barriers to success.

Commercial Kitchen

- Where nourishing food is prepared for youth at the shelter and on the street.

Dining Areas

- A welcoming space for youth to enjoy a hot meal together with support staff.

When complete, the new 575 Drake Street building will become the home of the Crisis Program, making space available at 530 Drake Street to **double the Sanctuary Program for youth dealing with substance misuse challenges.**



PHASE THREE: Renovations to 326 West Pender Street

Anticipated completion December 2020.

Our 326 West Pender building was reconfigured to provide additional Crisis Program beds to meet the overwhelming need. Once our Drake Street buildings are complete, we will revert space back to the **Rights of Passage Program providing an additional 20 young people** with access to this life-changing program.



THE OUTCOME

When all three phases are complete, the project will represent a **70% increase in our capacity**, with more than **double the square footage** of space available for Covenant House to serve Vancouver's homeless and at-risk youth.

Moreover, we will have room to grow and adapt in the future; the buildings have been designed to allow for reconfiguration, ensuring we can continue to provide these young people with opportunities for independence well beyond 2020, for years to come.

NUMBERS TELL A STORY

- Covenant House currently is engaging 57,000 unique donors.
- 39% of our youth present with a mental health diagnosis.
- 70% have witnessed family violence.
- 50% of our youth present with an addiction problem.
- 40% of youth come from foster care system.

Success Indicators:

- 96% of our youth report that Covenant House has helped them.
- 83% of youth feel more confident about their future after staying at Covenant House.

Crisis Program:

- 528 youth stayed with us.
- 49% left the shelter with housing.
- Average length of stay has increased in past five years (we know that a young person's success rate increases significantly with longer stays).

Drop-In/Outreach:

- 984 youth came to the Drop-In.
- 1,409 housing worker appointments were held.
- 45 youth secured accommodation and 214 maintained their existing home.
- 3,685 contact were made on the street (630 individual youth).

Rights of Passage (ROP):

- Residential supportive, transitional housing program.
- 25 youth in the program.
- Average length of stay has increased in past 6 years.
- 100% of youth who left ROP went to secure housing.

Other findings (from McCreary Centre Society):

- Marginalized and street-involved youth are three times more likely to be physically and sexually abused than youth the same age in school.
- More than one in three of the youth report having been sexually exploited.
- Aboriginal youth are disproportionately represented, comprising 38-75% of Vancouver's homeless youth population.

HELP US BUILD FUTURES FOR YOUTH

Covenant House Vancouver is **primarily privately funded (93%)**. Our donors are investing in the future, intervening before these young people become part of the adult homeless population. Early Involvement in the lives of homeless and at-risk youth is not only an investment in them, it is an investment in the future of this generation, ensuring that these young people are provided with the tools they need to become independent. Multiple sources confirm that the cost of homelessness to society continues to soar (it is estimated that **homelessness costs the Canadian economy \$7.05B annually** (*The State of Homelessness in Canada, The Homeless Hub, 2013*)).

Your support is vital to ensuring Covenant House can bring hope to all of Vancouver's homeless and at-risk youth – with no youth turned away.

Despite the trauma most of them have experienced in their young lives, our youth demonstrate resilience, strength, and hope for futures brighter than their past.

- 153 youth in our crisis program completed their plans last year (achieved the goal they had set out for themselves whether that be independent or supportive housing, a job, going back to school etc.)
- 100% of ROP youth transition off the street
- 236 youth secured housing last year with our help
- 96% of our youth say that we have helped them
- 83% feel more confident about their future.

THE COST OF BUILDING FUTURES

The total cost of the project is estimated at ^{s.21}

Phase One	Demolition and Development of 530 Drake Street (new building)	^{s.21}
Phase Two	Demolition and Development of 575 Drake Street (existing building)	
Phase Three	Renovations to 326 West Pender Street to expand Rights of Passage (ROP) program	
TOTAL		

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Thank You!

