

File No.: 04-1000-20-2018-056

February 22, 2018

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of January 25, 2018 for:

**Written and email responses by community members for the 4410 Kaslo Street Temporary Modular Housing Community Information Sessions on December 13 and 14, 2017 from 4:00 pm to 7:00 pm at the First Hungarian Presbyterian Church, 2791 East 27th Avenue, Vancouver.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Please note that comments originally written in Chinese have been translated and included in the comment spreadsheet within the responsive records.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-056); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,



**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

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Encl.

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**Kaslo Documentation - all comments cards collected during open houses, as well as written notes and emails received about the proposed TMH at 4410 Kaslo**

#	COMMENT	METHOD
1	The way this has been rolled out has created a huge missed opportunity. This could have been a great community support to homeless people. The decisions the city has made about communication/timelines information has created adversarial relations and destroyed any chance for two communities to come together.	card
2	Hopefully, the community garden can be relocated on unused or underused areas of Slocan Park. Integrating residents into its activities would give them an opportunity to participate, and foster a sense of belonging to the community. Also adding individual plots for tenants on the actual housing site would aid in giving them a sense of ownership in their neighbourhood.	card
3	I don't think enough consideration for the surrounding community was considered in choosing this site. Too much weight was put on financially based factors like ease of construction and size and ownership of site. Disappointed. My kids safety is at stake.	card
4	This is a horrible idea. It is thoughtless and arrogant. It could not be more absurd to try and spread a cities failure throughout nice neighbourhoods.	card
5	1. "Wrong area", drug trafficking taking place at 29th skytrain station, German Canadian Heritage Plaza at 4400 Atlen St, and at 4410 Kaslo. In the past undercover ploice hide on back deck of 2798 E 28th Ave. directly across the street from lot at 4410 Kaslo St. 2. Occupancy for 50 individuals with mental illness, drug addicts and extensive criminal history, likely to be high risk re-offenders, known as "Service Level 3". This neighborhood does not weed the extra or security problems. 3. Lots of seniors live in the area and often alone. The fear of possible ongoing security problems would be extreme damage to our neighbourhood. On nov 25th 2017 I had to phone the police of two car windows smashed in and both cars rampaged right in front of lot 4410 Kaslo St. 4. If this goes ahead the city INCREASE the number of police officers in this area. If 911 needs to be called every day, it will be done. 5. I think the City of Vancouver should be looking at the empty lot at 33rd and Ontario. The people there were kicked out 10, 12 years ago and the land, acres of it, still sits EMPTY. Look how many modular homes you could put there!	card
6	Much needed.	card
7	Will This project go ahead if community oppose it like Marpole? Is this a DONE DEAL? Will Level 3 people be living at TMH? Who look after needles and other problems off premise?	card
8	I SUPPORT. People in homes are not homeless, they are neighbours. Modular, supported housing is a good choice.	card
9	We are against this TMH in our area. This is a family area/community with you families. We do not want or need the criminal activity that comes with this housing. We feel there is a lack of transparency with the city on what this includes. We were not consulted about the potential change.	card
10	I don't think the Temporary Modular Housing can help the homeless people. The homeless people need a home for living not a home for temporary. Therefore I don't agree this project.	card
11	I don't agree the house here. I want drug free community. It's dangerous for children and residents here. It is not easy to rent out houses. It will affect the housing price too.	card
12	Welcome to the neighbourhood. I as a resident of Vancouver, I believe it is our responsibility as a community to ensure that everyone has a warm place to sleep if they want!	card
13	We don't our kids to be like, caus kids learn fast. Our future kids are going to be drug lord!!! Whose going to pay for it!! You!! Look for an empty school to put the house. Why in a residential area!!	card
14	I do not want this project around skytrain station because later on girls are scared at midnight taking skytrain. Thank you!	card
15	I don't think it's a good idea for putting a mobile housing project in a very quiet community. Yes I know you have a good neighbour policy, but how about the whole community? We don't even have regular police patrol here. And as for the drug issue, how would you assume that drug issue and criminal nite will not increase here?	card
16	Although we support housing the homeless, we are against housing level 2/3 criminals. With no support for them, we don't see that this will be a safe neighbourhood in which to live. Many children and seniors live here. They would feel the most vulnerable. We would very much prefer to keep our neighbourhood the way it is. We will welcome the homeless, but this neighbourhood just can't support level 2/3 criminals. Sorry	card
17	I understand that homeless people need a place to stay. My main concern is safety. Since Kaslo has a decent amount of foot traffic and is near the skytrain, I will not feel as safe walking around here. As such, I do not support this project.	card
18	We are fundamentally opposed to this prject, it makes absolutely no sense and is very unfair to hard working taxpayers. Current elected civic leadership can count on us withdrawing support if they insist on moving forward with this	card
19	I don't think it's a good idea and I don't approve of the TMH. It creates an unsteady, unreliable environment in the community. I think it creates opportunities for deviance and for others to enter the community. Especially with the skytrain station across the street.	card
20	I live in the neighbourhood and would feel much more supportive of this iniative if a service provery such as Atira, who has years of experience in supportive housing for women, housed women only at this location.	card
21	Will you keep the two pathways from Kaslo St to 29th? Will the publicparking be moved or redesignated? Why is there no designated security officers? What training does staff do?	card
22	Hi! Just wondering about the pathway leading from 29th Ave up to the cul de sac area on Kaslo? Will that be kept w/ all the new landscaping planned for the area? Also parking in the cul de sacs, will that no longer be public parking?	card
23	The area where the housing is proposed is very poorly light. We would need lots of extra street lighting if this goes forward. Also, if Atira is principally an organization focused on women, will this housing be principally for women?	card
24	Why is there no Punjabi version of the handouts or other languages that matter?? (Other than Chinese)	card
25	Provide information in Punjabi	card
26	29th skytrain station and area won't be safe	card
27	I think that being across from skytrain can cause safety concerns and can be more dangerous causing increase in crime and break ins. I don't think this area which is residential, is a good idea, it should be in the city not residential.	card
28	We are concern with the 20% of housing that will be allocated to the "Level 3" homeless with a criminal background that are unlikely to be rehabilitated. We have s.22(1) living in the area. We feel it is unsafe to have the TMH in this area. We do not want to check for needles and drugs in the park and playground where our kids play. We want a safe place for our family and kids.	card
29	I think this project will make this place a more dangerous neighbourhood. Sure these people didn't have much money. They might be more incline to steal and break into houses. It will be dangerous to all, especially people with families with small children. I think this project would be better suited in the City, not in a family neighbourhood.	card
30	I am against it	card
31	I am against it	card
32	A valid concern would be the introduction of drug dealers who may prey on the potential inhabitants for the Modular Homes. More information on criteria for selecting future inhabitants. Should be done in an area less intrusive to an established residential area.	card
33	Absolutely don't want this in the beighbourhood. Increase crime and high risk people. Not condusive to East Van plan.	card
34	Welcome to the neighbourhood. This type of service is needed. I live 2 blocks from the proposed site and look forward to welcoming people to this residential area. Note: there are no food options nearby. The closest food is at Kingsway OR at 22nd ->> both a 20 min walk. No restaurants are nearby either. This will be tough for people without cars.	card
35	Why didn't Robinson put this kind of housing to a vote. Why are my needs not being given or respected.	card
36	Curious to know if there will be an open house before the tenants move in to see what it looks like inside?	card
37	I don't agree 4410 Kaslo St to be a Service Level 3 tenant's home. (minimum of 20%) because they have criminal history and have high risk to re-offend especially they have drugs problems this will be not safe for young people kids, senior people. We need help homeless people and maintain a safe environment community. Do not tear down big trees.	card
38	Totally against this project!!!! 1. Public safety. My family member (female) finished work late everyday. If this is TMH builded near skytrain, it will impact my family member's safety. Not good for kids and a senior. Proptery value goes down. NO NO NO	card
39	I don't like Vancouver City build modular housing in this area. There are lots of people that come out of the skytrain and we don't need to see needles around this community. This community is safe and building these modular houses will make it unsafe. I don't accept the plans for the modular housing and I hope the city understands.	card
40	I think thisproject is important + badly needed. I don't live in nbhd but I have a plot in a community garden elsewhere. I understand the city will move the gardens + keep the gardenders which is important.	card
41	I'm totally against this proposed. I feel unsafe for my family. My parents are over 8- years old. Also, my 2 daughters are 6/8. The kids are unsafe when playing in the park. "Safety" is what I worry for. The community when we have this housing here. Thank you.	card
42	We are concerned about the potential residents with mental health issues contributing to the overall safety of the neighbourhood. There's tennis courts + fields for lots of family activities. We don't want this additional residence to potentially compromise the appeal of amenities adjacent to the station. How closely will Atira staff monitor the potential tenants? If these potential residents commit a crime, will they be evicted?	card
43	Building a homeless shelter close to playground and elementary school is not ideal. We are worry the building attracts more crime and brings more biohazard garbage to the surrounding neighbourhood. I don't feel safe to go home at night. Build a homeless shelter means put kids in danger and takes away their opportunity to play outside.	card
44	I do not think it is good choice of the location. It is very close to schools and park. I am worried about kid's safety. I would like to hear the plan for the security around the area when there are people have criminal record.	card

45	I would feel better if there were more on-site staff to ensure the safety of the neighbourhood.	card
46	I don't feel safe walking through a poorly lit street as it is. It would be even more dangerous with a house and yard full of people with drug problems and criminal histories, which are both extremely common in the local homeless population. With the skytrain so close by, their activities out of the house can't be effectively monitored, much less the non-residents who come to the house. Why didn't our block get notifications from the city?	card
47	Against!!! Public safety!!!	card
48	This site @ 4410 Kaslo is too close to skytrain and it provides your "high risk" offender a quick access to steal and run or ride. We have 2 schools + 1 park - you are endangering our children.	card
49	I oppose this project. It will disrupt and cause the area to be unsafe for children + women.	card
50	If the home is built and occupied, do you have intention to release the annual/quarterly incident report to keep the neighborhood informed? Do you provide to clean up the biohazard garbage if found in the playground?	card
51	Quiet neighbourhood. Please select new residents who will enjoy a quiet, peaceful community.	card
52	I do not agree. It is too close to the school and park	card
53	I am senior citizen + I take the skytrain everyday + I think that bad things happened never before. I'm fearful that this is not good it may create dangerous in the environment + I oppose about it. And on a pension I will not have a peace of mind	card
54	Why don't you buy some land in remote area like Maple Ridge and Langley where the cost will be much lower than it is in Vancouver?	card
55	We know we are looking for a new home for the community garden (still creek). Hopefully somewhere in Slocan park?? I know there are some raspberry bushes close to the alley way. Can these remain for the residents? I'd like to see the new residents become involved in the community garden for those that are interested. :)	card
56	The process is moving too quickly compared to the usual speed in which rezoning has been approved. The funds from the federal government has cause the government (Civic) to act too quickly, similar to how in BC Liberals hastily implemented the GST-HST when they were offered money.	card
57	Worried about the pedestrian path between Kaslo St and 29th skytrain station.	card
58	I am opposed to this modular housing.	card
59	We are not supporting this project. We are not helping a rise of crimes in this area. We want peace and security. We have children living in this area - Why here, there is lot of places to build for homeless. This is a residential place. Needs peace and security and free from crimes.	card
60	Strongly reject: Why pick close to skytrain and park? it's not convenient to us, especially people use skytrain everyday. Gov't never think of us (the taxpayers), only care the homeless, they didn't work, taken drugs, gradually theft, prostitution, killing, skytrain is already a crime area. Will be more crime. Why gov't always on the side of homeless thought. How about us, we work so hard in Vancouver + want a safe area to live. It's so simple, why gov't take this step to ruin our life?	card
61	I disagree with putting in TMH in my area. 1) A small issue here (homeless) you are attracting these people to our area. Lived here 20+ years and I've only seen 1 homeless living in our area. 2) The proximity to skytrain and the ease of access to drugs the train provides. Placing high risk individuals right next to the train seems counter productive. 3) Skytrain has already historical had some issues (Someone was attacking asian women, shooting last year) the lack of overhead lighting on some of our streets puts many young, elderly, women at risk due to the people you wish to relocate here. 4) There is no need to uproot our community garden when only a few blocks away at the Joyce St there are 3 unused lots. I see no benefit to the TMH in my community. (want affordable housing? Make foreign ownership illegal)	card
62	We do not want this project in our neighbourhood. This area is not in a high traffic area on a main st. Residents will feel unsafe. Property value would drop compared to other neighbourhoods. We depend on this equity which now has been ruined.	card
63	We have not been consulted prior to zoning changes (I hear it's temporary). CD 1 zoning at 4410 Kaslo does not allow such a construction. Service Level 3 tenants do not mix with young families. Protect Vancouver's most vulnerable: our children! The site makes no sense to high need or low mobility tenants. No services at all.	card
64	29th Ave station has a history of crime behaviour instances. We are concerned about the addition of tenants with criminal backgrounds, adding to the overall safety of the area and the residents. There is no commercial/mixed use amenities near the station. Where will these potential residents obtain food? Will they just hang around the station and loiter? What will happen to the community garden?	card
65	I think there can be a different area more suitable for TMH. Somewhere where there are resources close by for them. NOT in an area with young families and elderly grandparents. This site is too close to an elementary school and park. The proximity to the skytrain allows for more crime.	card
66	My neighbours do not know about this project because of insufficient notice. The consultation process is completely inadequate. This need to go through a full re-zoning public hearing so people can have their say. Slow Down!	card
67	We are not happy and we don't support this project. We are already withstanding a lot of crimes.	card
68	All residents of modular housing should receive monthly or yearly transit passes.	card
69	I am against the project for the following reasons: 1) NOT a suitable location where young children, elderly people, and elementary schools, parks, and skytrain station are nearby. 2) Danger to community 3) Increase crime rate	card
70	This is a small community where lots of elementary schools, community centre, library, and residential homes are nearby/make up this place. This housing project makes us feel uneasy because we don't know if our safety will be compromised. How will you solve this safety issue?	card
71	Please don't put TMH @ 4410 Kaslo St. We want to feel safe. How are you selecting the tenants? We don't want to see a surge/presence in discarded needles. This is very unsafe for children and residents in general. This new housing project should be put in more dense areas where the demographic has less children and elders.	card
72	I do NOT agree with putting TMH at 4410 Kaslo St. Here are the reasons why: 1) Safety: Elders and children reside in this area. There's an old folks home nearby and many elementary schools are close by. I feel these housing units should be stationed in more city/urban areas rather than residential focused areas. Less police presence are here compared to places like downtown or Terminal (Main St)	card
73	I against this project of modular housing.	card
74	No. Disagree with this temporary modular housing. Main concerns: mental health people, they should go to a facility to get treatment. Not living in a community area and having the possibility of danger others specially kids (school is very close by!!) Same as the drug addicts & alcoholics	card
75	Great project and idea to support homeless community while utilizing vacant lots. Hopefully community will recognize benefit and realize this is temporary, the housing units will not be there forever.	card
76	Seniors concerns of neighbours = increased crime and decreased property values. Is there a website that can clearly show previous modular homes/sites with crime level before and after building of homes? Interactive maps, etc.. If people could see the data in a clean, easy to use format, their worries/concerns would be calmed. -Steve	card
77	I am a 80 year old <b>s.22(1)</b> I am disappointed I feel the need of security and I can't on this epty for security. And the epty should be responsible.	card
78	Am supportive of the modular housing. Hopefully the community garden can be relocated.	card
79	1) What kind of people will live the site? 2) How BC Housing and City of Vancouver will make sure this neighbourhood is safe from drug? 3) City of Vancouver's property tax will increase a lot by doing this. 4) If bad things happen, who is responsible for it? City? Or BC Housing? 5) No support this project!!!	card
80	This is NOT acceptable to be bringing this to OUR neighbourhood. We have children that MATTER. This is NOT the area to place high risk, repeat offenders. Your taking our safety away. There are schools, there are parks, children need a safe environment, seniors need a safe environment, seniors need a safe environment. THIS DOES NOT BELONG HERE!!!!!!	card
81	Should incorporate amenities for brooding community. Look at priorities identified in Norquay Plan. Should be programmable spaces to allow positive interaction between new residents and existing community members.	card
82	1) No mention of increased policing if necessary. 2) Building by "injunction" such as happened in Marpole is NOT the way to go! 3) Why is this project "evicting" the gardeners at 4410 when there are city lots completely unused in the Joyce/Vanness neighbourhood. 4) I think this should be put to a vote by affected neighbourhoods 5) As a resident of this neighbourhood, if I have a concern RE: The building or one of it's residents, who do I complain to? 6) The buildings are \$66 million what are the other costs in total. 7) This is such a bad idea for this neighbourhood!!!	card
83	Each community has contributed to the homeless population so providing buildings to re-house should go beyond the DTES. People should not have to feel like that is the only community they belong in. This building will also provide opportunities for life improvement beyond a roof over their heads - staff who care about you often results in you caring there for yourself, opportunities for employment and improved overall health.	card
84	I don't like here house there house here because will effect the value of the property, also will be too many people in this area.	card
85	We have a young family and we are concern with this Modular Housing with the skytrain here. Crime will go up. Please put this Modular Building somewhere else.	card
86	We are glad the City is responding to this crisis, and will do our best to welcome our new neighbours.	card
87	We, the fortunate who can live in places of safety and community, need to start/continue offering spaces and supporting places where the minority and less fortunate and those in need (vulnerable) can reside and feel at home. Those that are not desperate for housing are "Lucky" Not necessarily "deserving". I fully support!!	card
88	Strongly reject Modular Housing. Shouldn't never put those people in the residential area! We pay so much tax, just want to have a safety area. Should find a commercial zone area. Eg. Main and Terminal behind flea market that is a big empty lot. Put these people all together, later on, St. Paul Hospital will be there for them live in safety area too! We want to have a chance to speak what we want and need. Once this Modular House were built, for sure the other providence will proceed to Van. Now is about 2000 homeless, later on will be 20,000 homeless!	card
89	Our neighbourhood is already unsafe, this is NOT helping the problem. This does not belong here. We have a right to feel safe and make our family and kids be safe. FIND SOMEWHERE ELSE!	card
90	Not in favour of this propose building.	card

