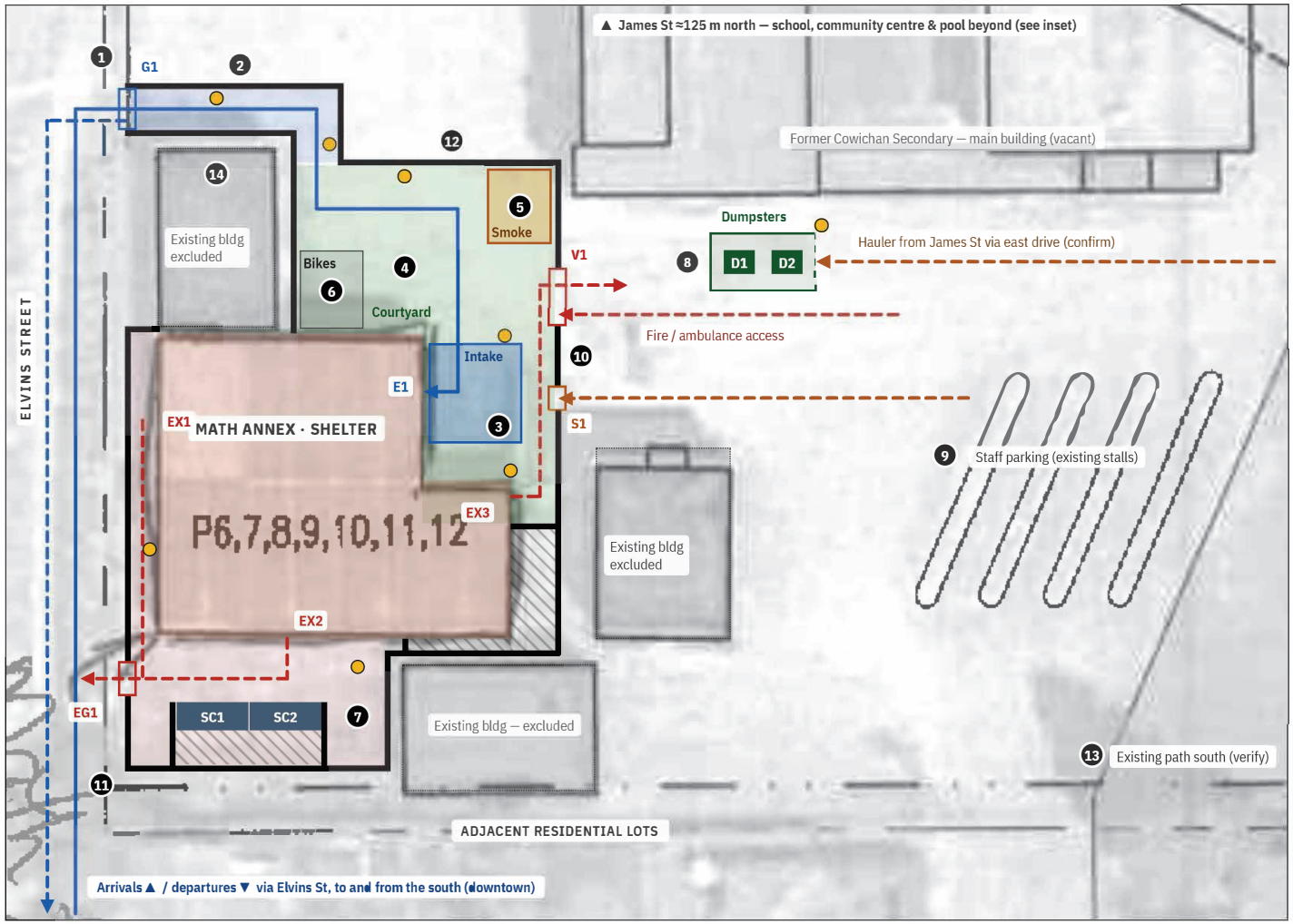
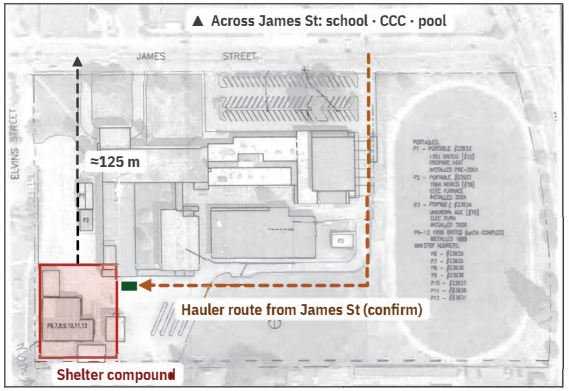
PROPOSAL - The shelter would operate from the Math Annex, a portable complex comprising units P6–P12, installed in 1999, in the southwest corner of the school site adjacent to Elvins Street. The premises would accommodate approximately 25 beds, available 24 hours a day, seven days a week throughout the season, PLUS an additional 10 beds available ONLY on nights when an extreme weather alert is issued.