For further information, please contact:

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INFORMATION NOTE

Date: January 19, 2017

PREPARED FOR: The Honourable Rich Coleman, Minister of Natural Gas Development and Minister Responsible for Housing and Deputy Premier

ISSUE: Covenant House Vancouver's Capital Expansion Project

BACKGROUND:

Covenant House was founded in 1972 in New York and has now grown to an international network of centers of 22 cities across the United States, Central America, and Canada. Covenant House International's mission is to help homeless kids escape the streets. Today it is the largest privately funded charity in the Americas providing loving care and vital services to homeless, abandoned, abused, trafficked, and exploited youth.

In Canada, Covenant House operates in the cities of Toronto and Vancouver. Covenant House Vancouver (CHV) opened in 1997 and has been a vital service provider that supports the long term health, quality of life and productivity of at risk youth in BC, that suffer from mental health issues, addiction and homelessness. CHV is one of BC Housing's qualified charities of choice.

CHV staff and trained professionals support homeless youth 16 to 24 years of age, by delivering three Core Programs: 1) Street Outreach, 2) a Crisis Shelter Program, and 3) a long term transitional housing Rights of Passage (ROP) Program. Client centred support for homeless youth is delivered through an integrated case management and "one-stop-shop" service approach; which includes support for: housing/shelter, mental health and addictions, sexual violence and human trafficking, clinical assessment and referrals, connections to government income and other supports, life skills training, education, and job seeking.

CHV is a leader in its field of providing youth homelessness and social support services with its holistic model and continuum of care. It is the only full service provider of its kind specifically for homeless youth. CHV has collaborative working relationships with community organizations such as the YWCA and was instrumental in the establishment of Providence Health Care's Inner City Youth Mental Health Program at Saint Paul's Hospital. This program has now been rolled out and delivered by professional psychiatrists in urban and rural areas Province-wide.

CHV is largely privately funded (over 90%) by over 57,000 private donors and has historically operated on a self-sufficient private funding model which it seeks to continue.

CHV maintains an excellent working relationship with government, for example having partnered with BC Housing, the BC Ministry of Children, Families and Development (MCFD) and the BC Ministry of Health on select operating and program projects in the past.

Most recently, in October 2016, MCFD recognized CHV on its list of approved life skills training providers, through the ROP Program, to enable youth taking this training to be eligible for funding under the Agreements with Young Adults (AYA) Program until they turn 26 years old. To be eligible for AYA, youth must have plans that include life skills training, post-secondary education or attending a mental health or addictions treatment program. (See Attachment A – “MCFD Agreements with Young Adults Program”).

In October 2015, Sam Sullivan, MLA Vancouver-False Creek, on behalf of the BC Ministry of Health, announced \$250,000 in funding for CHV’s Women’s Crisis Shelter. Additionally, in May 2015, CHV was awarded \$315,000 from MCFD to support its Mentorship Program for 16-24 year olds to match young people who have aged out of foster care with mentors who can help them get a job or further education. (See Attachment B – “CHV BC Government News Releases” and Attachment C – “CHV Youth Mentorship Program”).

DISCUSSION:

Last year CHV turned away 314 youth and since June 2016 over 200 youth (and rising) to date have been turned away due to lack of capacity, despite multiple renovations to maximize current utilization of space.

In order to expand with much needed capacity, and to meet current and future demands, CHV has embarked on a major capital expansion plan. The plan has three phases, totalling^{s.21} by 2020/2021. (See Attachment D – “CHV Expansion Project Phasing” and Attachment E – “CHV 530-575 Drake Rezoning Q&As”).

- Phase One:^{s.21} – 530 Drake Development
- Phase Two:^{s.21} – 575 Drake Redevelopment
- Phase Three:^{s.21} – 326 Pender Renovation

With the assistance of BC Housing, CHV has secured the acquisition of land and the building site at 530 Drake (formerly occupied by the Immigrant Services Society of BC), for Phase One. CHV has applied for rezoning for both the 530 Drake development and 575 Drake redevelopment to the City of Vancouver and has held successful public hearings with no significant opposition. Council members have also been briefed on the project and Council will vote to pass CHV’s zoning and building application at its upcoming meeting on Tuesday, January 24, 2017.