91	Find somewhere else to build the social housing. This is a family oriented community, schools are nearby, kids are at playground. We need keep the community future. DO NOT RUIN OUR NEIGHBOURHOOD!!!	card
92	Use some sort of sponsorship model like with refugees to match each resident of the TMH with members of the neighbourhood. A social network with within the community to support those in TM House to encourage personal investment in local area to decrease risks of anti-social behaviour. NEED PLAN TO ENCOURAGE PERSONAL INVESTMENT IN NORQUAY.	card
93	TMH is targeting to people with following issues: 1) criminal record, more likely re-offend; 2) gargage hoarding disorder and lack of personal hygiene; 3) rough and agreesive behaviour might cause security concern ; 4) often invading other people's private spce and stir up conflict and property damage; 5) inappropriate act casued by substance abuse. It's my personal belief that THM's tenants will cause great deal of social and security concern to our comminity, therefore we oppose setting up such TMH on this site.	Chinese card
94	The kind of tenant live in TMH have following problems: criminal record, rough behaviour, security concern, gargage hoarding, lack of personal hygiene, damage public property, drug taking. For the safety of our community I again the idea of building TMH at 4410 Kaslo street.	Chinese card
95	For the sack of safty envirnment of community, we against building TMH at 4410 Kaslo street.	Chinese card
96	The target tenant for TMH have drug or criminal record, pcess high risk and likely re-offend, easy to have conflict with others. In order to protect our community's safety envirnment we oppose building TMH at 4410 Kaslo Street.	Chinese card
97	We worry for security of our community. There are two schools neayby which might be negatively impacted by TMH project. Also, TMH site is near sky train station, we think it's bad for visitors to Vancouver, bad for city's public image, bad for personal safety of seniors in the community.	Chinese card
98	Vancouver is popular city with lot of international and inter-provincial visitors. Having TMH project near skytrian station will effect our city's image and safety, not really the ideal location to place homeless peoiple. There are schools nearby so school-aged children and youth, along with seniors, could be negatively impacted by THM. We suggest TMH to be built at more remote area.	Chinese card
99	We oppose. Homeless people pose safety and street cleaning challenge. The deteriorating security condition is the most grave concern we have.	Chinese card
100	We strongly against! Why not group all the TMH together in Main & Terminal area? Later on St Paul Hopsital will be (relocated) there. Behind Terminal and Main there will be lot of emty lots, why don't (city) group them together. There is no residential area. Never put those dangerous people in our safe area!	Chinese card
101	We are very nervous of the news if TMH gets ahead in 4410 Kaslo Street. The safety and security of the neighbourhood will be very badly effected!	Chinese card
102	Disagree to build TMH because there are so many children a dseniors living in this neighbourhood.	Chinese card
103	The government's intention of helping homeless people with TMH project is good. The specific choice of the THM location at 4410 Kaslo street is however wrong and inappropriate. Because the site is at 29th Ave Skytrain station and bus loop with large daily commuting crowd especially the elementary and secondary school children paaing by this site. Skytrain station is also one of landmarks showcase Vancouver as "liveable city". Factoring all aspects, negative impact outweigh positive influence. Is it possible to choose another large site at different location where more TMH buildings can be setup together, so limited resource can be stretched for more housing, and easier for manage, training, medical services. I hope my suggestion can be seriously considered. s.22(1)	Chinese card
104	Oppose. I have been living in this neighbourhood for 50 years. As a senior I am worried for my safety therefore I am aginst building TMH here. Government should find another site to build a consolidated camp/facility where homeless will received medical and detox services, given emplyment training. There should also be a deduction from their welfare allowance.	Chinese card
105	Safety and security deteriorating. We are not safe anymore. We oppose!	Chinese card
106	We are against building TMH in front of our homes!	Chinese card
107	I support government's initiative to help homeless people, but I oppose the proposal of those TMH buildings are right next to our homes.	Chinese card
108	Personally I support government's initiative to help homeless people's housing need, but I oppose the proposal of those TMH buildings at 4410 Kaslo street.	Chinese card
109	I agree with government for helping homeless people's housing need, but I oppose the proposal of those TMH buildings at 4410 Kaslo street.	Chinese card
110	I oppose the proposal of those TMH buildings at 4410 Kaslo street.	Chinese card
111	I oppose!!! Because TMH is too close to Skytrain station, the safety of the residents in nearby neighbourhood can not be guaranteed. This site should be used for residents/tax payer who are making contribution to the socialty. Instead, there should be daycare facility here to relief the working parents. THM will also bring down property value therefore should be built in areas with less population density.	Chinese card
112	I oppse, because: 1) Too close to skytrain station, children and seniors safety will be threatened. 2) Why not build a daycare centre at this facility? 3) Bring down property value of homes In surrounding area. 4) Find somewhere else to build these TMH buildings.	Chinese card
113	I oppose!!! Because building THM here will severely make us feel unsafe, casusing anxiety and panic to the community. Children will not dare to play outside, break-in will for sure rise. Proposed THM site is too close to Skytrain station, where physical abuse and purse snatch happen a lot already. We request our municipal government seriously put residents safety as priority, as well as property value in the effected area. Please be more considerate to tax payers.	Chinese card
114	I oppse. 1) I feel unsafe during moring and late night comute time. 2) The population density is quite high here, the housing rice is also high, therefore government shouldn't build THM here.	Chinese card
115	I disagree with the idea of building TMH (here) because it's bad for (local) security. Why not build it far away from community? Too close to skytrain station make people feel unsafe. (Once again) oppose TMH.	Chinese card
116	Oppose. People with mental health problem pose more harm than those with drug and alcohol addiction. If not controled they pose very high potential risk to seniors and children. They also casue greater harm to large crowd in high traffic area.	Chinese card
117	I do nbot agree! THM will bring unsafe elements to socialty.	Chinese card
118	We will feel unsafe. The whole community will face danger. Please consider our concerns and priority. We oppose building THM here, totally wasting a good site.	Chinese card
119	We will have fear going to 29th ave Skytrian station. It will effect children going to school, seniors doing their activities in the park.	Chinese card
120	This is not a good idea. Once THM is set, it will bring negative influence to the community. Since THM is for homeless people, why not choose more remote location? Strongly oppose! - s.22(1)	Chinese card
121	This is not a good proposal. It will severely impact safety in our community. We urge government reconsider this proposal!!! It's not a good idea!!!	Chinese card
122	I oppose building TMH at 4410 Kaslo St, Vancouver, BC	Chinese card

