

File No.: 04-1000-20-2022-052

May 3, 2022

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 writing regarding your request of February 2, 2022 under the ***Freedom of Information and Protection of Privacy Act*** for:

**Records regarding the rezoning application for 2086-2098 West 7th Avenue and 2091 West 8th Avenue, specifically:**

- 1. Electronic submissions from citizens to the Shape Your City inbox and;**
  - 2. Correspondence to City Councillors from businesses and the general public.**
- Date range: October 1 to December 31, 2021.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.15(1)(l) and s.22(1) of the Act. You can read or download these sections 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, the actual hours required to search, compile, and process the records were less than originally estimated. As a result, the fee deposit received on February 3, 2022 satisfies the required fee; no further money is owed for this request.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2022-052); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)

453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:ma

# Survey Responses

01 October 2021 - 31 December 2021

## 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application comments

# Shape Your City Vancouver

Project: 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application





**Respondent No:** 1

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 13, 2021 13:40:24 pm

**Last Seen:** Oct 13, 2021 20:40:04 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I am opposed to a building of this size and scale, given the zoning, the neighborhood and other activities occurring here. No services exist or are reasonably available for the special needs of the tenants, and it has not been clear what types of screenings for tenants would be in place given vicinity to several schools in the area. Previous responses from BC Housing and City of Van has been that there are no screenings done in this low barrier site. This would need to be more clearly defined

**Q2. Your overall position about the application** Opposed

**Q3. I would like to be contacted about this application in the future** Yes





**Respondent No:** 2

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 13, 2021 14:27:45 pm

**Last Seen:** Oct 13, 2021 14:27:45 pm

**IP Address:** n/a

**Q1. Your comments**

Completely against location Loss of green space as. Directly Across from park daycare and elementary school.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered

**Respondent No:** 3**Login:** s.22(1)**Email:****Responded At:** Oct 13, 2021 15:24:55 pm**Last Seen:** Oct 13, 2021 15:24:55 pm**IP Address:** n/a**Q1. Your comments**

The artist's rendering is deceptive. It gives the appearance and feeling of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. To the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every 30 seconds during rush hour an articulated 99 bus will be pulling into that "beautiful park-like setting" with thousands of passengers alighting from the skytrain or bus. The corner is already tight as the road narrows northbound at 7th Avenue. The artist's rendering does capture the fact that this proposed 13 storey building would completely dwarf the buildings within a numerous block radius. If the facility is built as depicted, half the residents would overlook the children's playground. The description provided fails to include the description that the 140 units would be "for people experiencing or at risk of homelessness". It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing. Please correct that error. It also fails to describe the neighbourhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs onto the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. Additionally, as mentioned above a terminus sky train station will be adjacent to the south. A 140 supportive housing unit could not possibly address all the support needs of the 140 residents. The issues will spill out onto the street as they do at Sanford Apartments operated by the proposed operator MPA Society. Walk by that 62 unit building at any time and there are 10-15 people on the street usually smoking cigarettes or cannabis. For this proposed facility, the occupancy would be more than double. Add to that, there is a liquor store less than 200m away and cannabis store 3 blocks away - and 400+ children less than 40m away. By way of comparison, I offer a consideration. Say for a moment the Vancouver School Board 99-year land leased to the City of Vancouver the lot adjacent to the new Lord Tennyson School on West 10th where the old school was originally positioned. That lot is substantially larger than the combined lots for this proposed development. Imagine a building of the same proportions built on that land leased lot. That facility would be the same distance from a school, a liquor store, a cannabis store and a few steps further to the sky train and bus loop. There is also a recovery home a few doors away. If any City of Vancouver planner stood at the corner of West 10th and Maple and considered this facility on that site, I am confident it would be dismissed right away - primarily because of the proximity to the school. How did City of Vancouver planners ever think that a smaller site, with the same proximity to a school, should be considered for supportive housing? Let's not be naïve. People experiencing homeless suffer from addiction or mental health issues or both. Do we want to bring those issues to the doorstep of 400+ children and women in a small recovery home? This re-zoning proposal should be rejected. Housing is definitely needed. As an alternative, subsidized housing for low-income families and seniors with a combination of studios and 1-3 bedroom units would be more appropriate for this location housed in a 3-6 storey building.

**Q2. Your overall position about the application** ☐ Opposed**Q3. I would like to be contacted about this application in the future** ☐ Yes



**Respondent No:** 4

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 13, 2021 15:55:31 pm

**Last Seen:** Oct 14, 2021 00:23:54 am

**IP Address:** s.22(1)

**Q1. Your comments**

I think it is completely reasonable to have this Development. We need as much social housing in Vancouver as we can get, to house all the folks who are homeless, or under housed. It is important to utilize all the spaces we have available to do so. I feel that this is especially important on the west side of Vancouver, and in all the high-value housing enclaves. We need to house everyone, and give them a better quality of life, spread throughout the city - not just making some areas low-income ghettos.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





Respondent No: 5

Login: s.22(1)

Email:

Responded At: Oct 13, 2021 19:23:10 pm

Last Seen: Nov 02, 2021 21:54:27 pm

IP Address: s.22(1)

**Q1. Your comments**

\*6 storeys too tall..... overwhelms neighbourhood today and into the future- lay the tower on its side + terrace from 4-8 \*base along arbutus is rendered to look like a prison + prison wall up against the sidewalk for the full block - animate, play with brick, not a very well designed, respectful or dignified way to make residents feel welcome or integrated into the neighbourhood - set bldg back to allow for: ? a green wall at least and introduce some community 'playful' street + sidewalk facing solutions - activate that elevation with form, murals, landscaping, mtl's, uses, colours..... get creative... dont give up - ie: school bldg plays with coloured brick, angles, setbacks, canopies, low brick landscaped walls, green landscaping, coloured glass etc... \*where did the existing forest/trees that are on the site go - not a very well thought out or respectful 'green.city' site planning solution - is that permitted? \*of the 10 principles: #4, #5, #6 + #8 were not achieved - score 1/10 for each \*of the 4 architectural project objectives: #1, #2, #3 were not achieved - score 1/10 for each \*steel modular is not as sustainable as wood modular would be \*south fenestration play + east base elevations have potential.....west elevation base is represented as prison.like \*form of development: it does not 'fit comfortably on the site' - its an edge to edge to edge to edge, prop line to prop line to prop line to sw line box + massing - very uncreative - dont set such a low bar + pat yourself on the back in your narrative for reaching a low bar - set a higher bar and try again and harder \*its too bad that the beautiful / gentle 'arbutus greenway curve' is ignored, not leveraged, not adapted in the design solution / typology / narrative .... the proposed design takes it away for ever.... vs taking it, embracing it, celebrating it \*is a goal of 'not OVER.shadowing' an acceptable goal? - dont set such a low bar and then pat yourself on the back for achieving it in your narrative - set a higher bar + try again + harder \* yes an attempt to break down massing is evident.... breaking down a 13 storey bldg within a 4 storey neighbourhood will not be achieved though - try harder by going horizontally vs vertically 3 x higher than immediate surroundings and south side kits predominately 3-4 storey community legacy

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 6

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 13, 2021 20:52:58 pm

**Last Seen:** Oct 14, 2021 03:37:00 am

**IP Address:** s.22(1)

**Q1. Your comments**

YES!! More social housing, everyone deserves a place to call home, and with housing prices so high we need more social housing.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 8

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 14, 2021 12:04:48 pm

**Last Seen:** Oct 14, 2021 12:04:48 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal of a 12 story building in an area with not a single building over 6 stories is absolutely ridiculous. I understand that the area will need to densify over time, but that means more more 4-6 story buildings that fit into the neighbourhood. I think its also crazy to put the highest density of homeless units in one building (none o the other homeless developments are 140 units), right next to an elementary school and playground. it would be much more reasonable and much less disruptive to the neighbourhood to put a 4-6 story building there. I'd be happy to see affordable or subsidized housing, but the building needs to be more in line with the neighbourhood. there was a permit previously rejected to build a 12 story tower at the corner of arbutus and broadway where the gas station currently is. This was rejected because it was way too tall for the area. why would this building, almost across the street be ok to be 12 stories when that one wasn't? Please vote this application down.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 7