Several provincial government meetings and presentations about CHV and the need for infrastructure expansion have taken place over the past year including with: Ministers Rich Coleman, Stephanie Cadieux, and Terry Lake, as well as with the CEO of BC Housing Shane Ramsey. Of note, CHV presented to the BC Government Caucus on May 11, 2016 and the BC Finance and Budget Committee on October 4, 2016. Additionally, this year MLAs Sam Sullivan, Vancouver-False Creek and Gordon Hogg, Surrey-White Rock took a tour of Covenant House's Drake operation on January 11, 2017, followed by a visit from the BC Minister of Finance, Mike De Jong on January 16, 2017. Overall, meetings have been very supportive in principle.

CHV has currently raised ^{s.21} in private donations out of the ^{s.21} needed for Phase One to undergo construction. It is looking to the provincial government to provide \$5 million to enable the "green light" on building Phase One and to announce the start of Phase Two by this Spring 2017.

CONCLUSION:

CHV is requesting a decision for a one-time \$5 million funding contribution from the BC government for capital/infrastructure building costs, to support its expansion of homeless youth housing support and related services space.

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ATTACHMENTS:

- Attachment A – "MCFD Agreements with Young Adults Program"
- Attachment B – "CHV BC Government News Releases"
- Attachment C – "CHV Youth Mentorship Program"
- Attachment D – "CHV Expansion Project Phasing"
- Attachment E – "CHV 530-575 Drake Rezoning Q&As"
- Attachment F – "CHV Capital Expansion Campaign Volunteer Leadership"

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530 - 575 Drake Rezoning Q&A's

1. What is Covenant House, and where did it originate?

Covenant House originated in the US and now has facilities in 27 cities across North and South America although they largely operate independently. They follow successful evidence-based practices for assisting youth to move from homelessness to independent living.

2. How many beds will there be in total?

575 Drake: 75

530 Drake: 14

3. Who are these youth that Covenant House serves? How old are they and where are they from? Why are they homeless?

Covenant House Vancouver serves youth ages 16-24, with the average age being 21 years. Most of the youth are from BC, but there are youth from all parts of Canada as well as a small but growing group of immigrant youth.

Youth are homeless for a variety of reasons. Most have fled violence within their own homes, have been abandoned by their parents and/or aged out of the foster care system with no money, home or family. Substance abuse and complex mental health issues are contributing factors to many youth leaving their homes prematurely.

4. I'm concerned that these youth will bring drugs to our street. Do you serve youth who are actively using?

To participate in the Crisis Program, youth have to commit to Covenant House's requirements. One of them being to abstain from using drugs and commit to a program that will enable them to become independent and drug free.

5. Will neighbourhood crime increase?

No, we believe that youth who come to Covenant House are looking for stability, safety, and independence. We do not anticipate an increase in crime.

6. Where do the kids go after staying at Covenant House ?

They may go on to Covenant House's Rights of Passage housing which is a supportive housing environment, and a step to moving into private market rental.

7. Why do you have to be in this location?

Covenant House has been in this location since 1997. Consultation with youth and staff have confirmed that this is the best location for youth: it is close to downtown, convenient to access, and it is a safe location for young people.

8. What do you mean by a "sanctuary shelter"?

The Sanctuary Shelter is about creating every opportunity to ensure no youth is turned back to the streets. Many of our youth wrestle with using drugs and/or alcohol and are required to abstain from using substances while in the Crisis Program. Youth within the Crisis Program may relapse and according to Covenant House's requirements are not able to stay within the Crisis Program – in order to avoid triggering other youth who are working to stay off drugs and/or alcohol. The Sanctuary Shelter will provide beds to enable Covenant House to keep youth who have relapsed off the streets and enable youth to stay safe until they are ready to return to the Crisis Program. Further, many youth come to the Crisis Program but cannot be admitted due to having recently used drugs and/or alcohol. The sanctuary beds will enable Covenant House to avoid having to turn away those youth as well.

9. How will programming orientated to youth experiencing homelessness affect the local neighbourhood and immediate neighbours?