123	Oppose. There are elementary and secondary schools, park nearby. Our kids are using public facilities. We often saw from TV news with needles, drugs, etc. Everyone has his/her own rights and obligations to enjoy and care for public facilities. This (THM) site is too close to public facilities.	Chinese card
124	I oppose building TMH here, because it's too close to Skytrain station.	Chinese card
125	It's unsafe for children and seniors, unsafe for adults in commute hours, even more unsafe for residents in the area.	Chinese card
126	I have following reasons against this project: 1) feel unsafe, 2) eyesore, 3) too close to Skytrain station, 4) too close to schools, 5) please choose a different location, 6) it's unfair to residents who pay very high property tax, 7) it will bring down property value, 8) negatively effect local environment.	Chinese card
127	It's unsafe for children and seniors, unsafe for working adults taking public transit, even more unsafe for residents in the area.	Chinese card
128	It will effect the way children play in the park. There might be more needles left in the park (thus ruin our public space).	Chinese card
129	I oppose building TMH at 4410 Kaslo St, because it will negatively impact local residents's life, deteriorating safety and security of our community. Once again we oppose THM.	Chinese card
130	It is inappropriate to let homeless and mental disorder people in high density part of city. It will have unexpected consequence to City Vancouver, people living in THM, and surrounding residents. It is not a normal help & support initiative, it should be done in more remote area, with employment skill training, so that these people can have opportunity to live and work.	Chinese card
131	I oppose building TMH in this area, because: a) many homeless people have drug addiction and mental disorder issue. Leaving them wandering around areas outside of their TMH site will pose security challenge to the nearby community. B) Gargage, especially leftover needles left on nearby street will harm local residents especially children. c) Due to safety concern my children will not go out alone or even play in front of our house, in order to avoid getting harmed by people with instable mental condition. 4) I worried for more break-in and other property damage.	Chinese card
132	I disagree! Too close to schools! Too close to park!	Chinese card
133	Disagree. Too close to elementary school and 2 parks. The current community environment is already less than ideal, it will be much worse once TMH is here.	Chinese card
134	I do not support this initiative. I oppose.	Chinese card
135	Oppose having TMH in this community. There are senior centre and school nearby.	Chinese card
136	I oppose building TMH here, because it's too close to schools, many seniors are living here too. Also, (TMH) is close to Skytrain station, will bring questionable people around station area. We are worried with more car break-ins, as well as bad street cleaning and hygiene.	Chinese card
137	I suggest governments don't build TMH at this community. I have been living here for 5 years now and I love this community which is also very important for my two school-aged children. If TMH gets built here, it will effect our children's living environment and their personal safety. Both my husband and I work night shifts, we are particularly worried for children and senior's safety. We hope government (find a different location), centralize all the TMH buildings, so government can manage these people (live in TMH) more efficiently and provide better support for them. From: s.22(1) family of 5 all oppose.	Chinese card
138	Unsafe for children, seniors, and adults taking public transit. Unsafe for local residents.	Chinese card
139	Not safe to working adults on public transit, not safe to nearby residents, not safe to children and seniors.	Chinese card
140	Unsafe for children, seniors, unsafe for adults taking public transit to work. Unsafe for local residents.	Chinese card
141	Not safe to children and seniors. Not safe to nearby residents. Not safe to working adults on public transit.	Chinese card
142	I don't wish to see TMH here, because it will make our neighbourhood more crowded, and besides, the elementary school is nearby.	Chinese card
143	We disagree. 1) Unsafe to our community, 2) Too close to schools, 3) devalue our houses, 4) why there is no specific time line to demolish TMH? 5) If this is about TMH proposal in our community, then our voices need to be heard and respected. Government can not impose their proposal to us (without our consent).	Chinese card
144	I disagree with the idea of building TMH (here) because it's bad for neighbourhood safety and security.	Chinese card
145	Disagree government building TMH here!! 1) People with mental disorder should stay in places with professional treatment and support facilities, instead of living in this community where many children and seniors are living here. 2) People with drug and alcohol addiction should stay in detox facilities. We don't want our children exposed with leftover needles, bottles and cigarette butt, etc. when they are playing in parks.	Chinese card
146	I disagree: 1) Too close to schools. Among the homeless people living in TMH, if there are people with drug and alcohol addiction, mental disorder, it will be negatively impact our children and their living environment. 2) We bought our house, there was no homeless people around the neighbourhood and we paid very high price to buy our home. Now with TMH, our house will be devalued. Very unfair. 3) Our community environment is worsening with potential safety and security risk for residents here. 4) Government should have a thorough plan for homeless people instead of placing homeless people here today, over other community tomorrow. Lack of overall planning not only sounds terrible it can cause all sort of conflict and dispute, which government have to deal anyway. All in all, I hope government re-consider their plan and come up other measure.	Chinese card
#	<b>STICKY NOTE COMMENTS</b>	<b>METHOD</b>
1	Each community has contributed to the homeless population so we should provide people the opportunity of rectifying that in areas beyond the DTES. This is my community and I welcome diversity whole heartedly.	note
2	I disagree with the proposal! Way too close to an elementary school! Across the street from a playground, parents will no longer bring their children. There will increase the drug paraphernalia in the area. This type of housing does not belong in a residential area! -> Industrial areas. Too dangerous for children!	note
3	These people need homes, but NOT in this or any residential community. Put these units in industrial parks or CBD areas, away from families. If you must put them here, put single moms and elderly. There are a lot of under utilized parks off Cornwall St, put your high risk members there.	note
4	MINIMUM 20% Service Level 3 tenants. What is the maximum? Why isn't there info to the neighbourhood about this?	note
5	This site is not a good site because of its accessibility to 2 schools because of the minimum 20% you are going to house who are "high risk" you are enabling them by putting them in this area. You are endangering our children, our grand parents. NO TO THIS SITE	note
6	YES to this site! Vancouver's gentrification and repeated displacement of those without housing further marginalizes the homeless and removes them from their resources. Local homeless people need housing first; a basic human need. Homeless people are people, just like the rest of us.	note
7	I don't think enough consideration for the surrounding community was considered in choosing this site. Too much weight has put on financially based factors like ease of construction and size and ownership. Disappointed. My kids safety is at stake.	note
8	I am worried about transparency when it comes to community questions and answers. I would appreciate a public log of questions asked and responses during the community notification period. This is done for many other projects in the province.	note
9	We are right near skytrain stations, this is a great spot for low income folks. We have a great rec centre in this neighbourhood. People will love to spend time there. Cheap groceries at Banana Grove, that'll help people a lot. Staff on site will likely work very closely to help integrate.	note
10	The diversity of this neighbourhood is a huge part about what reaches this area so great, embracing this housing project should be another example of how much we value that as a community	note
11	I don't want to see this site become a homeless shelter w/ a revolving door of people w/ drug addictions etc. There are lots of children and seniors in this area who would be endangered if this was the case. I would however be open to seeing this housing exclusively for women with young children or women from abusive homes and Atira would be the right people to operate a project like this. Housing for women with children is ideal for this site and location	note

12	<p>ALTERNATE LOCATIONS: 2017 Dec 13</p> <ul style="list-style-type: none"> <li>- Gregor Robertson's home area</li> <li>- former RONA store - Kingsway &amp; Knight</li> <li>- former HARVEY's story - Kingsway &amp; Earles</li> <li>- Point Grey Road where general traffic cannot drive any longer - have a good solid base for a modular bldg</li> </ul>	note
13	<p>2017 Dec 14</p> <p>1) Would it not be better to have this housing near to where the residents could buy groceries?</p> <p>2) How about housing for single parents who would like to work + just top them up with social assistance? (instead of having them totally on welfare) I would be in favour of this kind of housing rather than for those who do not contribute to society, cost us money and give us lots of problems.</p>	note
#	EMAILS	METHOD
1	<p>Hi,</p> <p>I am voicing opposition to temporary housing at this site. I'm not opposed to modular housing in general but don't believe city sites near skytrains should be used for this purpose. Developing the site for up to five years (+/-) is a waste of money. With the City of Vancouver soon being expected to develop new community plans for the surrounding areas around Nanaimo Station and 29th Ave Station, land should be leveraged to build higher density rental housing if that's what you want. The City shouldn't first rush to develop one tiny piece of land then develop a community plan, and then decide they want to redevelop the modular housing. You end up spending more time and money in the end that way. Thanks for your time.</p> <p>Sincerely, s.22(1)</p>	email
2	<p>Hello,</p> <p>What are the chances City of Vancouver would want to purchase the property directly beside 4410 Kaslo St to expand the project?</p> <p>Regards, s.22(1)</p>	email
3	Refer to pages below	email
4	Refer to pages below	email
5	<p>To whom it may concern,</p> <p>We are writing on behalf of Renfrew-neighbourhood community members who would like to attend the Information sessions scheduled on December 13th and 14th 2017 regarding the modular housing proposed for the site at 4410 Kaslo Street in Renfrew Heights.</p> <p>A notice from the City was received by some residents on Friday December 1st via mailboxes, less than two weeks from the date of the meeting. We have also heard from neighbours who did not receive any notification and are only learning about the meeting through word of mouth or the media. Further, some of our neighbours who will be most impacted by this project are unavailable due to insufficient notice and scheduling in the busy lead-up to Christmas.</p> <p>We respectfully request:</p> <ol style="list-style-type: none"> <li>1. That the sessions be rescheduled to allow all residents in the community to receive appropriate notice.</li> <li>2. The City of Vancouver provides at least 30 days notice to allow people to manage their schedules to attend.</li> <li>3. That the meetings be held after the very busy Christmas season to maximize community opportunity for attendance. Scheduling in mid-December, arguably the busiest time of year, means many who want to attend can't do so. Late January would be better timing, and in line with the City's stated community engagement goals.</li> </ol> <p>Please let us know how the team will proceed with this request.</p> <p>Respectfully, s.22(1)</p>	email

6	<p>To whom it may concern,</p> <p>We received notification that our community garden at Kaslo and 29th has a proposal to replace it with a 50 unit housing complex with 20% of the units made available through the modular housing project reserved for 'Service Level 3' individuals (please see attached photos of the documents we received).</p> <p>As a member of this community, we're very concerned and adamant that these people are not to be accepted into this unit for the following reasons:</p> <ol style="list-style-type: none"> <li>1. There are a lot of young families buying/renting in this community and you are putting their children at risk</li> <li>2. There are a lot of woman in this neighbourhood who are already at risk due to offenders that loiter at the skytrain. This will allow such awful predators to stalk their victims and make more strategic attacks for harm.</li> <li>3. We're trying to build a safe community for our families to grow and by intentionally placing high risk to re-offend criminals in our community you are taking away what we've worked hard to build.</li> </ol> <p>We understand the housing crisis in Vancouver and individuals that are down on their luck need a place to live. However, the risk from housing these individuals next to several parks and schools is a greater issue for the overall community. As mentioned earlier, it will both put kids at risk and also provide a less than ideal situation for the individuals being housed in the units as they will constantly be seen as a risk to their surroundings.</p> <p>Please keep our children, families, and community safe and do not allow this temporary modular housing project in our neighbourhood.</p> <p>Thank you for hearing our concerns,  s.22(1)</p>	email
7	<p>I would like to express my full support for the proposed temporary modular housing at 4410 Kaslo. I live in the neighbourhood and have been quite horrified to watch the pushback against the housing proposal in Marpole. I understand the desire for public consultation, but also hope that the City's decision will reflect the fact that accessible housing should not be up for debate.</p> <p>Further, I also hope that these temporary measures will be recognized as the bandaid solutions they are, and that more permanent solutions are in development.</p> <p>Sincerely,  s.22(1)</p>	email
8	<p>Hi there</p> <p>Unfortunately I will be out of town for work this week, and unable to attend the Community Info Session being held this week.</p> <p>As a Vancouver resident, and a local homeowner in this neighbourhood, I wanted to share my support of this important program.</p> <p>If there is any way local residents can get more involved and/or offer support of this initiative please let me know.</p> <p>I'm happy to see the City of Vancouver making more of an effort to help the most vulnerable members of our community gain access to housing.</p> <p>thank you,  s.22(1)</p>	email
9	<p>Hello,</p> <p>Would you please post info about the 4410 Kaslo St temporary modular housing onto your website at: <a href="http://vancouver.ca/people-programs/temporary-modular-housing.aspx">http://vancouver.ca/people-programs/temporary-modular-housing.aspx</a></p> <p>Please post as much as you can before tonight's information session. Neighbours can then ask more detailed, follow-up questions.</p> <p>Thank you,  s.22(1)</p>	email
10	<p>We strongly against build a TMH at above address. This is a peaceful residential area and have lots of young kids and family live in this area. The Slocan Park cross street from TMH is the neighborhood kids' favorite park. We are very concern kids safety.</p> <p>s.22(1)  s.22(1) Vancouver</p>	email



11	<p>Wednesday, December 13th 2017</p> <p>Dear City of Vancouver Housing Department,</p> <p>We are all fundamentally opposed to this idea of Temporary Modular Housing at 4410 Kaslo street We ask that this concept immediately be struck down.</p> <p>If steps are not taken to stop this, we will withdraw all support to civic leadership and ensure that other leadership can take steps to guard the taxpayers living in this area.</p> <p>From Residents of s.22(1) Vancouver BC, V5R 1Z3</p> <p>s.22(1)</p>	email
12	<p>To whom it may concern,</p> <p>My name is s.22(1) and I live on Copley Street (close to another proposed location for this so-called 'temporary' modular housing.</p> <p>I am working back to back night shifts on the 13th and 14th of December and thus will be unable to attend the community information session, but I am writing to express my opposition to this temporary modular housing plan.</p> <p>I understand that there needs to be more housing in Vancouver; the core of my dismay (and my neighbours as well) is the part of the plan that mentally ill people and recovering addicts into the middle of an unfortified neighbourhood.</p> <p>The modular housing at Main and Terminal has been put in an area where every condo has multiple layers of security, from entry cameras, multiple gates, and buildings that are essentially impossible to climb.</p> <p>The most recent round of proposed modular housing locations seem to all be in areas where there are regular homes with regular fences.</p> <p>I have two small children and have to deal with property crime on an ongoing basis. Are you really telling me that dumping a bunch of mentally ill people and recovering addicts in the middle of a residential area will make their lives safer?</p> <p>I don't want to have to fortify my property with cameras and 10 foot high fences topped with barbed wire, but if these proposals go through in their current form then that is something that I will have to do.</p> <p>Sincerely s.22(1)</p>	email
13	<p>Hello,</p> <p>These are the feedback given to Breanne Whyte, Community Liaison for the Temporary Modular Housing Site at Kaslo and 29th Ave.</p> <p>I request that I receive an email receipt that outlines how my concerns will be communicated and addressed with the specific departments of the City.</p> <p>Lighting at Slocan Park To ensure the dignity and safety of everyone in the community lighting at Slocan Park will need to be addressed as lights have been burnt out for at least 3 years. Following the timeline of the Modular Housing site, these lights will need to be replaced as soon as possible within December or the new year.</p> <p>Installation and Investment of Community Amenities on-site at the Modular Housing There is an interest by the community partners to design the site as a place of replenishment and healing. This includes retaining the community garden for residents as well as installing a public art project for all the community to enjoy to make it a welcoming place. I would like to follow up with Public Art staff and Parks Board staff with the support of the Community Liaison to explore these opportunities in the community.</p> <p>My contact information is s.22(1)</p>	email
14	<p>I am very frustrated with the whole process that have been setup by city of Vancouver for modular homes being built on Kaslo and 29th. I am a resident in this neighbourhood and I have only heard about this info session on the news while it is being held. That is ridiculous, give the residents advance notice. These info sessions are supposed to gather community feedback. Well of course there will be no opposition if no one even knows about these info sessions. I am wholly against this project.</p> <p>s.22(1)</p>	email