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 11:49:21 am

**Last Seen:** Oct 14, 2021 11:49:21 am

**IP Address:** n/a

**Q1. Your comments**

I don't feel as though this type of housing should be so close to a school.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 9

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 17:46:56 pm

**Last Seen:** Oct 14, 2021 17:46:56 pm

**IP Address:** n/a

**Q1. Your comments**

I believe Vancouver needs more affordable housing. However it's hard to support this proposal without knowing who is included under "social housing". I would support this for low income families, single moms etc but I don't believe this is the community for those with addiction or serious mental health challenges. s.22(1) who enjoys walking around this area safely.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 10

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 14, 2021 18:28:24 pm

**Last Seen:** Oct 14, 2021 18:28:24 pm

**IP Address:** n/a

**Q1. Your comments**

I don't think the height of the building fits in with the neighborhood and I have concerns about its proximity to schools, daycares and parks.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 11

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 18:32:07 pm

**Last Seen:** Oct 14, 2021 18:32:07 pm

**IP Address:** n/a

**Q1. Your comments**

I do not believe this is a good fit for the community. I understand the need for social housing however the proximity of this building to the elementary school across the street is not good. Not a good fit for the surroundings.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 12

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 14, 2021 18:34:33 pm

**Last Seen:** Oct 14, 2021 18:34:33 pm

**IP Address:** n/a

**Q1. Your comments**

We desperately need more housing, this is a step in the right direction. Good spot too in line with development of subway. Kitsilano is inaccessible now to so many, this needs to change. It is a beautiful area that people should be able to live and enjoy.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 13

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 18:57:52 pm

**Last Seen:** Oct 14, 2021 18:57:52 pm

**IP Address:** n/a

**Q1. Your comments**

I'm writing in support of the 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application; a much needed project in one of the least affordable neighbourhoods in the city! s.22(1) and I look forward to seeing more affordable and supportive housing for those who need it the most.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 14

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 14, 2021 19:01:02 pm

**Last Seen:** Oct 14, 2021 19:01:02 pm

**IP Address:** n/a

**Q1. Your comments**

Lots of schools and daycares in the area

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 15

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 19:12:27 pm

**Last Seen:** Oct 15, 2021 02:12:27 am

**IP Address:** s.22(1)

**Q1. Your comments**

It seems too large for the area. There are a lot of close schools, is this the right neighbourhood?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 16

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 14, 2021 19:17:19 pm

**Last Seen:** Oct 14, 2021 19:17:19 pm

**IP Address:** n/a

**Q1. Your comments**

I am fine with social housing, but I want to see the units being used for families. I also do not want that tall of a building in the neighbourhood. If you shrink it down to the typical 6-8 stories like around the area, I think you'll find more people on board. 13 is too tall.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 17

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 19:27:06 pm

**Last Seen:** Oct 14, 2021 19:27:06 pm

**IP Address:** n/a

**Q1. Your comments**

The location is too close too an elementary school, and the proposed height is too tall and not in line with the neighborhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 18

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 19:35:05 pm

**Last Seen:** Oct 14, 2021 19:35:05 pm

**IP Address:** n/a

**Q1. Your comments**

This is how to fight homelessness - by providing homes! Only concerns: any possible changes to neighbours' eyelines/blocking natural views; possible extra burden on local transit (as Vancouver builds more multi-dwelling buildings, I wonder if the additional users of local bus/Skytrain lines is taken into consideration?); and, of course, I hate to say it, but I do hope that there won't be any friction between those in the social housing units and other community members, due to differences in class/privilege - i.e. Kits being full of Karens, to be blunt, who don't understand and have compassion surrounding the cycle of trauma, substance abuse/addiction, and homelessness which underpins many occupants of social housing.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 19

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 19:47:28 pm

**Last Seen:** Oct 14, 2021 19:47:28 pm

**IP Address:** n/a

**Q1. Your comments**

I think this is a great idea! I would love to see this in my community come to fruition!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 20

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 19:54:53 pm

**Last Seen:** Dec 22, 2021 04:44:06 am

**IP Address:** s.22(1)

**Q1. Your comments**

I support this--we need to ensure that no neighbourhood is off-limits for the marginalized.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 21

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 14, 2021 20:06:16 pm

**Last Seen:** Oct 14, 2021 20:06:16 pm

**IP Address:** n/a

**Q1. Your comments**

I hope city will consider building a social house building for families, instead of bachelors in an area near the school. This neighbourhood is already struggling with needles everywhere and break ins, car vandalism's etc.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 22

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 20:41:23 pm

**Last Seen:** Oct 14, 2021 20:41:23 pm

**IP Address:** n/a

**Q1. Your comments**

I am not against a structure put in place at this address for for any purpose but I am against the height of the structure. 13 stories will stick out like a sore thumb. Please lower the height as the proposal as it is does not fit with the community!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 23

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 14, 2021 21:27:19 pm

**Last Seen:** Oct 14, 2021 21:27:19 pm

**IP Address:** n/a

**Q1. Your comments**

I support more affordable housing in Vancouver. Housing should also allow pets.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 24

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 14, 2021 21:42:12 pm

**Last Seen:** Oct 14, 2021 21:42:12 pm

**IP Address:** n/a

**Q1. Your comments**

Fully supportive of the social housing units. Think that 13 stories is much to high a building for the area.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 25

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 22:06:34 pm

**Last Seen:** Oct 14, 2021 22:06:34 pm

**IP Address:** n/a

**Q1. Your comments**

Pleased to see the social housing. Unclear if this proposal effectively meets needs.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 26

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 14, 2021 22:14:28 pm

**Last Seen:** Oct 14, 2021 22:14:28 pm

**IP Address:** n/a

**Q1. Your comments**

140 units and 6 parking spaces? I think it needs a lot more. The application needs more information too. How big are the units? I think it should be mixed income housing.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 27

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 14, 2021 22:35:18 pm

**Last Seen:** Oct 14, 2021 22:35:18 pm

**IP Address:** n/a

**Q1. Your comments**

The scale is out of place for the area

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 28

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 14, 2021 22:59:13 pm

**Last Seen:** Oct 14, 2021 22:59:13 pm

**IP Address:** n/a

**Q1. Your comments**

This proposed building is inappropriate for the site. It is across the street from an elementary school. The size of the building is totally inappropriate for the neighborhood. A low rise building in a different location might be more successful.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 29

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 23:04:27 pm

**Last Seen:** Oct 14, 2021 23:04:27 pm

**IP Address:** n/a

**Q1. Your comments**

Far too large for the neighborhood/lot

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 30

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 14, 2021 23:45:07 pm

**Last Seen:** Oct 14, 2021 23:45:07 pm

**IP Address:** n/a

**Q1. Your comments**

An eye sore, plus bringing in undesirable residents into our wonderful suburb. Crime will increase, cars will be broken into and the scum of the earth beggars will be hanging around the new subway area making it unsafe to walk at night. Also 6 car parks for 140 housing units doesn't add up...