Covenant House has long been established within the community and follows best practices in programming and neighbour relations. The redevelopment of 575 Drake will feature amenities such as a gymnasium and dining facility – mitigating youth activity on the street.

10. Will this affect our property values?

We do not believe that these two developments will affect property values. There is a large amount of development in the area, and the buildings will be attractive and well managed.

11. How long can I expect construction in the vicinity?

The project is broken into two phases, taking place over approximately a five year period. The first phase will start in 2017 and involve the demolition of 530 Drake and the construction of the new building for Covenant House. The second phase will involve the redevelopment of 575 Drake. Each phase will involve approximately 18 months of active construction.

12. I am a resident of the Space Building, 1238 Seymour. Is this building going to shadow my building and block my view?

The townhouse units of the Space Building (3 levels of double storey units, approximately 16.7M/55ft in height) have a completely blank wall facing 575 Drake Street. The double height '01' and '12' units on the fourth to seventh floors will face the building at 575 so there will be some impact on view and sunlight.

13. I am a resident of the Oscar Building at 1295 Richards. Is this building going to shadow my building and block my view?

A lane separates the Oscar Building from the 575 Drake Street site. On either side of the lane, both buildings are essentially zero lot line buildings at the lower levels. The townhouse units of the Oscar Building (3 levels, approximately 10.7M/35 ft in height) has a blank wall except for two windows at the third level. Above the fourth floor of 575 Drake, the building is set back 30ft (9.144M) from the lane property line. This results in a distance of approximately 23M/75.6ft between the face of the upper floors of both buildings. There will be impact on view but very little impact on sunlight due to the orientation of the buildings.

14. How will this new development affect on-street parking?

We do not believe that the proposed development will affect street parking. Youth using the services of Covenant House will not be driving, and some staff parking will be provided. Other staff may also use public or alternative means of transportation.

15. At what stage is the project, and how else can I get involved?

The City is currently reviewing the rezoning application for 530 and 575 Drake. All comments received to date will be considered by the City of Vancouver in this review process. There will be another opportunity for community input at a public hearing hosted by the City.

Covenant House Vancouver

EXPANSION PROJECT PHASING

EXISTING CONDITIONS & DURING CONSTRUCTION

|

79 Total Beds



PHASE 1

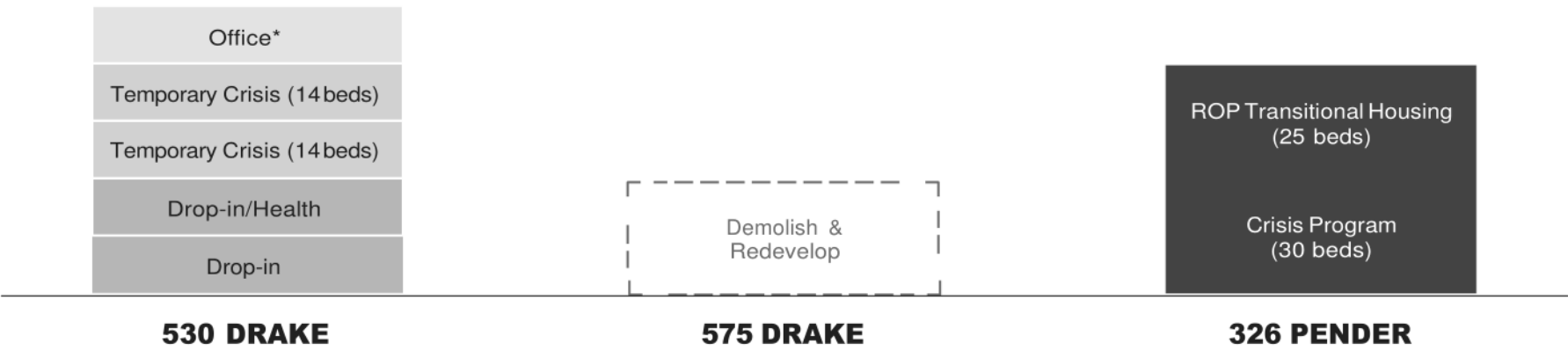
|

Develop 530 Drake Street

CAPITAL COST: ^{s.21}

ANNUAL ORGANIZATIONAL OPERATING BUDGET: ^{s.21}

BUILDING AREA: 21,820 sf



* Phase 1 Contingency: If significant delay between Phases 1 and 2, provide seven (7) beds for Sanctuary Shelter on Level 3, and 14 Crisis Program beds each on Levels 4 and 5 (Total = 35 beds).