15	<p>Good evening I am a resident of this area and I went to the open house regarding this proposal. As a parent with two young kids I must say that my first thought is that the proposed project is in the wrong place.</p> <p>I like the idea of people in need getting a break in life however it should not come at the expense of working class families. The fact that this project is being proposed in an area so close to an elementary school, a park, and a high school really concerns me. It is a very well known fact that skytrain stations are areas with higher crime rates (see Dec 19th police shooting at 29th Ave Station)and I feel that this this type of project will bring more crime in an area that is mostly populated with families. I oppose this project. The location is completely wrong. Don't take chances in an area where young kids walk to school alone. It's not worth the risk.</p> <p>Thanks, s.22(1)</p> <p>Sent from my iPhone</p>	email
16	<p>Will City of Vancouver be posting the 17 panels for 4410 Kaslo Street Community Information Sessions as pdf at <a href="http://vancouver.ca/people-programs/temporary-modular-housing.aspx">http://vancouver.ca/people-programs/temporary-modular-housing.aspx</a> ... as was done for Marpole? Sincerely, s.22(1)</p>	email
17	<p>Refer to pages below</p>	email
18	<p>I understand that there is talk of erecting a homeless housing unit across from the 29th Ave. Skytrain station. The same area that has a children's playground, and where my grandchildren will be walking to their school. I don't understand why anyone would think that this would be a wise decision. As I remember this is the same area that has just recently been cleaned up since the machete incident in Dec 2016 and now we're introducing the children to drug addicts and mentally ill citizens. Please reconsider this proposal. I am afraid of the consequences of this action. I am totally against this project. Sincerely, s.22(1)</p>	email
19	<p>Refer to pages below</p>	email
20	<p>Refer to pages below</p>	email
21	<p>I am writing to you to express my concern over the proposed TMH development for the above address.</p> <p>My wife and I live with our two young boys in a single family home approximately 4 blocks from the site. We bought a house in this neighbourhood because it was a quiet residential Vancouver neighbourhood made up of primarily single family homes. We object very strongly to the construction of any apartment style housing in the area. It is completely out of character with the existing residences.</p> <p>Not only is this area unsuitable for the proposed housing project, I believe there are significantly more suitable vacant sites for a development of this type within East Vancouver, specifically along the Kingsway and Broadway corridors. These areas already have buildings with housing density similar to that which you are proposing.</p> <p>Thank you for providing information at the recent open house. I noted at the event that a lot of objections towards a facility of this type were related to the potential change in demographic that a facility such as this might bring to our neighbourhood. While I cannot deny that this is not a concern for a family such as ours with two children under 6, we do appreciate that solutions such as this facility are necessary in Vancouver, and that given the option, most people would adopt a "not in my backyard" stance. I wish to make it clear that this is not my reason for objection.</p> <p>Thank you for your time, and I look forward to hearing more from you regarding this proposed development.</p> <p>Regards, s.22(1) Vancouver, BC.</p>	email
22	<p>Good morning,</p> <p>My neighbor just told me about a housing project that is slated to go up next spring across from the 29th Ave sky train station. I haven't received any notifications about this project through the mail and was the first time hearing about this. I have been living at s.22(1) since 1978 and would like to know more about this Kaslo housing project.</p> <p>Thanks</p>	email

23	<p>To whom it may concern,</p> <p>I am writing to express my concerns about the Temporary Modular Housing project at 4100 Kaslo.</p> <p>1: The minimum of 20% of Service Level 3 tenants: The neighborhood is family-oriented. I have 3 young children. We need to protect Vancouver's most vulnerable. Adults, no matter what their history, are less vulnerable than children. We need to protect the children first.</p> <p>2: The location offers no service other than Transit. It makes no sense to drop high need tenants in a single-family oriented neighborhood without even a market or a clinic.</p> <p>3: CD-1 zoning does not allow multidweeling buildings on such a small lot. I was told the zoning was changed to allow it at the info session. We, the residents, should have been consulted before any zoning change. Crisis or not, consultations are part of a democracy. Allowing a zoning change without a consultation is nothing short of a dictatorship. This sets a very concerning precedent, especially in a time where our neighborhood is considered for further major changes.</p> <p>I thank you in advance for the attention given to my, and many of my neighbours' growing concerns and consider a more appropriate site for the TMH project.</p> <p>Sincerely,</p> <p>s.22(1)</p> <p>Resident</p>	email
24	<p>With little hope of our opinion being considered we will give it none the less. It is frightening that this can be forced on a neighbourhood without consultation &amp; indeed against the agreed zoning of the city itself.</p> <p>We think it ill advised to place units that could house people with addiction problems &amp; or criminal tendencies so close to a transport hub (29th Ave Skytrain station). It poses a very real concern for the safety of commuters as well as residents.</p> <p>It also will change the very nature of this community which is not welcome to us &amp; we suspect, many of our fellow residents. Mention has been made of rehousing the homeless in their area but in 35 years of being here we have seen one or two people who seem to be living in the ravine area during the summer months. We walk the area on a regular basis with our dogs so we know where of we speak.</p> <p>We believe what is occurring is political expediency after failing to tackle the situation for years, allowing rampant foreign investment to propel housing costs beyond the means of average individuals &amp; wasting money on underutilised features such as bike lanes.</p> <p>To spend 66 million dollars on temporary housing seems a huge waste of resources. Why not permanent housing straight away? Housing that would house a mix of disadvantaged or just plain poorer members of society. We also do not think the term 'temporary' should apply to a period of possibly ten years. Placing a large number of homeless people in one place is bound to create difficulties &amp; tensions within the area. Of course there will need to be supervision with the 'proposal' that's being made. According to recent news broadcasts that is something that some of the homeless are railing against but if not implemented will cause strife within this and any other neighbourhood that is unfortunate enough to have these units placed in their community. I noted the huge amount of personnel at the information session &amp; feel no matter how much negative feedback you get this is a 'fait accompli'.</p> <p>We will ensure we do not vote for anyone who is currently in power &amp; part of this decision in the future.</p> <p>s.22(1)</p>	email
25	Refer to pages below	email
26	Refer to pages below	email
27	Refer to pages below	email
28	<p>Hello,</p> <p>I wanted to add my voice to my the concerns regarding the proposed Kaslo housing plan. I am against this plan for practical reasons. My family and I have lived at my address s.22(1) for 16 years and know this neighbourhood well.</p> <p>Here is a summary of the reasons I think it would be unwise. First of all there are zero amenities in our neighbourhood- nowhere to buy reasonably priced food, no restaurants take out or otherwise - no stores to speak of - no spots for socializing. There are only schools, single family housing, and playgrounds. Wondering if our housing representatives have bothered walking around this neighbourhood? Perhaps they don't realize that there is not a store (that is not a corner store, and only one at that) within 3 miles? Or read the stories of people on income assistance in the states who have to travel to get food- and the hardship it brings them..? Traveling by sky train to shop will not encourage any sense of community- nor will it give back to the community. It is not good for people in recovery to not have easy access to the amenities they need.</p> <p>It is common knowledge that crime spikes around skytrain stations, and having housing with tenants with addiction issues would not help the drug problem already entrenched within the neighbourhood. My children regularly find used used needles in our community.</p> <p>I find it rather amazing that no modular housing is ever proposed for the west side- but in that regard the 2400 on Kingsway would be a great spot for high density modular housing, with many shops in the area. City land too- needless to say- the city is waiting to turn a profit on. Of course, the city plans to put a multi-story tower there, so we can suffer more pollution- and locate the homeless in a much less comfortable place for them.</p> <p>We won't even mention Little mountain or Strathcona. The city based your approval of this project no doubt due to what you discerned was a lower income/education level overall of this neighbourhood!</p> <p>I believe that 29th Avenue does need densifying- we should expect this from all urban train stations- but this seems like a first step that is unlikely to succeed for current or future residents- a band aid approach that we will pay for for years to come,</p> <p>I also found it very devious of the city to give us a handout on community meeting regarding the plan less than a week beforehand, giving us no time to plan to attend- especially if we were out of town. I would like to know if all the plans were given out in Chinese?</p> <p>Thank you,</p> <p>s.22(1)</p>	email
29	Refer to pages below	email

30	<p>To Whom It May Concern,</p> <p>I'm contacting you to express my concerns about the proposed temporary modular housing project at 4410 Kaslo. At present it feels like there is much more information required for the community to feel comfortable with this project going ahead.</p> <p>I've lived in the area for 10 years, just across s.22(1) We've had our fair share of changes (and sometimes drama), but have always found a sense of community, as well as a mutually protective nature over both the aesthetic and overall safety of our environment.</p> <p>We've seen single family dwellings disappear, and multi-family residential buildings, or townhouses take their place. To which I think the consensus has been calm acknowledgement, and a general understanding that this is the direction that our current real estate market, as well as need for housing may require. However, to add 50 units at one small site is a step towards irreversibly redefining the "vibe" which was a reason many of us chose to live in this particular neighbourhood in the first place.</p> <p>There are a lot of unquelled fears about the types of individuals who may be introduced to the area as well. Although not a parent myself, I can fully appreciate my neighbour's concerns. With several schools in easy distance to the proposed site, Slocan Park and the many activities that draw families there literally right across the street, as well as the children who do live in the vicinity, what type of people are we to expect? I fully understand that Vancouver is in a crisis situation with regards to our housing, but the Kaslo project really feels like a hasty choice, or at least one which needs to be presented to the community much more thoroughly than the City has done thus far.</p> <p>I would urge the City of Vancouver to give this more thought, time, and consultation with those of us in the area of 29th Avenue station.</p> <p>Regards, s.22(1)</p>	email
31	Refer to pages below	email
32	Refer to pages below	email
33	<ul style="list-style-type: none"> <li>• I am opposed to the plan to put modular housing unit at this location</li> <li>• I've lived on 29th Ave. s.22(1) for over 40 years</li> <li>• Over the years, especially over the last 10-15 years, we have had to close in my car port and keep my fence closed because of the number of thefts of various item left out in the yard, vandalism, and broken window in an attempt to break in. (we just cannot leave anything outside).</li> <li>• There are a number on elementary schools and high schools within a couple of blocks of this project. There is also a park right across the street with a lot of kids playing there, including my grandson which leads us to rethink if we take him to this park or elsewhere, where he would not be exposed to what may go on or may have gone on there with this project being so close to it.</li> <li>• The 29th Ave skytrain station does not help the situation at all, as a matter of fact it probably increases problems.</li> <li>• We are very concerned with the number of high risk people that are to be housed in this project</li> <li>• There are enough bad things going on in this area due to the skytrain station, easy access to the ravine and its paths, and general increase in traffic over the years. We do not need any more potential problems. Even with all the support supposedly being provided there will be more activities happening.</li> </ul> <p>Of the number of people I've talked to that live in the area not one supports this project at this location due to the number of issues listed above.</p> <p>s.22(1)</p>	email
34	<p>Adding 50 residents in this area does NOT make any sense.</p> <p>This area does not support an additional 50 residents.</p> <p>PLEASE UPDATE OUR RENFREW HEIGHTS COMMUNITY PLAN.</p> <p>THE MODULAR RESIDENTS NEED SERVICES AND SUPPORT. THERE IS NOTHING HERE. JUST A SKYTRAIN. For everything else, we need to DRIVE.</p> <p>NOTHING IS WALKING DISTANCE.</p> <p>PLEASE ALLOW :</p> <ol style="list-style-type: none"> <li>1) GROCERY STORES</li> <li>2) PHARMACY</li> <li>3) MEDICAL CLINICS</li> <li>4) NEW PLAYGROUND at Slocan park, REMOVE the terrible concrete (wading) pool</li> <li>5) COMMUNITY GARDEN</li> <li>6) RE ZONE FOR MULTI FAMILY, so our families can afford stay here</li> <li>7) DAYCARE, there is an elementary and high school , but no daycare, preschool? 0-5 YEARS OLD</li> <li>8) community gardens</li> <li>9) cafes</li> <li>10) Arts and Recreation</li> <li>11) Theatre</li> <li>12) Sports , new tennis courts, basketball courts</li> <li>13) PERMANENT social/low income housing</li> <li>14) Learning centres for youth</li> <li>15) RESTAURANTS</li> <li>15) dental offices</li> <li>16) remove/patrol crime in our neighbourhood Kaslo/Atlin</li> </ol>	email

35	<p>Our community garden meant a lot to us. The red bench belonged to our wonderful 40 year plus Atlin Street resident Else Rybak. When the family sold the house on Atlin Street, her bench was placed in the garden in her honour. She maintained the community garden AND the Renfrew Ravine. There is history here.</p> <p>The Mayor's sudden announcement / lack of consultation is disrespectful.</p> <p>The city just ripped out our main sense of community.</p> <p>To say the garden was "underused" or less important than homelessness is unfair.</p> <p>There are many better suited "underused" sties in the City.</p> <p>The criteria of sewer and water, does not suffice to make it suitable for 50 modular units in this neighbourhood.</p> <p>The Mayo/housing staff can contact me anytime.</p> <p>Regards,</p> <p>s.22(1)</p> <p>Atlin resident</p>	email
36	<p>WE EXPERIENCE THEFT WEEKLY HERE.</p> <p>INCREASE SAFETY IN OUR AREA. RIGHT NOW. help us in return.</p> <p>My 15 year old son was home alone , a man entered our home. see photos</p> <p>He escaped. This is in the alley of your PROPOSED Modular site, 4410 Kaslo ST.</p> <p>We have been battling for safety and community here for many years.</p> <p>I welcome the Mayor to sit with us to discuss this proposed Modular housing at our site just like he sat with high school students on the Westside. And not just non-profit housing groups. I mean sit down with the actual residents living here and directly affected.</p> <p>PLEASE HELP PROTECT THE VULNERABLE, CHILDREN AND SENIOERS AND MODULAR RESIDENTS.</p> <p>This is not the safest environment. Just like homeless people, we also deserve a safe place to live.</p>	email
37	Refer to pages below	email
38	Refer to pages below	email
39	Refer to pages below	email
40	Refer to pages below	email
41	<p>Hi there,</p> <p>Here is my feedback for the Kaslo site. I would like to preface these points by saying that I am understanding and sympathetic to the needs of having housing in Vancouver. Most of the points below are regarding the process of the plan itself. I am emailing as a community member, local community services staff, and local arts organization board member.</p> <ul style="list-style-type: none"> <li>• The proposed modular housing site could work as a wonderful opportunity for arts engagement, such as holding a mural on the side of the building and hosting workshops on site for arts groups to engage the residents of the building in collective art creation. If there is a public art piece there, I would hope that the community could be involved in that process.</li> <li>• Given that there are many concerns about the potential incoming residents to the community, it would be beneficial to have a transparent process about who will be chosen. We have been told that local residents have been prioritized for example, but what other kinds of characteristics are being prioritized? Are some higher priority than others?</li> <li>• In keeping with the concerns of community engagement, it is extremely difficult for one person to be the community liaison with all of the sites. Even if Breanne was the best community engagement specialist out there, there's no way that she would be able to understand the unique needs and assets of each community, or even have the time to begin understanding those needs.</li> <li>• On that topic, we are hoping that the City can support the community's efforts to mobilize stakeholders in the community to discuss how to move forward in a way that works for this community. If the City could financially support a position to move the project forward, this person could hold workshops, events, and conversations deciding on ways to make the transition as easy as possible for the community and also the residents.</li> <li>• I was disappointed to hear that the community engagement strategy didn't change from Marpole to Renfrew-Collingwood, especially given the situation that happened in Marpole. The only thing staff at the open house told us that changed was that there was a more stretched-out timeline, but even then the residents only heard about the open house two weeks-3 days before the events.</li> <li>• It was disappointing to see the security guards at the entrance to the open houses, it was unsettling and unwelcoming, especially as we are trying to build up a community of understanding and respect.</li> </ul> <p>Thank you very much for accepting these comments, and I wish you a wonderful holiday season.</p> <p>All the best,</p> <p>s.22(1)</p> <p>"One day she woke up and decided to colour outside the lines... and her heart breathed a sigh of relief." - Marylou Falstreu</p> <p>Cell: s.22(1)</p>	email
42	Refer to pages below	email