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 31

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 00:18:24 am

**Last Seen:** Oct 15, 2021 00:18:24 am

**IP Address:** n/a

**Q1. Your comments**

I don't agree that this is the appropriate place, location, nor height for such a building. Firstly, this building would be an eyesore- so much taller than any other building in the area. It doesn't fit in with surroundings, nor with the neighborhoods, which are mostly 2 or 3 storey buildings. Secondly, it is a great initiative to provide social housing, but the location is not ideal. It is placed directly across from an independent elementary school, but is not a family social housing building. If you are aiming for families to be close to a school, it would be more beneficial to be close to a regular public school of which the children could enroll and programs could be started for them. If this building is not for families, then it is not ideal at all for it to be across from a school, a park, a daycare, etc. Lastly, there will already be a lot of traffic, people, cars, buses, etc at the corner of Arbutus and West Broadway with the new subway line. Adding such a large residential building will add to the congestion and cause more issues with the current traffic situation in that area with school drop offs, etc. A few blocks away from the main sky train /subway line to be away from the traffic corner, would be better suited for such a building.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 32

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 06:06:02 am

**Last Seen:** Oct 15, 2021 06:06:02 am

**IP Address:** n/a

**Q1. Your comments**

This is too large a building for the area. Social housing is important but it is also crucial to consider where it is being placed. Are high risk citizens being put next to a park and school? A better option is social housing for seniors or single parents with children and a smaller building.

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes



**Respondent No:** 33

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 06:36:17 am

**Last Seen:** Oct 15, 2021 06:36:17 am

**IP Address:** n/a

**Q1. Your comments**

Social housing? Yes please! That is all.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 34

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 15, 2021 06:44:23 am

**Last Seen:** Oct 15, 2021 06:44:23 am

**IP Address:** n/a

**Q1. Your comments**

I am opposed to this proposal. The building is very tall, and unlike other buildings in the area. It is also already a very busy and crowded neighbourhood and area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 35

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 07:14:45 am

**Last Seen:** Oct 15, 2021 07:14:45 am

**IP Address:** n/a

**Q1. Your comments**

This is a good idea.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 36

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 07:29:46 am

**Last Seen:** Oct 15, 2021 07:29:46 am

**IP Address:** n/a

**Q1. Your comments**

s.22(1) the marginalized community of the DTES a building cannot be all that supportive when it has 140 units. Those who are being offered space at supportive housing buildings deserve a place in which the staff to resident ratio actually allows support to be acquired when needed. In my opinion that cannot occur in such a large building. Buildings such as West 2nd, west 1st, Alexander Community, etc are too big to provide sufficient support and I think they aren't quite as big. Supportive housing the size of Station Street are able to be much more supportive and effective for what they are planned to be. Please provide those who need this housing the support they need and not just a place with restrictions, rules, and high eviction rates.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 37

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 08:14:57 am

**Last Seen:** Oct 15, 2021 08:14:57 am

**IP Address:** n/a

**Q1. Your comments**

Too close to the school, doesn't fit with the neighbourhood (too tall). Concerns about safety given the comments of people who have lived near similar housing projects.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 38

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 08:23:08 am

**Last Seen:** Oct 15, 2021 08:23:08 am

**IP Address:** n/a

**Q1. Your comments**

The development will put children at risk in the area. It is too close to schools and childcare facilities. It is directly next to St. Augustine's elementary school and the Montessori daycare in the school, CEFA daycare, and Delamont Park, which is frequently used by families. It is one block away from Kitsilano Area Daycare Society on W. 7th. It is 2 blocks away from Lord Tennyson school and the daycare at that school. In addition, the proposed 12 story building is way taller than the surrounding buildings, which are only zoned for 7 stories. The building design and height itself will not fit in the neighbour.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 39

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 08:34:13 am

**Last Seen:** Oct 15, 2021 08:34:13 am

**IP Address:** n/a

**Q1. Your comments**

This development shouldn't be allowed in a family based neighborhood that is close to schools and daycare facilities. This development will also bring drugs and others factors associated with drugs into the neighborhood which could endanger young children and severely devalue peoples property investments in the area (investments people have been working their entire lives to realize).

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 40

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 09:15:52 am

**Last Seen:** Oct 15, 2021 09:15:52 am

**IP Address:** n/a

**Q1. Your comments**

First, you say the application "includes" ... but you do not list the full implications or the full proposal. Your "application" is watered down. This NEEDS to be shared. FULL transparency is required. 2nd, the initial proposal was initially for 12 stories now it is 13? Both numbers are too high for the neighborhood. Max should be 9 stories. 3d, only 6 parking stalls? Where are staff (this will be supported housing) going to park? And, just because someone lives in social housing does not mean they don't have a vehicle. There is absolutely NO parking in this area. Increase parking stalls period. Just because the building will be near transit does not mean all can use transit. Congestion for street parking will be intense. Where will visitors / home care/ delivery etc park if renters park on the very limited street parking? You NEED to add more parking stalls. Even new condo applications list more stalls ratio to number of units. 4th, 154 bike parking stalls? Seriously? These will be small studio-one person units. Total 140 (if application gets approved as is). One does not need 154 stalls. Decrease this.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 41

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 09:33:36 am

**Last Seen:** Oct 15, 2021 09:33:36 am

**IP Address:** n/a

**Q1. Your comments**

How will you ensure safety of the neighbourhood? How will you keep Nearby playground and school free from drugs and needles?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 42

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 09:34:50 am

**Last Seen:** Oct 15, 2021 16:33:38 pm

**IP Address:** s.22(1)

**Q1. Your comments**

This is cool and good. We need more supportive housing on the West Side, and this way we can house 140 people!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 43

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 10:22:46 am

**Last Seen:** Oct 15, 2021 10:22:46 am

**IP Address:** n/a

**Q1. Your comments**

I don't believe this is a good location for the building as it is right beside St Augustines school and Delmont Park. There are always lots of children in these areas which are very child friendly friendly and require a slower, peaceful pace. Please consider a different location in the area that isn't as close in proximity to schools/playgrounds.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 44

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 11:44:19 am

**Last Seen:** Oct 15, 2021 11:44:19 am

**IP Address:** n/a

**Q1. Your comments**

This is just the begging of turning the Westside into a high rise district - overcrowding the area with more and more of these - vancouver is losing its charm and based on all the development- it will become more impersonal as more and more of these larger developments are built

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 45

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 12:56:16 pm

**Last Seen:** Oct 15, 2021 12:56:16 pm

**IP Address:** n/a

**Q1. Your comments**

Inappropriate for the location right next to schools and playgrounds. The needed oversight and control to ensure safe playgrounds will not be provided. Too high, will have huge shadowing impact on neighbours.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 46

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 17:21:09 pm

**Last Seen:** Nov 03, 2021 03:46:44 am

**IP Address:** s.22(1)

**Q1. Your comments**

Social housing is good. And we already have LOTS of it here. Make this building more like the surrounding residences! 3 storey, multi family, AFFORDABLE -- with green spaces, more play space. Inside the three or four buildings (that you could build around the neighbourhood), put common areas for conversations and card games and meeting space. This will improve the neighbourhood! Your proposal will set already impoverished people at odds with their neighbours.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 47

**Login:** 5.22(1)

**Email:**

**Responded At:** Oct 15, 2021 18:57:01 pm

**Last Seen:** Oct 15, 2021 18:57:01 pm

**IP Address:** n/a

**Q1. Your comments**

It seems VERY strange that there are only 6 parking spaces for so many housing units. The traffic in the area is already becoming congested. Where will people park? Kits is also getting more and more dangerous. I support social housing, but not in this area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 48

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 19:34:19 pm

**Last Seen:** Oct 15, 2021 19:34:19 pm

**IP Address:** n/a

**Q1. Your comments**

It would be nice if it was supporting low income families - school and daycare are nearby.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 49

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 20:47:35 pm

**Last Seen:** Oct 15, 2021 20:47:35 pm

**IP Address:** n/a

**Q1. Your comments**

I am in support of more social housing, however we need to two smaller buildings than one gigantic building.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 50

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 15, 2021 21:42:30 pm

**Last Seen:** Oct 15, 2021 21:42:30 pm

**IP Address:** n/a

**Q1. Your comments**

I am concerned about the height of the building. I feel like it doesn't fit it with the neighborhood. Also 140 units and only 6 parking spaces ?? Parking is already at a Premium and can be difficult for the residents of that block.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 51