PHASE 2

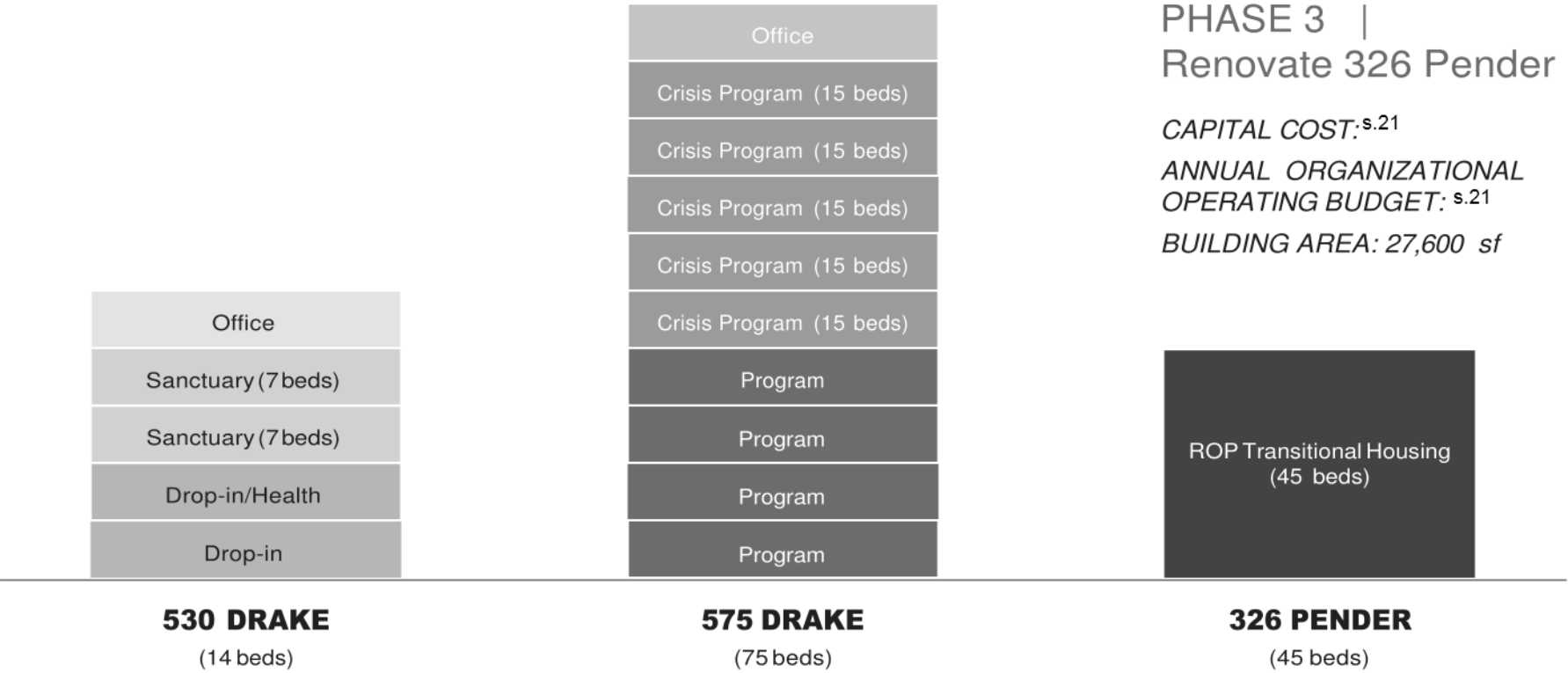
|

Redevelop 575 Drake Street

CAPITAL COST: ^{s.21}

ANNUAL ORGANIZATIONAL OPERATING BUDGET: ^{s.21}

BUILDING AREA: 54,345 sf



PHASE 3

|

Renovate 326 Pender

CAPITAL COST: ^{s.21}

ANNUAL ORGANIZATIONAL OPERATING BUDGET: ^{s.21}

BUILDING AREA: 27,600 sf

CONDITIONS AT EXPANSION COMPLETION

|

134 Total Beds

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ATTACHMENT B – CHV BC Government News Releases