	<p>To Whom It May Concern,</p> <p>I am a very concerned neighbour and homeowner. I live approximately 1 block away from the proposed site for your modular housing experiment. I have spoken to a lot of neighbours and to some persons in policing. This site is not a good site. First of all, the location is only 200 feet from Slocan Park a place where children of all ages play and gather. Also, there is an elementary school adjacent to this park. Norquay school, where young children come to play and exercise. Four block east of this project is a High School, 3 block east is a Preschool.</p> <p>Another concern is the close proximity of the Sky train, just 200 feet away is enabling the persons who are at high risk of re-offending to have easy access to transportation thus stealing or hurting persons and getting on the sky train and making it almost impossible for the police to apprehend them.</p> <p>What were you thinking when you came up with this location? Families live in this area, seniors live in this area. Placing high risk individuals in this close a proximity to park and school is very irresponsible.</p> <p>Today I noticed the City has a community garden like ours on 16th and Cambie. There are no schools there. It is also close to City Hall so you can keep an eye on them. Why dont you consider that location instead of one with a school and park less than a Block away.</p> <p>I find this City's municipal government has a high disregard for its children and seniors. A further example of this is how the City took away a pedestrian crosswalk warning light right in front of your proposed site at 4410 Kaslo. This light was removed and a senior was killed not 2 weeks ago. My mom who is 94 and in a wheelchair was also almost hit just a month previous. No matter how many times, residence from this area have called the City nothing has been done. I guess one death is not enough.</p> <p>I find that this City government just does not care for anyone but themselves. Sad, sad, sad.</p> <p>Very unhappy resident of Atlin Street</p>	
43	s.22(1)	email
	<p>Hi,</p> <p>As a Kaslo neighborhood resident, I have some concerns again the modular housing.</p> <ol style="list-style-type: none"> <li>1. Safety issue - I have two daughters and we saw needles near 29th ave station and the street we live in. I am afraid that there will be more chances my kids would see needles or bad stuff when they walk around the neighborhood. And also, I leave home to work at 7 in the morning and I feel scared to walk in the dark. I hope not to see any unstable or harmful people around.</li> <li>2. Against zoning rule - This is a single family house zone neighborhood. City cannot do anything without proper authorization. The rule is rule. City cannot control whatever they want. I hope city respects what residents want or expect. To make better Vancouver, city has to follow the rule which you made it.</li> <li>3. Caring system - Making more modular housing is not the best solution to help homeless or drug addicts. They should have cared by special care givers or hospital treatment. Rehabilitation should come first rather than building modular housing around Vancouver.</li> <li>4. Why not Vancouver westside? - Currently, most modular housing plans are located in East Vancouver. To make a balanced city development or to help disadvantaged people out, those modular housings should be spreading out. If small group of disadvantaged people are together, residents can easily give more attention towards them rather than a big group of them.</li> <li>5. 10 years strategy - It is quite long to stay on one site. It should be about 3 years and rotate all over Vancouver so that let Vancouverites think about the problem and share the concerns. Donnot let specific one area residents cope with the problem for a long time.</li> <li>6. Not enough information - About the open house, city could not drag resident's attention enough. Residents are worried about safety, so want to know about the security system and management system.</li> </ol> <p>Sincerely,</p>	
44	s.22(1)	email
45	Refer to pages below	email

## **Refers to Email Section: #20**

Please confirm that you have received this comment and added it to the file.

## **Comment on Temporary Housing Proposal for 4410 Kaslo Street – Community Information Sessions on 13 and 14 December 2017**

We support the concept of building temporary modular housing (TMH) as one way to help house the homeless population of Vancouver. We have particular concerns related to this proposed TMH site.

### **Location of the site**

The site at 4410 Kaslo Street is well situated in relation to transit and to Slocan Park. However, it is not within easy walking distance of most other amenities. The closest area with shops and services is on Kingsway, seven blocks to the south. But much of the streetscape there currently consists of empty buildings awaiting redevelopment under the Norquay Plan. The nearest grocery store is Banana Grove at Slocan and East 22nd Avenue, eight blocks away. The Renfrew Community Centre and the Renfrew Library are equally distant. The shopping area and services around the Joyce SkyTrain Station lie 15 blocks away.

Eight blocks can be a pleasant walk in good weather for healthy people. However, in cold or rainy weather it is a long way to go to supply even minor needs. The difficulty increases for tenants with mobility challenges, or for mothers with infants. Shops and services need to be accessible if tenants are to learn to live independently.

To help mitigate the effects of the distance to shops and services:

- **Every tenant should be issued a monthly one-zone transit pass**
- **A van and driver should be available to residents on a frequent and regular basis**
- **Both individual units and communal kitchen space should be designed with more than standard storage, especially refrigerator space**
- **If tenants lack the skills to plan meals in advance and to shop for groceries in an organized way, teaching these skills should be a priority for the service provider**

At a more general level,

**Easy accessibility of shops and services should be added to the TMH site selection criteria.**

## **Tenant mix**

We support designating 4410 Kaslo as a coed residence. The selected operator (Atira) has keen interest and extensive experience in providing housing for women. Therefore,

**A majority of the tenants should be women, to take full advantage of the operator's interest and experience.**

## **Transitioning residents to permanent housing**

As the lives of tenants become more stable, many would need to transition to more independent, permanent housing. Favorable outcomes are most likely to be achieved if these tenants have an option to move from TMH into non-market housing while remaining in the same neighbourhood.

The nearby 2400 Motel site at Slocan Street and Kingsway has been identified in the Norquay Village Neighbourhood Centre Plan as the heart of the Norquay Village area. Future development of this site is already specified to deliver 500 housing units, with 100 of those non-market. Much needed indoor and outdoor community space as well as additional shops (including a grocery store) and services would also be provided. Seven years into the Norquay Plan, Kingsway is experiencing major redevelopment. Yet the 2400 Motel site has shown no sign of delivering on the major amenity promise to Norquay residents, even though the City of Vancouver (CoV) already owns the land.

**The City of Vancouver needs to begin developing the 2400 Motel site according to specifications outlined in the 2010 Norquay Plan and the Norquay Public Benefits Strategy.**

## **Distribution of TMH sites**

Like every other Vancouver neighbourhood, Norquay / Renfrew-Collingwood needs to do its share to house Vancouver's homeless population. We look forward to additional TMH proposals that will distribute this housing more equitably across the entire city.

**Neighbourhoods that do not help the homeless by hosting a TMH site should pay a surtax designated toward provision of new non-market housing.**

## **Process**

The December 13 and 14 meetings were advertised as "Community Information Sessions." But very little concrete information was available.

The community's most pressing question – Who is going to be living in this particular TMH facility? – remains largely unanswered. The closest approximation to an answer that we were



able to ascertain could be summarized as: “Tenants will be male and female homeless people already living in the neighbourhood. We don’t know who they are, how many of them there are, or where they are. But everything will work out fine – just trust us.” This response does not reassure current community residents. Instead, it leaves us feeling frustrated at best (if we believe that CoV and its partners honestly don’t have the information) or cynical and angry at worst (if we believe that CoV and its partners have the information but won't share it with us).

Community consultation at this early stage does make it more possible for community residents to have real input on some issues. But until we have a better idea of who the tenants of the building will be, it is difficult to make meaningful comment on other topics.

The CoV desire to get TMH built as quickly as possible is understandable. However, a complex network of city, provincial and non-profit agencies is involved in making this happen. Proceeding too quickly creates stress, confusion and communication problems. Not all staff at the information session was on the same page.

Information is not always presented in a timely and forthright manner. Several community residents attending the sessions were looking for a distribution map of identified TMH sites and a list of criteria for choosing these sites. CoV has this information and it should have been provided on boards at the session. Community residents unable to attend either of the information sessions need to have timely web access to the posted boards if we are to submit comment by the December 22 deadline. As of this morning (Monday, December 18) the boards from the information sessions have not yet been made available on CoV’s TMH web site.

**The next community information session needs to be scheduled as soon as CoV and its partners have a more accurate picture of who will be living in this building.** This should not be a matter of simply presenting a proposed development project. Community residents would like to be informed of the approximate tenant mix in terms of service level, current area of residence, male vs. female, and single vs. family (if applicable).

The City of Vancouver has not built a relationship of trust with this particular area of Renfrew-Collingwood. The area around the 29th Avenue SkyTrain Station was abruptly cut off from Norquay in 2009 after 3½ years of the planning process for the Norquay Village Neighbourhood Centre. Specific promises made in connection with the future development of Ravine Way (a linear park/pedestrian connection between Slocan Park and Norquay Park) have been retracted. Much better attention needs to be paid to process if CoV intends to introduce a SkyTrain Station Planning initiative here in early 2018.

s.22(1)

December 18, 2017

### **Refers to Email Section: #3**

I am writing in regards to the "temporary" homeless shelter proposed in East Vancouver at 4400 Kaslo.

It is clear to me that the City is purposely trying to keep its plans as quiet as possible and deceive the public while going through the motions of public outreach. The notice on the project was distributed with barely a week's notice prior to open houses being held, which will be held in a very obscure location.

The notice itself does not use the word homeless until nearly halfway down the page and then in small print in mid-sentence. The purposely misleading "Temporary Modular Housing" title is used when really the title should be "Proposed Homeless Shelter". A large number of residents in this neighbourhood do not speak English as their first language and will likely not be able to divine the true nature of what the City is trying to do. Further, it is extremely hard to find any information on the proposal on the City's own website.

Like the similar Marpole development, it is clear that the City is trying to push this development through without providing the public a forum at which to speak. The plan is apparently to build in the Spring. That means that this development must have been in the works for probably a year or more and kept secret from the public. Based on Marpole's experience, it is also clear that the City's aim is not to have to go in front of the development permit board. Meanwhile, it takes private developers years to get development permits for even uncontroversial developments.

It should be noted that there has been no Official Community Plan formulated for the site where the proposed development will be. In 2007, the Renfrew-Collingwood public was able to provide feedback on development in the area, and when asked about increasing density around 29th Avenue Station, the proposal did not receive adequate support for that idea to be approved: <http://vancouver.ca/docs/planning/renfrew-collingwood-community-vision-full-report.pdf> (pg. 42). Based on that feedback, the City promised, "[a]s a result, new housing types around Nanaimo and 29th Avenue SkyTrain Stations remain a topic for further public discussion if additional housing planning occurs in the community". Clearly, the City is not honouring its promise to engage the public in consultation on how development around the station is to take place.

Sadly, ramming this project through will squander the opportunity to conduct proper urban planning for 29th Avenue Station and improve the neighbourhood. The City owned parcel of land that the city proposes to use for the "temporary" development should be the cornerstone of planning around the station. Because it is owned by the public - ie the taxpaying citizens that

live in the neighbourhood, it should be used for something that transforms the area around the station into something special and to the benefit of the people that live in the neighbourhood. The public should be able to provide input on what that will be. Instead, with that parcel being tied up for a minimum of 10 years (good luck relocating the tenants at the end of the term), the community will instead be saddled, perhaps permanently, with a project that is not only detrimental on a stand-alone basis to the surrounding community, but also one that stifles the ability to plan for a better neighbourhood.

The proposed development will drop a 50 unit homeless shelter into what is essentially a single family neighbourhood. This high concentration of social housing in a low density area will overwhelm the community. The location is completely inappropriate. Slocan Park and 29th Avenue Station will become less safe, as will students of Norquay Elementary and Windermere High School. The City's deceptive approach, aiming to ram this through before the people know what has hit them or have a chance to speak out against it in a public forum is simply not right. Going ahead with the project before conducting comprehensive planning for the area around the station (the North side of the station at the proposed location falls outside of the Norquay Village plan) is bad policy and goes against the express wishes of the public as voiced in the 2007 Renfrew-Collingwood Community Vision, which did not approve increased density around the station and stressed increased safety and crime reduction throughout as priorities.

This proposal needs to go in front of the Development Permit Board so the public can voice its opinion.

Regards,

s.22(1)

**Refers to Email Section: #31**

Adding 50 residents in this area does NOT make any sense.

This area does not support an additional 50 residents.

PLEASE UPDATE OUR RENFREW HEIGHTS COMMUNITY PLAN.

THE MODULAR RESIDENTS NEED SERVICES AND SUPPORT. THERE IS NOTHING HERE. JUST A SKYTRAIN. For everything else, we need to DRIVE

NOTHING IS WALKING DISTANCE.