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 16, 2021 02:17:02 am

**Last Seen:** Oct 16, 2021 02:17:02 am

**IP Address:** n/a

**Q1. Your comments**

I support social housing in the neighborhood (I live just a couple of blocks from here). However, I am opposed to the height. This will tower above the rest of the area. I understand the need for housing is great and building up is one option to address the need, but 13 stories in a residential neighborhood seems like an ill fit. Presumably, residents will want to be a part of the community and blend in, not be 'othered' by living in the obvious social housing tower. Also, parking is already a nightmare, even with a city pass. 140 units and only 6 parking stalls?!! Perhaps the city is assuming that most tenants will not have vehicles, but that seems short-sighted, especially as tenants will hopefully have access to programs/supports to become financially stable during their tenancy. I am glad to see this project being proposed outside of the downtown core. This is so necessary. However, I would rather see more smaller buildings, that are dispersed, to provide 140 units. It is my belief that this would be more successful in creating community/connection/healing than one huge construction. Several smaller buildings could also be dedicated to serve certain needs i.e. single parents, drug/alcohol recovery, disabilities etc

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 52

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 16, 2021 06:40:22 am

**Last Seen:** Oct 16, 2021 06:40:22 am

**IP Address:** n/a

**Q1. Your comments**

I feel the interface with the at grade public realm is stark and unwelcoming. I'd like to see the street wall pulled back further from the sidewalk and the remaining space used to provide some human scale /help mediate the building scale from the sidewalk. A second row of trees would be great but so would planting in a 2 foot raised planter. I would support additional height to enable this without losing programming space.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 53

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 16, 2021 09:22:37 am

**Last Seen:** Oct 15, 2021 04:56:06 am

**IP Address:** s.22(1)

**Q1. Your comments**

I support the proposed form and use of this development. Supportive housing is an important city priority and this location is appropriate. The proposed modular construction approach demonstrates innovation in delivering housing sustainably and at lower cost.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 54

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 16, 2021 11:46:32 am

**Last Seen:** Oct 16, 2021 11:46:32 am

**IP Address:** n/a

**Q1. Your comments**

I implore you to oppose this new development. Increasing supportive housing units in the city is important - it is, of course, vital that we help our underhoused citizens. However, the the site of this particular development is a very poor choice. The plans of the new building show that the front door opening onto a very highly frequented kids' playground (Delamont Park). Literally opposite across the street is a large elementary school. There is also a large daycare centre one block away, who have put extensive work into renovations in the past year. I have major concerns firstly that this supportive housing development will motivate parents not to enroll their kids at these schools or let them play in the park, hollowing out our community. There are also considerable safety concerns. At other supportive housing sites around the city (e.g. that in Olympic Village), there are well vocalized problems with dropped needles and drug abuse around the sites, as well as residents having bad mental health days that cause harassment, abuse, and disturbances in the area. Putting this new site between three very high-traffic areas for young kids (a daycare, an elementary school, and a K-6 playpark) is a terrible idea. Also, for those residents who may be struggling with sobriety, there are two liquor stores in very close proximity, including a BCL 100m away. The building itself is also very out of character for the neighbourhood. I appreciate the attempt to match the brick facade to St Augustine's School. However, building a 13-storey tower is a huge anomaly on the landscape and entirely out of place in the area. Even on Broadway, there are no buildings that come close to this height, let alone in a residential neighbourhood. A similarly-sized development on the corner of Arbutus and Broadway (taking over the Shell gas station) has recently been rejected for the same reason; I implore you to reconsider such an enormous building. There are also three mature trees on this site that have grown here for hundreds of years. It's a habitat for many of our local birds, and is a nesting site for our important local species (it's regularly frequented by chickadees, dark eyed juncos, and a family of woodpeckers). As well as the practical and social reasons listed above, please do not destroy this beautiful environment.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 55

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 16, 2021 14:11:57 pm

**Last Seen:** Oct 16, 2021 14:11:57 pm

**IP Address:** n/a

**Q1. Your comments**

Your leading literature states this site is social housing, and also makes reference to disabled, elderly and single families as potential tenants. However this is low barrier supportive housing, with single rooms for those coming from homeless, and with complex mental health and substance abuse issues. Your literature is misleading as social and supportive housing as two different things and your presentation of this spreads misinformation. Can you please clearly correct this, so that you receive accurate opinion on this. Also, is this feedback page limited to Vancouver or BC residents? There are national and international groups who are organizing to provide feedback here, so can you advise what measures are in place to ensure feedback is provided from people actually in the community?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 56

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 16, 2021 15:39:39 pm

**Last Seen:** Nov 06, 2021 18:13:02 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I support creating social housing in Kits. People that are homeless are part of our community and deserve housing. I hope that there will be adequate supports for the people living there though, since it's across the street from an elementary school.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 57

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 16, 2021 20:33:37 pm

**Last Seen:** Oct 16, 2021 20:33:37 pm

**IP Address:** n/a

**Q1. Your comments**

I've very supportive of mixed use housing. I feel that low income people shouldn't be ghettoized into one building. We need to build community with a variety of income levels that can support each other. There should be spaces for young families, seniors, and as single people of all ages. I don't think we should be building anything higher than 4-6 stories. s.22(1) a 12 story building, I know that buildings of this size don't build community. The 4 story building s.22(1) a sense of community. I don't think that tall buildings work for any family neighbourhood for a variety of reasons. Also, families will need somewhere to park. It's hard to ride a bicycle with a newborn or if you have a disability. One thing that could be included is a car share parking. We simply don't have the amount of transit services that we really need to make the 6 car spots a reality.

**Q2. Your overall position about the application** Mixed

**Q3. I would like to be contacted about this application in the future** Yes



**Respondent No:** 58

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 17, 2021 08:32:06 am

**Last Seen:** Oct 17, 2021 08:32:06 am

**IP Address:** n/a

**Q1. Your comments**

The density of the building is very high and be casting a big shadow in the school playground across the street.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 59

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 17, 2021 12:48:32 pm

**Last Seen:** Oct 17, 2021 12:48:32 pm

**IP Address:** n/a

**Q1. Your comments**

This re-zoning application, along with the initial attempt, are a disaster. To be clear, there is no fault with the desire to help those in need, nor with the concept of increasing social housing. At issue are the proposed location and the process with which these applications developed. BC Housing wants to improve the health of those in need, while creating a massive construction project that will inevitably prove pernicious to an entire neighbourhood. The scale of this application, if successful, will result in significant, negative impacts to air quality; traffic; visuals; schools; and public safety. Additionally, the prospect of a building that will be approximately 100-feet taller than any other structure in the surrounding area does more harm than good. On its own, the shadow that will be cast from such a structure should give anyone involved with this application pause for thought as it will become a permanent detriment to anyone who lives in or visits this area. Additionally, will BC Housing address how traffic patterns may need to change in the event that emergency or social services vehicles become more common in the area in order to support those who would live in the building? There are many ways to assist those who are in need, especially anyone who, for whatever reasons, is homeless. Tackling the issue in such an abrupt fashion, especially when the initial application provided only a 15-day comment period, is attempting a fait accompli. The only reason the original application extended the comment period to 30-days was due to community pushback. If BC Housing was attempting to create a positive environment for discourse and the exchange of ideas, it did a terrible job of it. Have or will the project managers consider those who live in this area and how such a development will affect them and how it will require coordinated, dedicated, long-term support services that involve multiple agencies (city, county, province) prior to any further actions? The issues of homelessness; of drug overdose; of abuse; of the need for more social supports are real. However, none of these developed overnight. If BC Housing or the City of Vancouver or any agency want to develop meaningful, positive change, then the relationship they have with their neighbourhoods needs to be proactive. Frankly, attempting to limit the amount of public engagement as was done with the initial application process, was poor. Accept the criticism, learn from it, and move forward so that something better may be created. Thank you. Kind regards, s.22(1)