B.C. leads Canada, extends support for youth aging out of care

<https://news.gov.bc.ca/12426>

Monday, October 17, 2016 4:15 PM

More youth in care will benefit from extended supports, including life skills programs that focus on financial planning, healthy living and employability, thanks to changes to the Agreements with Young Adults (AYA) program.

Previously, AYA was available for former youth in care from their 19th birthday to their 24th. The changes boost eligibility to the age of 26 and increase the length of time a young person can receive benefits, from two years to four, helping ensure more young people from government care have the opportunity to achieve their goals and succeed in life.

The AYA program covers costs like living expenses, child care, tuition and health care, while a former youth in care is attending school or a rehabilitation program. AYA is now also being expanded to include life skills programs, which help give young adults the tools and knowledge that they need to make positive decisions that can enrich their future.

Former youth in care can apply for an AYA as early as Nov. 30, 2016, with life skills courses starting in the new year. An application process for interested service providers will be posted on the BC Bid website on Oct. 18, 2016, and the full list of approved life skills programming service providers will be available online by Nov. 30, 2016. Enhancements to the AYA program help solidify B.C.'s place as a leader in Canada, exceeding many of the supports and services provided by other jurisdictions. No other province in the country provides this extensive degree of support – and for as long – to young adults who have been in government care.

Quotes:

Stephanie Cadieux, Minister of Children and Family Development –

"Like any other young person, youth from care are eager to exercise their independence, but recognize they also need the financial support and guidance to chart their own future. With these changes, they are supported as many other young people their age would be as they move towards adulthood. There are some who will say that these changes don't go far enough; that the only way to help the young adults who are aging out is to keep them in foster care until they are 26. To be clear, these enhancements are based on what our youth have told us that they need."

Ashley Frerichs, Youth Advisory Council and former youth in care –

"The Agreements with Young Adults program saved me. And now, with the AYA expansion, I'm able to complete my degree in child and youth care, with a child protection specialization, without having to manage a fulltime job on top of a full course load. Now I can focus on getting the most out of my education and plan for my future, without additional stress."

Quick Facts:

- More than 2,000 young adults have benefited from AYA since the program was established in 2008.
- On average, a young adult on an AYA receives approximately \$1,000 per month, with additional support available for MSP, as well as extended health benefits including dental and optical.
- Last year, the Ministry of Children and Family Development, the Adoptive Families Association of BC and the Federation of BC Youth in Care Networks launched AgedOut.com, to help youth in care with their transition to adulthood.
- Now, more than 10,000 users have accessed the site and, in June 2016, government invested an additional \$200,000 to expand its reach.
- Government supports the YWCA's Strive program, which offers underemployed former youth in care between the ages of 17 and 24 hands on guidance in life skills like financial literacy, time management, decision making and problem solving.
- The Youth Educational Assistance Fund (YEAF) supports postsecondary education and training for former youth in care through bursaries of \$5,500 per educational year, up to a maximum of four times, to assist with tuition, books and fees.
- The Province supported the establishment of a youth and young adult mentorship program to be delivered through Covenant House Vancouver.
- Eleven B.C. postsecondary institutions now offer tuition waivers or bursaries to former youth in care.
- Bursary or waiver recipients may also be eligible for the Vancouver Foundation's Youth Futures Education Fund, which helps cover expenses beyond tuition.
- The Education Achievement Bursary – offered through the Federation of BC Youth in Care Networks– also can help with tuition and registration fees for youth in care.