CONCEPT SITE PLAN · TEMPORARY WINTER SHELTER 2026/27

Math Annex — Former Cowichan Secondary

2670 James Street, Duncan BC
Season: mid-October 2026 – end of April 2027
Base: SD79 site plan, Dwg 1 (Jun 2, 2021)





Legend

- 8 ft temp. fence panels, screened
- Guest arrival route
- Guest departure route
- Staff / hauler route
- Emergency egress / access
- Gate (colour = user)
- Area light, full cut-off
- Closed-off dead zone
- Shelter building (annex)
- Existing bldg, excluded

Keynotes

1. G1 guest gate — the only guest entry and exit; staffed, intercom, CCTV.
2. Walkway (~4 m) fenced both sides — the queue forms on site, not the sidewalk.
3. E1 main entry.
4. Guest courtyard — lit, seating, in staff view; closed after lights-out.
5. Smoking — covered, metal ash cans; ≥6 m from doors, ~45 m from homes.
6. Bike and shopping-cart corral inside the gate.
7. 20′ sea cans in staff-only south yard: SC1 guest belongings, SC2 supplies. Screen the homes; gap behind closed off.
8. D1/D2 dumpsters outside compound; hauler in from James St. Locking lids, ≥3 m from bldgs.
9. Staff parking in existing stalls.
10. V1 4.9 m gate — fire and ambulance access, sea-can delivery; key box.
11. EX1–EX3 exits to EG1 / V1 — kept clear.
12. All fencing: 8 ft (2.4 m) temporary panels with privacy screening, ballasted.
13. Existing path south..
14. All other existing buildings sit outside the fence — locked, no shelter use.

N

0 10 20 m

Approximate scale (≈1:400 on 11×17). Calibrated from site features; the 1″=80′ shown on the SD79 sheet does not hold on this reduced scan. Field-verify all dimensions, door locations and clearances.

Proposed operating conditions shown on this plan

- Guests enter and leave only via G1; queue inside the screened walkway, never on the Elvins sidewalk.
- Guests are directed south, not toward James St.
- Staffed 24/7 in season; regular immediate area sweeps;