**PLEASE ALLOW :**

- 1) GROCERY STORES
- 2) PHARMACY
- 3) MEDICAL CLINICS
- 4) NEW PLAYGROUND at Slocan park, REMOVE the terrible concrete (wading) pool
- 5) COMMUNITY GARDEN
- 6) RE ZONE FOR MULTI FAMILY, so our families can afford stay here
- 7) DAYCARE, there is an elementary and high school , but no daycare, preschool? 0-5 YEARS OLD
- 8) community gardens
- 9) cafes
- 10) Arts and Recreation
- 11) Theatre
- 12) Sports , new tennis courts, basketball courts
- 13) PERMANENT social/low income housing
- 14) Learning centres for youth
- 15) RESTAURANTS
- 15) dental offices
- 16) remove/patrol crime in our neighbourhood Kaslo/Atlin

regards,

s.22(1)

atlin resident

## **Our Community Garden isn't just a pile of dirt and lettuce.**

Your quick dismissal and lack of consultation/communication is rude, disrespectful and dishonest.. I would never raise my children to treat people like you do.

Our COMMUNITY GARDEN helped turn things around in our neighbourhood...

Years ago, on a daily basis, the Kaslo/Atlin alley was full of drug deals & condoms lying around.

We fought so hard to clean up our neighbourhood, built a community garden, cleaned up Renfrew Ravine, held block parties. Stayed in touch with the Collingwood Policing office and Translink police.

It's been an uphill battle, and in one fell swoop you pull the rug from underneath us.

**If the Mayor ever spent time in this neighbourhood he'd know we are quiet, respectful, working class families (sometimes with two or three jobs) and many seniors and small business. Is he trying to drive us all out of here?**

**There are many long time residents living here for 30 plus years. The seniors deserve the Mayor's respect.**

**Why didn't the Mayor sit down with the seniors in our area, small businesses or the young families. He sat with teenagers at a high school on the Westside.**

**Your ACTIONS say WE DON'T COUNT.**

**CONDITIONS on modular housing at the 4410 Kaslo Street LOCATION:**

**1) Increase Police Patrol and Collingwood Police Office ( you won't)**

**2) Increase Translink Police Patrol ( you won't)**

**3) PLEASE ADD a traffic light at 29th Ave WE'VE BEEN ASKING THIS FOR 6 MONTHS. City told us they are missing a "part". Refusing to add back a traffic light on E 29th ACTIONS tell us we don't matter. This is how I know you won't do #1 & #2. We as neighbours have fought by ourselves to keep our**

**neighbourhood safe. IS THE LACK OF TRAFFIC LIGHT DUE TO YOUR OWN PLANS FOR MODULAR HOUSING?**

**4) Better lighting in the ALLEY of Atlin/Kaslo and better lighting on KASLO st. These are TWO major walkway access for transit users. \*\*\*\* Make these streets safe for walking. \*\*\*\* Many young adults use the skytrain. DO not charge the property owners.**

**5) REDUCE THE NUMBER OF HOUSING UNITS ON THIS LOCATION. 30 MAXIMUM. TWO story modular, not THREE .**

IT IS ILLOGICAL AND MAKES NO SENSE TO INSERT 50 RESIDENTS INTO A SMALL SPACE RIGHT NEXT TO SINGLE FAMILY HOMES. Why overshadow our homes and gardens?

**6) Neighbourhood kids play in the Kaslo/Atlin alley. Make it SAFE. The City also encouraged Laneway homes. This alley is a vital part of our community.**

Please send back CONFIRMATION this email was received and on record.

Regards,

s.22(1)

Atlin Street  
s.22(1)

## **Refers to Email Section: #17**

Hello,

I attended the info session Dec. 14th and left a brief comment card indicating my support. I would like to add to that, and I also have some questions.

I know the community garden will move, but I would like to see a continuation of a small part of the garden to remain on this site, to have interaction between the new tenants and existing gardeners. This will help neighbours integrate. I would suggest that someone also contact the Windermere Leadership students or their teachers. They would be a fine group of young folks to show support for this. Have any local community organizations stepped forward to show support?

At the Kaslo site, I feel like this is a slightly odd location. I am uncomfortable with this as the choice. Although directly across from the skytrain, it is completely surrounded by single family homes. Is the area rezoned to something else? I feel like putting this closer to Joyce or Commercial Station would be better, where there are more people, the community is denser. 29th station is a little on the sketchy side after dark, has limited pedestrian traffic and with the ravine and the park there it is a magnet for crime and relatively dark.

Other than the on site Atira staff, will there be extra security? What about night lighting? The lighting MUST be improved. And the crosswalk on 29th, this should be well lit, and with the flashing lights. Very dangerous place to cross after dark, I would worry about the safety of the tenants here for sure. Walking across last night we didn't feel safe from traffic, especially coming from the east, as there is a dip and a rise and cars and pedestrians are hidden from each other.

For a total of 50 units, how many staff will be on site 24/7? Are they units for single people only? Or will units accommodate couples? Will there be a safe injection site included? What about other harm reduction items - will these be available to tenants? And what will that look like? How many people are counted as homeless in the neighbourhood at the most recent count? Is anyone aware of folks camping in the ravine? Is there a plan for more than 50 units at this site? If there will be an increase in garbage, needles, etc., how, and who, will address this or be responsible? I am already picking up needles in my area when I find them. The needle van has given us the tools and a box to fill. Can we get more community members stepping up to help with this, if it's going to be a growing problem?

This past summer I did note an increase in folks sleeping outdoors, at least around my home near Joyce Station. In the parks, on the school grounds and of course under the tracks and on the Southern Railway wild portion. I much prefer these people could be housed. The temporary

modular housing is a good solution. I think that many people that oppose this, are not seeing the homeless people, they don't understand that they are already neighbours. I walk a lot, and observe many things that others may miss.

I may have had a different opinion several years ago. But the state of things now, there are so many people sleeping outdoors, they have health, mental, and or addiction challenges. Providing homes addresses an immediate need. It is the humane thing to do. Even people I know that do not have some of these serious challenges have been touched with homelessness, and it is getting worse, not better. Anecdotally, we always saw a man panhandling in the same place, over the years. When they changed the Ramada into housing, he got in, and I'm sure it changed his life. He's still in the neighbourhood, but we don't see him panhandling anymore.

Where can I find out more information on how the Temporary Modular Housing at Main and Terminal is working out?

I've been a resident of Renfrew-Collingwood since 1993.  
Thank you for considering my comments.

s.22(1)



## **Refers to Email Section: #32**

Dear Housing Dept

You squeezed us in a very tiny space, where most us, including your staff, had to step out for fresh air.

Not ONE but TWO security guards. On Wednesday December 13 one Community Polic officer in attendance the entire three hours.

Your strategy worked. YES, we felt intimidated.

This is why it was reported there were 60 people in attendance. No room for a news reporter/camera person

How rude and disrespectful.

Was choosing a Church a PR strategy?

Unfortunately the Mayor's office has lost ALL credibility and trust in the citizens who were loyal to his office. So everything you do from now on, is based from mistrust.

Your attempt at inserting 50 in need residents in the middle of our neighbourhood is NOT supported by any research into the local impact of this immense change. It will be left in our hands to cope on our own. You'll be no where near this place.

I trusted you to be the smart one who will look after our beautiful city. Its not just the WESTSIDE you need to keep beautiful. we deserve it too.

### **REQUEST :**

- 1) A GENUINE Q&A. We deserve accurate information.
- 2) January Q & A DATES, placing dec 22 deadline for comments? three days before Christmas?
- 3) New meeting location: School or community centre

Please send confirmation this email was received and recorded.

Regards,

s.22(1) born and raised here.  
Atlin Resident

**Refer to Refers to Email Section:#40**

Re: Temporary Modular Housing (TMH) at 4410 Kaslo Street.

I wanted to provide some feedback on the Kaslo Street TMH. I have copied below the excellent comments and questions from Collingwood Neighbourhood House's Homeless Program Team, as submitted by Community Services Director Suzanne Liddle.

I would like to add that my experience working with our neighbourhood's service providers and residents, as well as the City, on the Kingsway Continental (KC) resulted in a process that felt as comfortable as possible to the neighbourhood and led to a building that has received the support of the neighbourhood in ways we could not have imagined, such as cooking and planting projects. Further, the neighbourhood has received the support of KC residents in ways we could not have imagined; one KC resident basically rakes all of the neighborhood's leaves, to place them on the KC's gardens while another raises bees and shares the honey with neighbours and local service providers. Collingwood Neighbourhood House's Homeless Program Team works closely with the City to ensure that local residents can obtain housing in the building and that all KC residents know of the supports, activities and opportunities available to them at the neighbourhood house. Other service providers, such as Collingwood Library and Collingwood Community Policing Centre, for example, work hard to provide support and opportunities for residents. The building is not perfect but thanks to the process the engaged the neighbourhood, it is well integrated into the area.

The issues we see with the Kaslo site are partly around the speed of the process and the unfortunate location of the site. The City has moved very quickly on this site and the neighbourhood needs time to get information on the Kaslo TMH, talk through how it will be run, what the building will look like, who will live there and what kinds of supports the residents will receive – as well as the supports the neighbours could provide. This process is moving far too quickly for those kinds of thoughtful discussions and that has led to distrust among local residents. Further, the location is unfortunate in that there are basically no services nearby; it is located in a single family neighbourhood where people leave the area to get their groceries, visit a doctor or dentist, or go to the bank. The residents of the TMH will also need to leave the neighbourhood for anything not provided by Atira on site. This is a huge concern; Atira is a great organization but it cannot provide absolutely every support residents require nor can it provide the kinds of neighbourly experiences that will allow TMH residents to feel at home in the neighbourhood. That will be up to local residents, with the support of service providers. Yet many of those existing residents feel the decision to place the housing at Kaslo Street was made without consultation and that they don't have enough information to support the project.

As a neighbourhood house, we really want to work with the City to help ensure that TMH residents are fully integrated into the neighbourhood. In order for that to happen, the process needs to slow down a bit, so that we can work with the neighbourhood on its concerns, questions, issues and hopes. We are eager to do that work and we hope that the City could support us in it. I am concerned about City staff; this is only project number four (after Marpole, Powell and Franklin) yet the City has stated its intention to announce 10-13 sites, in order to build 600 units

in a very short timeline. I am observing staff who are working very long work days and, on their days off, are attending meetings, responding to e-mails or phone calls and just generally going flat out because they believe in providing this housing in order to get people off our streets or out of terrible housing situations. I wonder about the capacity of City staff to continue to take on more sites. I hope the City will support us in supporting City staff. This housing is needed; far too many Renfrew-Collingwood residents are living in terrible housing situations and it will be a new asset for the neighbourhood. We just really want to see it done in a way that supports the existing as well as the new residents.

Sincerely,

**Jennifer Gray-Grant**

Executive Director  
Collingwood Neighbourhood House  
5288 Joyce Street  
Vancouver, BC V5R 6C9

604-412-3835 (Direct) 604-435-0323 (Reception)

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*...a place to belong, a place to grow*

## **Refers to Email Section: #27**

Hello,

With regards to the information provided at the Community Open House regarding the Temporary Modular Housing at 4410 Kaslo and the Operations Management Plan from Atira, the Homelessness Programs Team at Collingwood Neighbourhood House has the following feedback and questions:

1. The OMP states that 'The City in partnership with the Park Board is working on identifying an alternate location for the community garden'. Is it guaranteed that a new space will be found in close proximity for the community garden?
2. The OMP states that 'Atria will work closely with City of Vancouver, BC Housing, Vancouver Coastal Health, Vancouver Police department and other community partners...' What does this partnership working look like? Aside from the Community Advisory Committee can any examples be provided of partnership working in other sites?
3. The OMP states that 'Priority will be given to vulnerable people living in the local neighbourhood'.
  - How do Atira/ BC Housing plan to focus on local residents?
  - Who is responsible for doing outreach in the area? Will existing CNH Outreach team be involved and have the opportunity to refer local residents?
  - Who will make the decisions around who is accepted in to the housing?
  - Are there any other priorities such as women or Indigenous people?
  - What does the referral process look like? Can we have clarification on the coordinated access approach from BC Housing?
  - Are there plans for this to be a collaborative effort with CNH team? Will Atira also be involved in outreach?

The CNH Housing Outreach Team worked closely with the Kingsway Continental when they were placing residents including being 15 rooms in that building where they could place clients and being involved in resident interviews.

4. Supports.
  - We'd like some more information on what the 'Substance use management program' is for tenants who are drug users. If this is a harm reduction policy how will it be monitored? Will there be extra support put in place to reflect that this will be a low barrier building operating close to a school in a residential area?
5. Staffing
  - Staff at the Open House confirmed that the building will have two support workers on site 24/7. This is the same level that buildings are staffed in the DTES however in that area there is access to many more resources and support organisations within a short distance (including health agencies, safe injection sites, access to food, counselling and more) than in Renfrew Collingwood and

especially at 29<sup>th</sup> Ave skytrain. Will there be any change in staffing levels to reflect this lack of resources in the immediate vicinity?

6. Safety and Security

- The OMP does not state whether or not visitors will be allowed in the building or whether overnight guests are allowed.
- What is the protocol for working with the VPD? Will there be any extra security provided at the building?

7. Good Neighbour Policy

- Who is responsible for ensuring this policy is met?
- Is there room within this to look at tenant integration into the neighbourhood and opportunities for tenants to share skills and assets?

8. Final Questions

- Will tenants be checked on on a daily basis?
- Is there rationale for choosing this particular site as opposed to any land owned on Kingsway?
- Which agency is responsible for the managing the property?

Thanks for giving consideration to these questions and I look forward to getting more detailed information. We are happy to have this housing in the neighbourhood for local residents who are struggling with homelessness and believe it will be a real asset. However, we also believe it is very important to have community input and ongoing consultation so that existing residents and new feel informed and safe. CNH Housing Outreach team has been working in Renfrew Collingwood for many years and can provide valuable input into this process.

Thanks,

Suzanne

***Suzanne Liddle***

Director of Community Services  
Collingwood Neighbourhood House  
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Please note I do not work on Fridays

## **Refers to Email Section: #45**

I'm strongly opposed to this proposal.

- The site is surrounded on three sides by single family homes. Such a development is not appropriate in the midst of homes with young children. There are also two schools nearby, a park with a playground, and a ravine. These will all become less safe for area residents.