Media Contacts

Government Communications and Public Engagement
Ministry of Children and Family Development
250 3561639

Opening doors at Covenant House Vancouver

<https://news.gov.bc.ca/09524>

Friday, October 9, 2015 10:45 AM

Homeless, lost and afraid—youth on the street don't have many options. The Province's \$250,000 funding for residential crisis help for at risk young women at Covenant House Vancouver aims to change this reality.

"This week is Mental Illness Awareness Week, but life on the streets with mental illness is difficult any week of the year, and youth are particularly at risk," said Health Minister Terry Lake. "This funding will bring hope to youth in crisis. Programs offered through Covenant House tie into our key priorities of providing personal, wraparound community care for those with mental health or substance use concerns."

"We know that the key to helping at risk youth is to continually reach out to them and ensure that services and supports are available when they are ready to seek and accept help," said Stephanie Cadieux, Minister for Children and Family Development. "Covenant House is a valued partner in this endeavour, connecting youth – including youth from care – with advice, resources and opportunities that can help them overcome life challenges and find success."

Covenant House Vancouver currently offers outreach and support programs for youth aged 16-24, and is working to increase programming specific to young women. Funding of \$250,000 provided by the Government of British Columbia will go towards developing and enhancing programs for young women, adding to the services they already offer including: general and addictions counselling; access to mental health clinicians; and housing and social services referrals.

"Covenant House provides much needed sanctuary to Vancouver's youth, and I'm proud to be involved in a caring society with a government that supports their efforts," said Sam Sullivan, MLA for Vancouver False Creek, who attended today's event on behalf of Lake.

This funding is in addition to the \$315,000 the Ministry of Children and Family Development provided in May 2015 to support the establishment of a youth and young adult mentorship program that will be delivered through Covenant House Vancouver.

"Being able to offer services specifically for young women is a powerful thing," said Krista Thompson, executive director, Covenant House Vancouver. "It's so important we address the needs they may have in a safe, gender specific space, that allows them to make the changes necessary to help them with the trauma and difficulties they may have faced in their lives."

The services provided by Covenant House Vancouver link young people to appropriate resources in the community, to help them out of homelessness. Programs are provided in a caring environment supplemented by onsite staff, and include:

- Life skills training;
- Pre-employment skill building (online training module in development);

- Professional mental health and addictions services;
- Long term housing support; and,
- Recreational programming.

Covenant House Vancouver has supported street youth since September 1997, helping more than 1,500 youth last year. The organization provides food, shelter, clothing and counselling to the estimated 700 street youth living in Vancouver at any given time, and are driven by the ultimate goal shared by the 21 Covenant House sites across North and Central America: that there be no youth on the street.

The Ministry of Health recently released several policy papers that outline the strategic service priorities for the health sector. These priorities focus on building primary and community care supports to better meet the needs of individuals, including those with mental health and substance use challenges.

From Oct. 4-10, 2015, Canadians recognize Mental Illness Awareness Week, an annual national public education campaign designed to help open the eyes of the public to the reality of mental illness.

Learn more:

Improving Health Services for Individuals with Severe Addiction and Mental Illness:

www.health.gov.bc.ca/library/publications/year/2013/improvingsevereaddictionandmentalillnessservices.pdf

Covenant House Vancouver: www.covenanthousebc.org/

Mental Illness Awareness Week: <http://www.camimh.ca/mentalillnessawarenessweek/aboutmiaw/>

Media Contacts

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Media Relations Manager

Ministry of Health

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ATTACHMENT A – MCFD Agreements with Young Adults Program

Agreements with Young Adults Province of British Columbia

<http://www2.gov.bc.ca/gov/content/familysocialsupports/youthandfamilyservices/teensinfosterca/re/agreementswithyoungadults>

Agreements with Young Adults

If you've been in foster care or had a Youth Agreement, you may qualify for the Agreements with a Young Adult (AYA) program to help cover the cost of things like housing, child care, tuition and health care while you go back to school, or attend rehabilitation, vocational or approved life skills program.