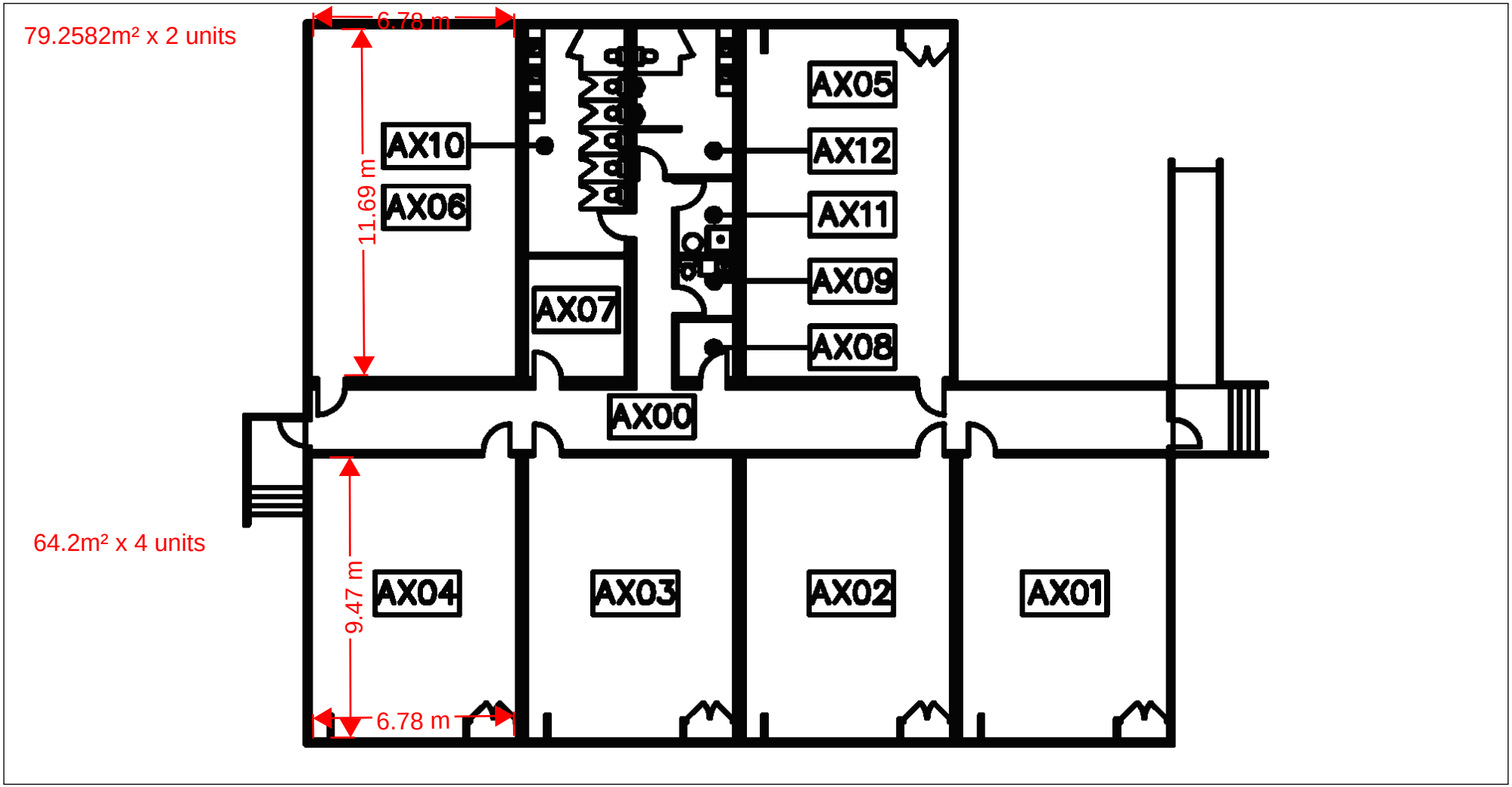
24-hr contact line.

- The compound holds the annex only; all other buildings stay outside the fence and locked.
- Guests sign a Good Neighbour Agreement; operator participates in SD /CHA liaison and feedback process.

FLOOR PLAN · TEMPORARY WINTER SHELTER 2026/27

Math Annex — Floor Plan (Main Floor)

2670 James Street (former Cowichan Secondary)
Existing building layout — main floor
Base: SD79 Cowichan Secondary Main Floor Area Schedule, Dwg A1 of 2



N

0 5 10 m

Approximate scale 1:125 on 11×17, enlarged from the 1:600 SD79 drawing.
Field-verify all dimensions, door locations and clearances.

Notes

- Room labels AX00–AX12 are School District No. 79 area-schedule numbers, as shown on the source drawing.
- Extract shows the Math Annex only; adjacent buildings on the source drawing are omitted.
- Site context, fencing, access and keynotes are shown on the Concept Site Plan (preceding page).