- The site's zoning does not permit such a development. Section 14.1 of the Renfrew Collingwood Vision requires that all changes to CD-1 zones require a full rezoning process. This policy was adopted by council and still stands. The revision to Bylaw 3575 giving staff discretion to relax zoning provisions still requires all approved policies and guidelines to be followed. Therefore the site still requires full zoning. Further, the Renfrew Collingwood Vision did not approve increased density around 29th Avenue Station and made increasing safety, particularly around the station, and the preservation of single family neighbourhoods priorities for Renfrew Collingwood. These guidelines and policies must still be respected under the zoning bylaw. Everything about this proposal is antithetical the guidelines established by our community plan and approved by council. To wit, City staff should not have brought this site forward as a candidate for TMH.

- The City's process does not constitute adequate consultation. Notices for the open house were not sent out in good time. The notices themselves were purposely designed to mislead the public on the nature of the development. Zero information is available on your website. This proposal needs to go to a hearing in front of City Council. Unelected staff cannot make this decision.

- The area offers no amenities the homeless need for support. There are no grocery stores, no pharmacies, no health clinics, no supports of any kind. People on welfare rates cannot afford transit passes after paying TMH rents, so the proximity to Skytrain is not an amenity that provides any value to the homeless.

- There are more appropriate City owned sites in this neighbourhood on Kingsway, where there is access to services and support. The presence of commercial developments there and higher density residential give those areas the ability to absorb such a development.

- The proposed development is way too dense for the neighbourhood. The current site does not even permit a multi-family development because the site does not meet the minimum required site area. Even if the site were of adequate size, it would only permit about 15 units. These regulations are in place for good reason - to protect the interests of the surrounding neighbours. This proposal would put in more than triple the unit density. That is outrageous.

- The City has just announced that a new station area plan will be developed. As in Grandview Woodlands, the public deserves the right to participate in this process. No development that

does not meet current guidelines should precede the area plan. The site in question is the only City owned site by the station. It is a blank slate and it should be the cornerstone of the new area plan. It could be used for any number of things that are badly needed by the community. Tying up the site for 10 plus years with something that provides no benefit to area residents (and is fact detrimental) is not good urban planning. TMH is not the highest and best use for this site.

- 10 years is not temporary. There is no mechanism to ensure the removal of the development at the end of the time-frame.

Overall, this proposal is rushed and the City's process does not constitute meaningful public constitution and overrides all existing zoning and community planning. And the location is completely inappropriate for homeless housing. This should not proceed.

s.22(1)

## **Refers to Email Section: #19**

Dear Mr Kelley and Housing Team,

I would like to provide my feedback after having attended one of the Information Sessions for the Kaslo St TMH.

1. There is no consultation. Regardless whether the neighbours support this or not, the TMH will move forward. CTV News on Dec 13 reported on this. Asking for people to provide feedback seems almost pointless. The % of Marpole residents who opposed the location of a TMH on Heather St & W 59th Ave has never been publicized. When only 20-30 out of a 2000 Churchill students attended a pro-TMH rally, however, the Mayor hyperbolized to make it sound as if all students supported the TMH. So, my sense was that the Kaslo St neighbours are resigned that the TMH will be forced into their neighbourhood. Instead of heavily protesting, people I spoke to encouraged each other to vote out the current council in the next election.
2. As you are aware, there were no sit-down discussions. Could we not have sat upstairs in the church to hear what everyone wanted to ask? This would've been more informative for the community.
3. There was no detailed info on any of the poster boards that addressed neighbours' concerns about what type of tenants would be living there. For example, there was no list of considerations that led to site selection, even though that list exists. As well, there was no mention anywhere that a minimum of 20% of tenants must be Service Level 3, which as you know by definition means extensive criminal behaviour with a high likelihood to reoffend, intimidating and aggressive behaviour, non-engagement with treatment and support for mental health & addiction, property damage, etc. Fortunately, I was aware of this from having been following the TMH issue closely for almost a year. I am not the average neighbour. None of the people I spoke to in the church basement had any idea. Here is a summary from someone's blog post:  
<https://eyeonnorquay.wordpress.com/2017/12/16/report-on-tmh-sessions/>
4. When I asked Brenda Proskan from BC Housing (formerly of City of Vancouver) about the minimum 20% requirement, she asked me how did I know about this. Did I get the info from Marpole folks. Why was such a crucial piece of info withheld from people attending the info sessions? To Ms Proskan's credit, she acknowledged that when the Marguerite Ford apartments first opened, she had pushed for too high a % of homeless people, causing extensive conflicts and damage there. In the first 16 months of operation, there were 726 calls to police. She verbally promised that she would try to stick to the 20% amount for Service Level 3 at the Kaslo site. However, can we get this on a contract that 20% is the maximum not the minimum? Anything verbal is not binding. There are single-family homes immediately across the back lane from this TMH. Ms Proskan said the criminal background of tenants may involve petty crimes including break and enters. People living beside the TMH are quite vulnerable for crime. The only thing separating an intruder is a simple door or window. I am also concerned about tenants gathering across the street at the park. I do not wish to be intimidated and threatened as I walk to and from the SkyTrain station or tennis courts.
5. Janice Abbott of Atira was candid in telling me that she only learned on Monday that they had won the bid to be the service provider at the Kaslo site. She did not know anything about the site. She didn't have a budget so couldn't answer whether she had enough money to staff 1 or 2



people 24/7. She did not know what the tenant mix would be as they haven't interviewed anyone. How are neighbours supposed to provide feedback about this TMH if safety is their primary concern?

6. There were 3 security guards, 1 uniformed police officer, and 1 undercover officer at the info session, which was a cramped church basement. I felt greatly offended that the undercover officer followed me, watched what I wrote on the feedback board, and asked me if I lived in the neighbourhood and for how long. He was not asking to make conversation. I was quietly walking around minding my own business. If there will be as many security guards and police officers working at the TMH instead, I'm sure Kaslo St & Marpole neighbours would object less.

7. I think it was wrong for the City to consult with Collingwood Neighbourhood House, the community gardeners, and Park Board but not notify the neighbours sooner (according to Vancouver Courier article). There were someone who didn't even know about the info sessions. Were notifications dropped through the mail slot or were they sent to owners? I think he is a renter.

8. To date, there is still no site-specific info on the City's website. I've been asking for documentation to be posted since last week. If Dec 22 is the last date for neighbours to submit feedback, they need more info. Please post at least the Operation Management Plan, tenanting mix info, and the siting of the building in both English and Chinese ASAP. Will there only be one entrance facing E. 29th? People congregating on the side and back alleys can be disruptive to neighbours.

I sincerely hope that for the next site that will be chosen, staff will genuinely involve the adjacent neighbours sooner rather than later. These are people who have to deal with tenants and issues 24/7. Their safety and property may be at risk. Their property values will also decrease compared to a similarly zoned lot further away from the TMH. I hope the City can extend some compassion to these neighbours by being willing to mitigate risks before construction even begins. As well, please be more organized, informative, and transparent during future info sessions.

s.22(1)

## **Refers to Email Section: #25**

Good evening,

I would appreciate these questions answered ASAP as the deadline for feedback is December 22. I will be sending some feedback shortly, but may want to send more in response to the answers to the below questions.

When will these units be ready for occupancy?

What is the definition of the levels (Level 1,2,3)? Who will be moving in, ie: what is the % makeup of each level?

There doesn't seem to be support in place to help people make this a temporary situation. What is the City's plan to help the new residents transition out of the "temporary" housing into permanent situations?

How many people moving into Kaslo will come from subsidized rental housing which is coming up for expiration vs. people who are truly presently homeless?

Why was this site chosen when gardens have to be moved and trees cut down rather than a site that is clear of trees, sitting empty not far away? Vanness and McHardy for example? Or the empty lots where community gardens were installed in October in Vancouver West?

Will the city be providing transit passes for the each of the people moving in for the entire 5 years?

What is the reasoning behind charging rent?

Why is the process being rushed through at the busiest time of the year with little notice and why the inconvenient timing of Dec 22 for a deadline for feedback?

Which trees on site will be cut down?

Why is the city using temporary housing rather than allocating a small number of permanent housing in every building in the city approved for construction since 2008?

In the words of the City housing liaison for the project, Temporary Modular Housing "is unsafe for children to live in", so how can it be safe for children living right next to it?

How many of these Temporary Modular Housing buildings are going to be placed in Kitsilano, Dunbar, Mount Pleasant West, Shaughnessy, West Point Grey, and Arbutus Ridge where there are plenty of sites with water, sewer, access to many amenities and transit options?

Thank you for your time,

s.22(1)

Atlin St.

**Refers to Email Section: #4**

Hi there,

I'm contacting you regarding the temporary modular housing you are planning on building on 29th ave and Kaslo street. Did you ever do a survey how many kids, female and seniors pass by everyday on our streets? Do you know we already have problems with lots of breaking and entry on our location, drug dealing and disturbing people walking around here?

Putting that modular homes close to my home is unacceptable and how convenient it will be for people with criminal history to have easy access anywhere and do there crimes spree.

I have kids that i have to protect and i will not allow this to happen in our neighborhood.

You are putting modular houses all over vancouver. Did you even think spreading them all over vancouver will increase crime rates and endangers people lives?

We homeowners pay our taxes for what for you to manipulate the system and put our lives in danger?

Whoever though about this did not think it thru! If this is an agenda for re-election purposes shame on you.

Why do you spoil them on giving them homes anyways? You should help them but give them conditions. Help them make a living for themselves. Council them, teach them skills to get a job and contribute to the city like we do. If they don't do that don't help them end of discussion. You always give them fish, teach them how to fish for themselves so they don't rely on us!

If those criminals end up on our neighborhood because you won't listen. Then we need information who they are and a tracking device so if they do break any laws to our neighborhood we know who did it. A 24 hour police surveillance is required on our neighborhood.

Lastly, a simple question to all of you. Would any of you even build those temporary modular homes near your houses and for your kids to walk near those homes and especially at night time?

I will wait for your reply on this matter.

From:  
s.22(1)

[Sent from Yahoo Mail on Android](#)

## **Refers to Email Section: #39**

Hi There,

I am emailing to express concerns about the project to convert the community garden area located at 4410 Kaslo st into housing into a homeless shelter. When I was in my high school years I would walk by this location every school to get to Windermere Secondary. My house is technically in the Gladstone school zone but because of my Parents concerns about me the accidents that happened pedestrians crossing Nanaimo street I had to attend Windermere where both of my sisters had attended. My family knew that this school is a great school because it is safe. When you introduce housing for those with conflicted pasts it make this community a less safer place. In the document from City of Vancouver website written by the General Manager of Community Services (<http://council.vancouver.ca/20171004/documents/pspc2.pdf>) states that there will be a MINIMUM of 20% of tenants that have the following

1. Non-engagement with treatment and support services
2. Poor housekeeping, hoarding , and hygiene
3. Extensive criminal history indicating high risk to re-offend
4. Can create security problems through aggressive and intimidating behavior
5. Episodic dramatic presentation, manipulative, demanding or intrusive behavior, inability to sustain personal relationships
6. Frequent conflict with others, poor communications skills
7. History of property damage

If this temporary housing unit has 20 units then at least 4 of those tenants will have direct negative influence to the community. If walked by this unit every time I had to go to school and happened to witness someone using substances or any sort of criminal activity the first thing I would do is tell my friends at school, not an adult. When the students know that this is happening at this space some may be intimidated to go near this area but also students may start to think that every tenant is the same and regard all of them with really low standards. As much as a stigma homelessness is students will begin to talk negatively about this housing unit and everyone in it. Using it part of their jokes in saying that one person needs to go live there because one student is poor. It begins a conversation with the students that may not be as positive as you think.

I know that not homeless people are terrible people, that they have hearts and was once in a situation where they didn't have to live like how have it now. I know that there is a need for a space for these individuals to stay where it is warm and safe for them, but this is not the right space. 4410 Kaslo st should not be used to house the homeless as it directly impacts everyone around the area in a more negative way then positive. The community here will not be open to the idea of knowing that these units will potentially have a criminal or two located so close to where they live. When the tenants get wind that they are not accepted in the area what then? It's a start of bringing the wolf to the sheep pen and as behaved the wolf can be the sheep can be aggressive too.

Please reconsider the area for this Temporary Modular Housing for another area that may be more appropriate for everyone living there.

Regards,

s.22(1)

Sent from [Mail](#) for Windows 10

## **Refers to Email Section: #37**

We are a working professionals with an infant who reside only a few minutes from the site at 4410 Kaslo St and we are in opposition of this proposal to replace the existing community garden on this site with temporary modular housing.

Our main concerns are:

### **1) Where will the community garden go?**

This should not be considered a "vacant" site because it currently houses a vibrant community garden that brings together people in the area. I know there are plans to relocate this community garden but I would like to see this new location secured before a permit has been issued for development. Otherwise, promises of a new location for the garden may not be met and our community will have lost a valuable amenity.

### **2) How can we ensure a safe environment for the neighbourhood children?**

This site's proximity to Slocan Park and two schools (John Norquay and Windermere) means there are lots of young children who pass by this site or play near this site. Thus, we must try to maintain a safe environment for them to be in. Housing occupants on this site who may have a history of violence, sexual abuse, drug addictions, theft etc would have parents extremely concerned about having their children play at the park across the street or having them walk to school because their route passes by this site. Thus, negatively impacting the local residents' ability to enjoy yet another valuable amenity (Slocan Park) and may even increase the amount of traffic and congestion at the nearby schools because parents have opted to drive their kids to school instead of letting them walk.

### **3) Can we restrict the type of occupants housed at this site?**

This site's proximity to rapid transit, parks, schools, and community centres make it an ideal location for those with children, senior citizens, or those with physical disabilities. These types of occupants would be an appropriate fit for the neighbourhood which consists of predominantly residential homes with empty nesters or young families. Atira, the property management team assigned to manage this building is dedicated to helping women and children affected by violence and most of their properties are women only housing units. If this site was operated as such, it would likely be more acceptable by local residents who are concerned about ensuring a safe environment for not only their children but their senior citizen parents as well.