To apply for an agreement, you must be at least 19 and not yet 26 years old, and on your 19th birthday were in one of the following care arrangements:

- The custody of a director or permanent custody of the Superintendent
- The guardianship of a director of adoption
- The guardianship of a director under the Family Relations Act
- A Youth Agreement

Money To Help

In most cases, an AYA will cover living expenses while you go to school or attend a rehabilitation, vocational or approved life skills program, including things like:

- Basic needs (e.g. food and housing) for you and your children if you have any
- Babysitting and child care
- Health care

Education and skills training programs: Tuition and other expenses are generally covered by the Youth Education Assistance Fund (YEAF). If not, an AYA may help pay for your tuition, books, uniforms, and any other expenses required by the education program.

Find out about other financial aid options for education and training:

- AgedOut.com
- StudentAidBC: Grants and scholarships
- Public Guardian and Trustee Educational Assistance Fund
- Aging Out of Foster Care

Rehabilitation programs: An AYA can support you while you attend a mental health or addictions program. If you've completed a residential treatment program for alcohol and drug use and now require support to keep from relapsing, a posttreatment support program can be part of your plan. Your worker can help you create a strategy for doing this.

Life Skills programs: You can be participating in an approved Life Skills program while on AYA. Life Skills Programs are intended to help you to gain the needed skills and provide hands on guidance in life skills like financial literacy, time management, decision making and problem

solving in order to achieve your goals. A worker can help you to understand the life skills that you wish to learn and to develop a plan.

Approved Life Skills Program List

"Life Skills for Youth in the Shuswap"

Aspiral Youth Partners Association (AYPA)

Salmon Arm, BC

[Contact Information](#)

"The Essentials Program"

New Opportunity for Women Canada Society (NOW)

Kelowna, BC

[Contact Information](#)

"Bridge Youth & Family Services"

The Bridge Services (TBS)

Kelowna, BC

[Contact Information](#)

"HiMHi"

Prince George Community Living Association

[CLBC referred only]

Prince George, BC

[Contact Information](#)

"Bridging to Employment Program Life Skills to Success"

Carrier Sekani Family Services

Prince George, BC

[Contact Information](#)

"Bite into Life Skills Program"

North West Inter-Nation Family and Community Services

Terrace, BC

[Contact Information](#)

"Youth Empowerment Program"

Smithers Community Services Association

Smithers, BC

[Contact Information](#)

"Autumn House"

Abbotsford Community Services (ACS)

Abbotsford, BC

[Contact Information](#)

"Self-Directed Lifestyle Development Group"

CBI Consultants (CBI) [CLBC referred only]

Burnaby, BC

[Contact Information](#)

"Steps 2 Independence"

Life Skills Therapy (LST)

Surrey, BC

[Contact Information](#)

"Supported Youth Independent Housing Program (SYIH)"

Options Community Services (OCS)

Surrey, BC

[Contact Information](#)

"Life Success Program"

Hollyburn Family Services Society (HFSS)

North Vancouver, BC

[Contact Information](#)

"SSCS Road Maps Program - Life Skills for Young Adults (AyA)"

Sea to Sky Community Services (SSCS)

Squamish, BC

[Contact Information](#)

"Rights of Passage"

Covenant House Vancouver

Vancouver, BC

[Contact Information](#)

"Youth Housing Services"

Pacific Community Resources Society

Vancouver, BC

[Contact Information](#)

"Strive"

YWCA Metro Vancouver (YMCA MV)

Vancouver, BC

[Contact Information](#)

"Youth Connect"

Richmond Youth Services Agency (RVSA)

[Aboriginal Youth Only]

Richmond, BC

[Contact Information](#)

"Osanis Youth Hub Osanis Counseling and Consulting Inc."

Osanis Counseling and Consulting Inc. (OCC)

[CLBC referred only]

Victoria, BC

[Contact Information](#)

"Empowering Personal Wellness Youth Life Skills Program"

Sooke Family Resource Society (SFRS)

Sooke, BC
Contact Information

"Aboriginal Life Skills Program"
Laichwiltach Family Life
Campbell River, BC
Contact Information