**Q2. Your overall position about the application**      Opposed

**Q3. I would like to be contacted about this application in the future**      Yes



**Respondent No:** 60

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 17, 2021 15:19:35 pm

**Last Seen:** Oct 17, 2021 15:19:35 pm

**IP Address:** n/a

**Q1. Your comments**

I am supportive. My main feedback is that the design is very unfriendly and industrial at street level. While the need for privacy is important and appreciated, residents should not be made to feel like must be hidden from the community.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 61

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 17, 2021 15:32:51 pm

**Last Seen:** Oct 17, 2021 15:32:51 pm

**IP Address:** n/a

**Q1. Your comments**

This building is too large. The population is too dense for the area. There will need to be additional services added along Broadway and 4th. The building itself cannot possibly employ enough staff to support 140 residents. There are genuine concerns about abandoning 140 needy people without support. If you do not support them there is room to ask, what happens if they use dangerous drugs or have mental health issues? Are leaving a vulnerable population isolated from services that are easily accessible in other areas of town? There are no free services in this neighbourhood. They will need social workers, case managers, substance abuse groups, counsellors, possibly food banks, and medical care. There is no mention in this plan for where a low income resident can access these services. Unless you are building a million dollar of services to support this building, then do not even pretend you care for them.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 62

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 17, 2021 20:58:10 pm

**Last Seen:** Oct 18, 2021 03:58:10 am

**IP Address:** s.22(1)

**Q1. Your comments**

Too close to school and childrens park. The vehicle and foot traffic is too heavily congested especially during peak hours and school hours. Adding an apartment complex would significantly increase congestion. There are no other high rise complexes in the area

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 63

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 17, 2021 21:50:51 pm

**Last Seen:** Oct 17, 2021 21:50:51 pm

**IP Address:** n/a

**Q1. Your comments**

It seems unnecessarily big! I do mean that affordable housing isn't necessary...it is! The city clearly needs way more affordable housing options...like WAY more. But surely there are better options to constructing massive developments that dwarf the other surrounding buildings? It's actually comically large.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 64

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 17, 2021 23:13:28 pm

**Last Seen:** Oct 17, 2021 23:13:28 pm

**IP Address:** n/a

**Q1. Your comments**

This is a well-needed project for the homeless in the city. The major problem here is that it is across the street from an elementary school. Other projects with 20 to 40 units would seem reasonable but 140 units it's just asking for future problems. There will always be a percentage of the residents with mental and drug issues which has no place adjacent to an elementary school. Let's not forget the disruptions to the school during a long construction period. There are many young families living in the neighbourhood who also utilize Delamont Park. The folks living in this project would no doubt use the park as well which would make it uncomfortable for these young families to take their children. With this large proposed project there are no guarantees that crime will not increase.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 65

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 18, 2021 02:29:47 am

**Last Seen:** Dec 14, 2021 05:45:14 am

**IP Address:** s.22(1)

**Q1. Your comments**

Please increase the FSR to 5.65 due to its reasonable walking distance to arterial streets, proximity to a park, and our City's great need for more housing supply.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 66

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 18, 2021 11:59:26 am

**Last Seen:** Oct 18, 2021 11:59:26 am

**IP Address:** n/a

**Q1. Your comments**

Much too large of a project with way too many small units. This will overshadow the entire neighbourhood and does not fit with the scale nor the character of the neighbouring buildings. A smaller project with larger units for families in need would be much more appropriate. Questions regarding the screening of residents and what kinds of supports will be provided on site have not been clearly answered. The previous responses from BC Housing have been opaque at best and. Current Residents of the area are legitimately concerned about such a large project of SRO type units right next to a school, Daycare and Park and are worried this is unsafe and will negatively change the character of the neighbourhood. Worries about increasing crime in the area, drug use, needles being left in the park, school yard etc... are not unreasonable to expect and have not been adequately addressed.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 67

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 18, 2021 13:41:33 pm

**Last Seen:** Oct 18, 2021 13:41:33 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal does not address any of the concerns raised by the neighbourhood. As the proposed location is nearby a school and park, much more needs to be done to address the legitimate health and safety risks it presents.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

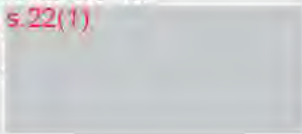
Yes



**Respondent No:** 68

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 18, 2021 18:05:48 pm

**Last Seen:** Oct 18, 2021 18:05:48 pm

**IP Address:** n/a

**Q1. Your comments**

While I support affordable housing, the proposed 13 story building is inappropriate for this location where the neighbourhood consists of building no higher than 5 stories. The proposal of changing the zoning to accommodate this 12 story building shows a lack of professionalism and thoughtfulness towards design integration in this neighbourhood. The proposed project needs to consider a different location for its use. This type of housing and the people who depend on it would be better served in an area, where there is community based support established in close proximity and readily available.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 69

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 18, 2021 18:29:53 pm

**Last Seen:** Oct 18, 2021 18:29:53 pm

**IP Address:** n/a

**Q1. Your comments**

I have noted myself as opposed, but I'm not opposed to the concept, rather the size, location and type of population in this area. First of all, this thing is huge! It doesn't fit within its surrounding at all. Any of these large type of developments really belong on a main thoroughfare, such as directly on West Broadway. There is currently a gas station that is due to be re-developed right on the corner - this would make more sense. There is also a large office building right beside the gas station that appears to be largely vacant - also makes sense as a location for this type of development. Also, in looking at the population and location of this - it is directly across from an elementary school that also houses a preschool/kindergarten, as well as a kid's park that is always full of children. As much as the proponents of this type of development have touted previous developments as being fully integrated within their community; in speaking with actual residents who live there, there is definitely an uptick in needles, condoms, etc. being found in the surrounding areas. If we are looking to support people at risk, it would make more sense to support mothers with children - often a group that is missed. There is already some social housing/programs for women in the area and this group would be better integrated into this area given its proximity to the school and kid's park. The level of risk that you are putting vulnerable children into is high - they are the ones that we have to protect above all other populations. There is already so much going into this area that is putting the kids at risk, given the high amount of traffic with the new skytrain station (on Arbutus Street, which isn't really built for this level of traffic), the pollution from the bus loop, etc. - that now adding a population that has known risks accompanying them is unconscionable. If you are truly for all the people that live in this city and are interested in building community, then you need to consider how to integrate within the community, not just insert a large building with an at-risk population into it without consideration for the people (and children) who currently live in the area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 70

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 19, 2021 07:08:36 am

**Last Seen:** Oct 19, 2021 18:32:30 pm

**IP Address:** s.22(1)

**Q1. Your comments**

this development is not the right fit for the surrounding neighborhood. the development is far too large and does not conform with the other dwellings and buildings in the immediate area. i am not opposed to the concept behind this development but it far too large with too many individuals. the density of the proposal is my main concern, this along with the skytrain terminus station being built directly adjacent will substantially increase the volume of individuals coming into the neighborhood, including "undesirable" persons. we need to consider the families, school children and elderly persons that frequent the area currently, the school directly across from the proposed development and the small park (Delmont) to the north are at risk of negative impact; drug paraphernalia, loitering and potential harassment are of major concern. i would suggest a substantially smaller dwelling with strictly enforced guidelines and expectations of all potential residents. there is a need for supporting "in need" persons but there must be a manageable development with the right support and expectations in place

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 71

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 19, 2021 09:54:07 am

**Last Seen:** Nov 16, 2021 03:55:24 am

**IP Address:** s.22(1)

**Q1. Your comments**

Hello, My children go to school one block from this new proposed building. We have 5 schools within a 3 block radius of this building. Pair this with the new metro station and we will be SO overcrowded. Along with this also comes the concern over safety for our children, a lot of whom walk to school. This proposed social housing for at-risk individuals seems like a very bad location. So close to so many schools and playgrounds, right next to a metro station where crime rates increase, and made for single-occupancy. Why not make this social housing for families, women-led families. This seems much more appropriate for this area of the city. I am also quite surprised at the amount of units proposed as the current zoning/regulations are for much smaller buildings. This building will stick out like a sore thumb in our community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 72