Thank you in advance for taking into consideration our concerns with this project. Please add me to the email list to receive future correspondence regarding this proposal.

Regards,

s.22(1)



### **Refers to Email Section: #38**

My husband and I are working professionals with a s.22(1) who reside only a few minutes from the site at 4410 Kaslo St and we are in opposition of this proposal to replace the existing community garden on this site with temporary modular housing.

Our main concerns are:

#### **Ensuring a safe environment for the neighbourhood children:**

This site's proximity to Slocan Park and two schools (John Norquay and Windermere) means there are lots of young children who pass by this site or play near this site. As parents to young children, we are concern about the history of potential occupants of the housing unit who may have a history of violence, or sexual abuse. As well, because of its proximity to a skytrain station and a park across the street, it could further attract crime such as theft or drugs which would negatively impact the local residents' ability to enjoy the valuable amenity of Slocan Park. My elderly parents takes my 3 years old son for walks to the park and surrounding areas daily and I need to be assured they do not feel uncomfortable walking in their own neighborhood which they have lived in for over 20 years.

#### **Type of occupants housed at this site:**

We would like to hear proposals for the type of occupants that is to be housed at this site. As this site is so close to rapid transit, parks, schools, and community centers, it would make it an ideal location for those with children, senior citizens, or those with physical disabilities. These types of occupants would be an appropriate fit for the neighborhood which consists of predominantly residential homes with empty nesters or young families. I am aware that the property management team assigned to manage this building, Atira, is dedicated to helping women and children affected by violence and most of their properties are women only housing units. If this site was operated as such, it would likely be more acceptable by local residents who are concerned about ensuring a safe environment for not only their children but their senior citizen parents as well.

#### **Lastly, the community garden, where will it go?**

I was surprised to hear that this piece of land was considered a "vacant" site because it currently houses a vibrant community garden that brings together people in the neighborhood. As the city's initiates to continue to be a greener city, this garden has been the corner stone of our neighborhood as density increases, we are losing land to teach our children where their food is coming from. This garden is not only necessary for some to grow their own vegetables for also for our future generation as an educational tool. I know there are plans to relocate this community garden but I would like to see this new location secured before a permit has been issued for development. Otherwise, promises of a new location for the garden may not be met and our community will have lost a valuable amenity.

I thank you in advance for taking into consideration our concerns with this project. Please add me to the email list to receive future correspondence regarding this proposal.

Happy holiday!

Regards,

s.22(1)

## **Refers to Email Section: #29**

Hello,

My name is s.22(1). I live at s.22(1) and am contacting you regarding the City's proposed temporary modular housing program.

Thank you very much for organizing the Dec 13 and Dec 14, 2017 Open House for the 4410 Kaslo Street project, where I was able to learn about this project.

I generally support efforts to care for a community's most vulnerable as such actions in addition to helping the direct recipients also tend to bring improved safety and security for all. Yet, after reviewing the information provided during the open house, including Atira's Draft Operations Management Plan, and additional material found on the City's website, I have decided to contact you to voice my opposition for this project on the following grounds:

- **Lack of completeness in the information provided to the residents:**

It is only after digging through the City's website that I noticed in the middle of a September 25, 2017 Administrative Report from the General Manager of Communication, the requirement to have a minimum of 20% of the housing units reserved for "Service Level 3" individuals, who:

- o Have extensive criminal history indicating high risk to re-offend,
- o Can create security problems through aggressive and intimidating behaviour,
- o Have episodic dramatic presentation, manipulative, demanding or intrusive behaviour,
- o Have frequent conflict with others and a history of property damage.

As far as I could uncover, none of this was made available at the Open House nor communicated to local residents by any other means.

- **Misleading use of the word Temporary**

According to Atira's draft ops plan, the buildings are to be "*in place for up to five years, with the possibility of extension for an additional five year*". If I tell you that a construction project next to your house will last up to 10 years, will you consider it temporary? A few weeks to a few months is temporary. Any project with a planned number of years reaching double digit is NOT temporary, especially if you live next to it.

- **Lack of community outreach & consultation**

I live 100 m from the proposed site and have a direct line of sight to it so it seems like I would have been a good candidate for any consultation. Yet the first time I heard of this project was through the news and via the open house announcement delivered in the mail a mere couple of weeks before the open house. If any meaningful outreach had actually been conducted, our neighborhood should have been consulted well ahead of this project being publicly announced.

- **Lack of intent by the City to actually take the community's feedback into account.**

My previous observation, the proposed timeline shown at the open house with an expected approval by February 2018, and the decision to proceed at the Marpole site despite the local opposition are all indications that the City has no intention of actually taking the community's feedback into account, which is especially disappointing as I believe this was one of the promises made during the 2014 municipal election campaign.

- **Lack of details on the long term support plan for the program's recipients.**

While the proposed operations plan does highlight Atira's support actions (e.g. developing individualized support plans, linking people with systems that provide them with support, programs that may include life skills training, employment preparation), it is rather vague for a \$60M+ program. At \$100k+ per housing unit, one would expect key action and timeline details such as.:

- What part of the funding will be capital vs. annual operating budget?
- What specific support is planned for each kind of recipients (youth, elderly, substance abusers, individuals with personality disorders, etc...),
- Which agency will look after each program and with what budget?
- For how long will recipients be allowed in the program?
- How will recipients be reintegrated into society?
- How will the success of this program be evaluated and reported?

In the private sector, no respectable Board of Directors would approve any \$60M+ project with such lack of clarity in objectives and/or steps to achieve them. All in, this program makes me question whether the City Council has demonstrated its reasonable duty of care when electing to allocate public funds to this program. Instead, this looks a lot more like program fast-tracked for political gain in the last 12 months of a 10-year period during which little was seemingly achieved to address vulnerability and homelessness in Vancouver.

This is why I cannot in good faith support this project in its current state and request City Council to halt this project and order a redesign until it demonstrates that public funds are managed with the due diligence expected of Vancouver's elected officials.

Best regards,

s.22(1)

(cc: City Council)



## **Refers to Email Section: #42**

### The Current Environment

We are two seniors who have been residing on the s.22(1) East 26<sup>th</sup> Avenue since 1988 and are very familiar with the site being proposed for the Temporary Modular Housing Proposal at 4410 Kaslo St.

The site and surrounding area is conveniently close to the 29<sup>th</sup> Avenue SkyTrain Station, Slocan Park and Renfrew Ravine. There's a small trail running from the south end of Kaslo right past the proposed site, used every day (and night) by folks on their way to and from the Station/Bus Loops and Slocan Park. Residents of all ages use this trail, including many seniors who live alone and walk to SkyTrain, and young mothers taking their children to the Slocan Park playground.

After nearly 30 years of living here and walking our dogs around the neighborhood at different times of the day, we have witnessed or heard of many break-ins, car thefts/vandalism, drug trafficking and using (needles scattered in the alleys), urinating and defecating in back alleys, verbal abuse, threatening, and loitering. The percentage of people who do not speak/understand English is high in this neighborhood, and even though such people may have experienced/witnessed undesirable activities, they often don't report them to police. In 2007, CBC News highlighted the problems and security concerns in the area following an attack on a 56-year-old woman that left her with serious head injuries. See <http://www.cbc.ca/beta/news/canada/british-columbia/vancouver-neighbourhood-on-edge-after-woman-attacked-1.691971>

We've seen some improvements over the past 10 years, but many of these security issues remain unresolved and exacerbated by recent trends: most houses now have solid back gates and/or double car garages, which may make the houses secure, but block direct view of the back alleys from the houses, and undesirable people are free to wander around unobserved.

Unfortunately proximity to the 29<sup>th</sup> Avenue Skytrain Station has a downside like many other stations -- it is also an ideal place for undesirable people to hang around. The Station itself is a great getaway point after a theft. Across 29<sup>th</sup> Avenue, the German Plaza is connected to many little hidden trails and is a popular spot for drug transactions and usage. (There are also many low visibility areas along the nearby ravine trail where users like to shoot up.)

### The Future Environment

We welcome the City's efforts to alleviate homelessness – everyone needs secure housing – but we have some concerns:

1. Residents of the neighborhood (including us) will certainly feel less secure, particularly as they pass the TMH site.
2. Housing anyone with a history of narcotics usage, mental illness, and/or violent behavior at this particular site will create more problems than it solves.
3. The entire south end of Kaslo has little to no lighting and people walking late at night to and from the Station will be easy prey for any TMH residents who decide to exploit the opportunities.
4. We wonder who's going to keep an eye on the TMH residents when they leave the building.
5. Proximity to the SkyTrain Station will provide additional opportunities for TMH residents to engage in criminal activity, and TMH residents could themselves be victimized by some of the undesirable visitors to the area.

If the City decides to proceed with the TMH in the proposed area, have the following suggestions:

1. The TMH entrance(s) and exit(s) should be securely monitored 24x7.
2. The surrounding area including the south end of Kaslo Street and the trail leading to the Station needs to be well lit.
3. The City should implement an easy-to-use multilingual incident reporting system for neighborhood residents to access. Reports generated by the system should be analyzed for trends such as increasing break-ins, etc.
4. TMH residents might be more welcome in the neighborhood if they could participate in community cleanup efforts such as the Renfrew Ravine clean-up and regularly pick up garbage in Slocan Park.

Respectfully submitted by

s.22(1)



## **Refers to Email Section: #26**

### **Feedback for City re: Temp Mod Housing**

The following aspects of the roll out from the City regarding Temporary Modular Housing at the site at 4410 Kaslo Street has caused an unnecessary adversarial response. This is counter to the City's goal of successfully integrating two communities and has resulted in a lost opportunity for a welcoming and open transition into a great community.

- Timing of the rollout:
  - Notification to community residents came after gardeners were notified of eviction, and news spread through the neighbourhood from the gardeners rather than from the City directly.
  - City notification delivered less than two weeks before information sessions are held and just two weeks before Christmas, the busiest time of year for many people.
  - City notification indicates the Project is “proposed” in written communication, but the eviction of gardeners is counter to this communication, suggesting the Project is in fact approved. Seems like semantics when a City representative at the information session says it hasn't been approved totally, but the Council approved it but Development hasn't approved it, yet the gardeners have already been kicked out.
  - This feedback process cut off of December 22, again, during the busiest time of year.
- Lack of more comprehensive and well-timed information sharing on the City's part, in any forum, results in residents learning about Projects through word-of-mouth, news, etc.
  - It seems the City learned nothing from the poorly managed roll out in Marpole based on what we have experienced so far.
- Information session process:
  - Contradictory information provided by representative of the Project before and at the information sessions.
  - At the information sessions, Project representatives were not well identified, participants had to do Q&A, asking just the right question to get helpful

information. Generally, the sessions were poorly designed for helping residents understand the Project, feel comfortable with it or even get basic questions answered.

- Representatives of the Project making statements in response to feedback on the process of rollout accusing current residents being heartless to let homeless people stay out in the cold while the City wants to help them.
- The rush to get people housed seems like a push to get it through without meaningful community consultation since the City lacks credibility from the past 9 years of inaction on homelessness.
- Having developers, who can't be seen as neutral decision makers, on committees on housing.

The Draft Operations Management Plan states:

“This site will also contribute to a healthier neighbourhood by enhancing the quality of the residents’ lives and supporting them to more fully participate in their community, which will include an invitation for neighbours and neighbourhood residents, faith groups, businesses, other groups and organizations to become involve in service delivery.”

In my view, the City couldn't have rolled out the announcement and started the process of this project in a more confrontational way. It seems nothing was learned from the Marpole phase of the rollout despite City officials saying future Projects would be rolled out in an improved manner.

The goal of having current residents involved in service delivery to contribute to a healthier neighbourhood is off to a poor start due to the City's management of this process and ineffective community engagement.

#### **Suggestions for Improvement for the Project (and future rollouts):**

- Extend the deadlines for the entire Kaslo Project for one month so 30 days notice can be provided for meetings/information sessions/open houses/feedback/community consultations to allow meaningful resident engagement. Pushing this through at the busiest time of year for many people seems intentional and destroys trust between citizens and their local government.
- Have a sit-down information presentation and Q&A so accurate and full information can be given to everyone, not just those asking the right questions of the right people. Allow all engaged community members to hear the responses to those questions. Record sessions and post a video for community members who are unable to attend so they can be become informed.
- Don't have developers on committees making decisions about housing the homeless as it sends a message of conflict of interest (destroys trust between citizens and their local government).

- Ensure all representatives are reading from the same playbook. To be successful, all involved in/representing the Project should have and communicate the same information. (Contrary information given at the information session destroys trust between citizens and their local government).
- Tell Project representatives tasked with giving information not to attempt to guilt residents by saying the fast timeline is to get people off the streets in time for winter. This project won't even be ready for winter. (This destroys trust between citizens and their local government).
- Reconsider the 20% minimum of people categorized level 3 for initial move in. Start with 2 people and increase by 2 as others move through to permanent housing. This will demonstrate to current residents of the community that they don't have to fear the people coming into their neighbourhood. Or clearly communicate to citizens what the mix will be. The representatives at the info session let us know (because we took the time to talk to them, and asked the right questions) that people categorized as level 3 could be categorized due to the use of a wheelchair. This eased some of my concerns about our new neighbours.
- Stop rushing these through one at a time. The current City government has had 9 years to work on the problem and the solution is temporary housing? Give all residents of Vancouver the opportunity to educate themselves through an online presentation and public Q&A. If you're trying to house homeless before winter announce all sites and get them all done.
  - Work on building permanent housing rather than wasting money on a temporary fix.
  - Distribute the sites through Vancouver vs. putting all but one of them in East Vancouver.

Thank you for your time,

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Atlin St.