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 19, 2021 13:41:33 pm

**Last Seen:** Oct 19, 2021 20:41:33 pm

**IP Address:** s.22(1)

**Q1. Your comments**

This building is too high. A development at Arbutus & Broadway was denied & it was only for 11 stories. If they took away the lower portion of this development & raised it a bit & then lowered the higher portion it would be lower overall & more suitable. Also, this is not a very attractive building. When the government was first proposing a building at this location they showed a very nice looking building. They should change not just the overall height of this building but also the design to look more like the original proposal.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 73

**Login:** s.21(1)

**Email:**

**Responded At:** Oct 19, 2021 14:55:25 pm

**Last Seen:** Oct 19, 2021 14:55:25 pm

**IP Address:** n/a

**Q1. Your comments**

I am concerned about the impact this housing complex will have on the safety of the Arbutus Greenway and the surrounding parks. Over the past 2 years, there has been a marked increase in the number of used needles found on the greenway, the amount of dumped clothing, broken furniture, and litter. Our students at Madrona School, 2064 West 10th Ave, have been ambassadors of the Arbutus Greenway from West Broadway to West 16th Avenue for the past 3 years. We do regular garbage clean-ups as part of the City of Vancouver Adopt-a-Block program. It has become more dangerous over the years for our students to clean up the area due to the increase in discarded used needles and broken glass. Our students also use the greenway and local parks for PE classes and recess. I am concerned about the safety of the students with the increased density. I would like to know more about what supports will be in place for people accessing this housing complex and what the City will do to ensure the cleanliness and safety of the neighbourhood for school-aged children.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 74

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 20, 2021 08:32:00 am

**Last Seen:** Oct 20, 2021 15:32:00 pm

**IP Address:** s.22(1)

**Q1. Your comments**

This area should remain as green park space for families, seniors and locals. There are so few spaces on this side of Broadway to hang out and the lot across the street is a playground so it would work for families. With the Broadway line destroying any ambiance there was on Broadway, we need to try and keep the community feel in Kitsilano. Not with high rise buildings.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 75

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 20, 2021 11:39:49 am

**Last Seen:** Oct 20, 2021 11:39:49 am

**IP Address:** n/a

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Santa Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

not answered



**Respondent No:** 76

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 20, 2021 11:55:44 am

**Last Seen:** Oct 20, 2021 11:55:44 am

**IP Address:** n/a

**Q1. Your comments**

I'm just so upset about BC Housing's approach to this. We have been giving feedback since the start of this way back in March and my understanding is that all our feedback and concerns have been ignored essentially. It just seems ludicrous to me that you'd want to put that area of the neighbourhood under so much strain with a new sky train station already slated for that exact same area. The building height will also hugely impact the catholic school across the street and don't get me started on how it's going to impact the kids going to school there. And no, these kids are not all privileged private school kids..we are a diverse community of faith who all pay our taxes and work really really hard so we can spend it on our children's education. We worry about the safety, security and the environmental health of our kids just like every other parent. Less building, less tenants, more supports, more conversations with the local community, more collaboration with the local neighbourhood. If this bulldozes ahead without any considerations, it will cause so much anger and upset in the community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 77

**Login:** s.21(1)

**Email:**

**Responded At:** Oct 20, 2021 12:59:01 pm

**Last Seen:** Oct 20, 2021 12:59:01 pm

**IP Address:** n/a

#### Q1. Your comments

BC Housing Rezoning Proposal for Arbutus between 7th and 8th Avenues BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to the height of the building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighbourhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighbourhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighbourhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community-based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed



Q3. I would like to be contacted about this  
application in the future

Yes

**Respondent No:** 78**Login:** s.22(1)**Email:****Responded At:** Oct 20, 2021 15:13:16 pm**Last Seen:** Oct 20, 2021 15:13:16 pm**IP Address:** n/a**Q1. Your comments**

The proposal has completely ignored peoples input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House – for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 79

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 20, 2021 16:17:22 pm

**Last Seen:** Oct 20, 2021 16:17:22 pm

**IP Address:** n/a

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Santa Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety ??? There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 80

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 20, 2021 16:46:07 pm

**Last Seen:** Oct 20, 2021 16:46:07 pm

**IP Address:** n/a

**Q1. Your comments**

I believe this should be rejected - unequivocally. The re-zoning application refers to it as "social housing" (who is opposed to social housing?) but then the actual proposal is supportive housing. Across from a school. And a playground. And a preschool. Social housing is important; so is supportive housing - of course the city needs more. But 140 units? At that height? When a smaller height market development was rejected for an adjacent site right on Broadway? But none of this is new to council. What's most disappointing is the earlier BC Housing consultation felt like a show, and this is confirmed now with an unchanged proposal. Same height, same units, little to no additional support for residents, no improvement in neighbourhood safety, no diverse tenant mix. Children are vulnerable, so are seniors, low income families, and other for whom housing has become unaffordable. I am flabbergasted with the proximity to the elementary and preschools though. I don't understand how this is even being put forward. Even a couple of blocks would be reasonable mitigation for the safety of the children; I believe other municipalities have this as a requirement.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

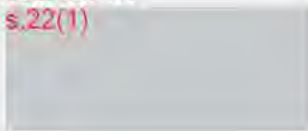
not answered



**Respondent No:** 81

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 20, 2021 16:49:57 pm

**Last Seen:** Oct 20, 2021 16:49:57 pm

**IP Address:** n/a

**Q1. Your comments**

The density of this project does not at all fit the neighbourhood. The specific location for this housing project is inappropriate with the lack of necessary local support services, and the immediate proximity to an elementary school, a children's play park, and a liquor store.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 82

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 20, 2021 17:00:19 pm

**Last Seen:** Oct 20, 2021 17:00:19 pm

**IP Address:** n/a

**Q1. Your comments**

It would be difficult to think of a worse location for this development.... Next to a school yard and a playground! Has anyone at the city of Vancouver even walked by and looked at this site and neighbourhood? In addition to the aesthetic not fitting into the neighbourhood the increased drug paraphernalia around the neighbourhood will be dangerous to so many families.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 83

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 20, 2021 19:10:59 pm

**Last Seen:** Oct 20, 2021 19:10:59 pm

**IP Address:** n/a

**Q1. Your comments**

why have you ignored St Augustine's school and the neighbourhood's requests for a collaborative approach to this project? Even looking at the rendering you can easily see how out of place this building will be. Also, do you have any concern for placing such an project directly across the street from an elementary school?

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 84

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 10:24:35 am

**Last Seen:** Oct 21, 2021 10:24:35 am

**IP Address:** n/a

#### Q1. Your comments

St. Augustine School and Parish respond to BC Housing Rezoning Proposal for Arbutus between 7th and 8th Avenues BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

not answered





**Respondent No:** 85

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 11:19:47 am

**Last Seen:** Nov 10, 2021 16:04:01 pm

**IP Address:** s.22(1)

**Q1. Your comments**

The proposal is virtually unchanged from what BC Housing made public in the spring. Significant feedback from our community and surrounding neighbourhood has been ignored, despite many recommendations to find ways to make supportive housing work at this location. Include families, single parents, and community daycare. BC Housing BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current zoning standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. The setbacks proposed are significantly smaller than the current standards. The proposed design also lacks articulation at the ground level and as a consequence leads to poor human interaction and streetscape. The proposed development also greatly exceeds the allowable density. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 40-50 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 86

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 11:35:45 am

**Last Seen:** Oct 21, 2021 11:35:45 am

**IP Address:** n/a

**Q1. Your comments**

To build Supportive Housing just across from an Elementary School will affect these kids in unimaginable ways. Based on what I saw in other buildings like these, this area is not suited for this type of habitation. In these buildings, people take drugs and walk around like zombies. There's a park used by students after leaving school where parents meet while their children are playing. Are we ready to start finding needles and drug paraphernalia there? Don't we have other locations more suitable for this type of initiative?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 87

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 11:51:57 am

**Last Seen:** Oct 21, 2021 11:51:57 am

**IP Address:** n/a

**Q1. Your comments**

I am not in agreement to having this project at this location period. As an s.22(1) this it is just not acceptable.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 88

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 12:06:58 pm

**Last Seen:** Oct 21, 2021 12:06:58 pm

**IP Address:** n/a

**Q1. Your comments**

This is exactly what Kitsilano needs! This site is perfect for supportive housing, close to transit, green space, groceries.

Being just off Broadway, it makes so much sense to add density here to get people housed s.22(1)

s.22(1) and I am really glad to see this proposal. I have no concerns and I look forward to welcoming new neighbours to the block!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 89

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 12:12:26 pm

**Last Seen:** Oct 21, 2021 12:12:26 pm

**IP Address:** n/a

**Q1. Your comments**

The folks in my building seem very concerned over this for reasons that are tantamount to bigotry, elitism and racism. Conversations have gone from claims that they will change the character/traditions of the neighbourhood (white, elite), to fears of white women being sexually assaulted by lower-income residents. These are dog whistles that I hope the city can recognize for what they are.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 90

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 14:48:56 pm

**Last Seen:** Oct 21, 2021 14:48:56 pm

**IP Address:** n/a

**Q1. Your comments**

s.22(1) from this proposal. This is a terrible location for a development like this. It is across the street from a park where children play and kitty corner to an elementary school. The public and children are at high risk if something like this is approved. This location is also in very close proximity to a liquor store. On behalf of the residents of this neighbourhood I beg you to reconsider this location.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 91

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 18:32:14 pm

**Last Seen:** Oct 22, 2021 02:25:44 am

**IP Address:** s.22(1)

**Q1. Your comments**

How do we stop ? This is not welcomed in this neighborhood

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this  
application in the future**

Yes





**Respondent No:** 92

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 20:15:05 pm

**Last Seen:** Oct 22, 2021 03:14:05 am

**IP Address:** s.22(1)

**Q1. Your comments**

I oppose this application. Firstly for the size and height of the building. This part of Arbutus Street cannot handle more cars and traffic that will already be there with new transit hub. This lot is in a low rise area. Any building on this site should be four stories or less to keep in line with surrounding structures. I support social housing in Kitsilano, but not across the street from an elementary school.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 93

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 20:36:35 pm

**Last Seen:** Oct 21, 2021 20:36:35 pm

**IP Address:** n/a

**Q1. Your comments**

It's very bag for all of us here

**Q2. Your overall position about the application**

not answered

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 94

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 21, 2021 21:31:19 pm

**Last Seen:** Oct 22, 2021 04:19:08 am

**IP Address:** s.22(1)

**Q1. Your comments**

I believe that this will damage the area. There is a elementary school at that site. Homeless people and people with mental drug issues will not positively effect this area. Problems will develop just like Yaletown where business and people who bought in the area are living because of crime and filth

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 95

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 22, 2021 09:18:29 am

**Last Seen:** Oct 22, 2021 16:27:38 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I would not be opposed to having a social housing project come up in Kitsilano normally but it seems like this particular project will be really problematic for the neighbourhood. s.22(1) and walk my dog every day past this proposed project. My questions pertain to the size of the project and the guidelines of the development once it's been built. Why does BC Housing think that a 13 story building is suitable for this area? The closest building to this height within a 4 block radius (on Broadway) is 8 storeys. The idea of a 13 storey building going up in a residential area where we are seeing 4 story buildings as the maximum height within a 1 or 2 block radius seems like a HUGE stretch. You are planning on putting a tower in a low rise residential neighbourhood. 2nd question: Since there is a park next door (I see 10-20 small kids there every time I walk by) and a elementary school literally across the street, what sort of measures does BC Housing plan to take to make sure that the tenants of this new building aren't harassing the children nearby? This area in particular has an extremely dense population of small children and it's about to be mixed directly with 140 homeless people. This seems problematic to me!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 96

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 22, 2021 10:28:08 am

**Last Seen:** Oct 22, 2021 17:37:01 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I am so upset about the location of this building. I am not a NIMBY, I just think across from the playground at Delamont park which is full of young children, as well as, an elementary school is not the right location. Surely there can be a better one.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 97

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 22, 2021 13:55:24 pm

**Last Seen:** Oct 22, 2021 21:29:27 pm

**IP Address:** s.22(1)

**Q1. Your comments**

s.22(1) and have no issues with that social housing building. Based on this proposal being submitted by VAHA and BC Housing I assume this new one would have a similar clientele. Placing it beside the new Skytrain station makes sense from a transport accessibility perspective. Someone is likely going to object to having low income housing across the street from an elementary school, but I would suggest that those people get their personal biases adjusted. Low income doesn't mean child predator (I'm more terrified of scout pack leaders and hockey coaches).

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 98

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 22, 2021 19:18:43 pm

**Last Seen:** Oct 22, 2021 19:18:43 pm

**IP Address:** n/a

**Q1. Your comments**

Your information is incorrect. This is not social housing but transitional housing - don't lie. This is s.22(1) it let inappropriate to have transitional housing across the street and steps away from an elementary school, not behind a women's shelter. Wrong location. It is also congested with traffic. Declined by this voter. You will not get my vote I, not many others, if you proceed with this.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 99

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 10:57:45 am

**Last Seen:** Oct 23, 2021 10:57:45 am

**IP Address:** n/a

**Q1. Your comments**

I wholeheartedly support this proposal. This is a much needed addition to the Kitsilano neighbourhood and supports the City's overall priority of addressing the housing and homelessness crisis. This current proposal is well suited with the neighbourhood, which will be the future site of the Arbutus skytrain station, and a major arterial (West Broadway). This will provide future residents with critical transit access, and also brings further density to a key cycling route (the Arbutus Greenway), which is a nice way to encourage more active transport.

**Q2. Your overall position about the application** Support

**Q3. I would like to be contacted about this application in the future** Yes





**Respondent No:** 100

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 11:32:19 am

**Last Seen:** Oct 23, 2021 11:32:19 am

**IP Address:** n/a

**Q1. Your comments**

I support this project and the current rezoning application. The City has made it a priority to address homelessness and a housing crisis - this proposal will help achieve both goals. I support the necessity of creating as many new affordable housing units as possible - this proposal will include 140 new units within that framework. If anything, my suggestion is that the building should be higher to accommodate even more housing. With regards to neighbourhood fit, this area of Kitsilano has seen the single-family detached units dominate for far too long. Not only are these types of units more wasteful, but they drive housing costs up. Adding density is in line with what is needed to address the climate crisis, and this building is not unprecedented for Kitsilano, where there are other 11-12 story buildings within walking distance of this site.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 101

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 11:11:23 am

**Last Seen:** Oct 23, 2021 18:18:38 pm

**IP Address:** s.22(1)

**Q1. Your comments**

This should be multi unit housing that works for the neighborhood with mixed use one bedroom to bedroom three bedrooms so that you are in with the rest of the neighborhood they should not be single use high-rise which doesn't fit in with the neighborhood it should also not be people coming out of rehab and incarceration that are going in directly beside a school what are the city thinking. Do not derail the neighborhood because you feel this neighborhood is not important bring in mix juice have some lowing come have some single-parent have some multi use but do not bring in a place that has no safe guards.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 102

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 11:16:25 am

**Last Seen:** Oct 23, 2021 11:16:25 am

**IP Address:** n/a

**Q1. Your comments**

This is a neighborhood with A women's shelter and neighbourhood school and seniors housing all within a one block radius. What are you thinking trying to bring in a 13 Story Pl. for people with mental and drug problems. They should be home for single parents with children to get them into a nicer neighborhood. This is across the street from the school where are young children playing this is a neighbourhood. Make sure that whatever gets built continues the neighbourhood feel.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 103

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 11:42:18 am

**Last Seen:** Oct 23, 2021 11:42:18 am

**IP Address:** n/a

**Q1. Your comments**

I am very excited about the prospect of having an affordable housing project in Kits!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 104

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 11:45:02 am

**Last Seen:** Oct 23, 2021 19:52:01 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I'm adding to my just sent in response to say that s.22(1) and would welcome my new neighbours.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 105

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 11:55:29 am

**Last Seen:** Oct 23, 2021 11:55:29 am

**IP Address:** n/a

**Q1. Your comments**

PLacing this housing across the street from an elementary school seems risky. While the intention may be good, the location is bad. In addition, it will block light on the "Green"way and cause all the lovely trees at 7th to be destroyed. Most buildings in this area are less than 4 stories so this application for 13 stories should not be approved

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes



**Respondent No:** 106

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 13:17:54 pm

**Last Seen:** Oct 23, 2021 13:17:54 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this application as presented. There is a desperate need for supportive and social housing in Vancouver as a whole but especially in Kitsilano and on the west side. I have lived in Kits for s.22(1) and in that time I've seen an increase in the number of people experiencing homelessness and all the while lots of land like this one by the Greenway have sat empty or underutilized. I encourage council to take the bold action needed if Vancouver is to be city where everyone can life safely and with dignity, rather than just a city for the wealthy and privileged.

**Q2. Your overall position about the application** Support

**Q3. I would like to be contacted about this application in the future** Yes





**Respondent No:** 107

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 13:23:06 pm

**Last Seen:** Oct 23, 2021 13:23:06 pm

**IP Address:** n/a

**Q1. Your comments**

This is a much needed service outside of the dtes. Thank you!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 108

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 23, 2021 14:10:37 pm

**Last Seen:** Oct 23, 2021 14:10:37 pm

**IP Address:** n/a

**Q1. Your comments**

We need more of these all over the city!

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 109

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 23, 2021 14:44:20 pm

**Last Seen:** Oct 23, 2021 14:44:20 pm

**IP Address:** n/a

**Q1. Your comments**

Non criminal checking /requirements are very irresponsible! It is terrible for the neighborhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 110

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 15:04:53 pm

**Last Seen:** Oct 23, 2021 15:04:53 pm

**IP Address:** n/a

**Q1. Your comments**

support!!! I live in Kits and affordable housing is SO important we need even more areas rezoned like this to make the neighbourhood and the city livable for everyone

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered

**Respondent No:** 111**Login:** s.22(1)**Email:****Responded At:** Oct 23, 2021 15:37:04 pm**Last Seen:** Oct 23, 2021 15:37:04 pm**IP Address:** n/a**Q1. Your comments**

I am OPPOSED due to excessive height, does not fit surroundings, NO DRUG ADDICTS close to children. Design needs improvements. Site would suit elderly, disabled, homeless women, single parents. (A) THE BUILDING. (1) Building height is excessive and disproportionate for this neighbourhood. A height of 12-13 storeys is not only more than 3 times greater than the current RM-4 zoned height of 3-4 storeys, but also this area is excluded under the current rezoning proposal. This area consists of houses and 3-storey apartments. A tower on a quiet side street does not fit the surroundings. (2) Design does not meet Objective 3, "Design a contextually relevant building that respects the unique neighbourhood character". It would be good to mimic the textural brickwork of the recently-constructed School but it would be more contextually relevant and meaningful to reflect elements of neighbourhood heritage found in (a) St. Augustine's Parish Church at 2020 West 7th Ave, (b) roof edging at 2191 West 1st Ave, (c) roofline at 2199 West 4th Ave, (d) 2515 Vine St. (3) Design should be welcoming, not depressing. Every aspect of the brick section looks more like a dated and dreary 1970s office building than a welcoming home. Should look less institutional, e.g. neutral colours, windows with trim, a home-like design that blends in rather than stands out. (4) Eliminate the articulated screen facade, replace with green facades or living walls. The screen facade is excessively tall, unattractive, too commercial, better without. (5) Top floors should be stepped back with green roof or patio added. (6) Increase massing to maximum 3 floors on W.7th and substantially reduce excessive height on W.8th. (7) Eliminate the giant text shouting ARBUTUS GREEN. Replace with trees or green wall. (B) THE BUILDING RESIDENTS. (1) Drug addicts MUST BE EXCLUDED from this site because it is the worst possible location. It would be highly irresponsible to house individuals with drug addiction opposite a preschool, an elementary school and a toddler's playground. >Doing so could force St. Augustine's school out of business and force parents to search for other schools with capacity to accept their children for enrolment. >Puts at risk the safety of a large number of elderly citizens at a senior's residence only blocks away. Most use walkers and are easy targets. They should not live in fear of being assaulted or robbed. >Will threaten the women's shelter that is located within one block of the site. >Will bring increased crime to the general area in which there are a large number of families, women with baby carriages, walking with small children. >DRUG ROUTE: Drug addicts must be excluded from this site because it is situated on the Arbutus Greenway, which is the proposed streetcar route that will link the drug traffic at Main & Hastings to the Broadway & Arbutus Station, which will also provide rapid transit to & from drug sources at Broadway & Commercial. A demand for hard drugs at this site is likely to result in drug trade rapidly expanding into the Broadway & Arbutus area and beyond, causing harm to this neighbourhood and others. >Ambulances, police and emergency responders will be constantly attending to critical incidents including overdoses in the building and in the surrounding area which would be very disruptive to the school and unsuitable for a family neighbourhood. >BC Housing offers no successful comparable example of such a site in a similar neighbourhood only steps away from a preschool, elementary school and toddler playground. An experiment of this kind is not suitable for this or any community. (2) Housing for elderly, disabled, homeless women and single parents. The site would be well-suited for those individuals and could include a daycare and a diversity of home sizes. (3) Transitional supportive housing. Has consideration been given to rezoning pieces of commercial land for housing for people with addiction and mental health issues? Why not require addicts to be on a mandatory drug treatment program, provide support for those with mental health issues, and then integrate them into other communities ONLY if and when they are drug-free and mentally stable? This would be a good investment that would benefit everyone and not cause harm to existing neighbourhoods. There must be many potential sites available where this could be arranged. (4) It is incomprehensible that after hearing many hours of objections from residents, school personnel and parents the City is persisting with a proposal to put addicts next to children.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 112

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 19:44:02 pm

**Last Seen:** Oct 23, 2021 19:44:02 pm

**IP Address:** n/a

**Q1. Your comments**

It is not considering the children this will impact, the playground this will impact and the transit hub.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 113

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 20:08:10 pm

**Last Seen:** Oct 23, 2021 20:08:10 pm

**IP Address:** n/a

#### Q1. Your comments

As long-term residents of the Arbutus/Broadway neighbourhood, s.22(1) I would like to express our opposition, in the strongest terms, to the 13-story supportive housing rezoning application for Arbutus and 8th. This rezoning application should be rejected in its current form. We are very concerned that the feedback we and numerous other community members previously provided to BC Housing, City Council and staff, on several occasions over the last few months, has been completely ignored. If anything, the proposed development has been made even taller. This is the 4th time that our family is providing written feedback. None of our previously expressed concerns has been addressed in the rezoning application. Public safety concerns are ignored 1. The rezoning application completely ignores public safety concerns. Our foremost concern is the impact that a housing complex targeted at 140 adults with serious addictions and mental health issues will have on the safety of the whole neighbourhood. There is very clear evidence by now of violent assaults, open drug consumption, indecent exposures, burglaries and other worrying outcomes where similar supportive housing have been introduced or scaled-up (Yaletown, Olympic Village, Mount Pleasant, Penticton, Nanaimo, Kamloops). Also, per recently released statistics by the Vancouver Police Department, 28% of the random, unprovoked attacks in Vancouver in the past year involved suspects living with mental illness (see Global News, October 20, 2021). Tenants of the proposed building will not undergo criminal background checks, leaving open the possibility of individuals with serious criminal experience being housed there. Janice Abbott, CEO of Atira has openly stated in the Vancouver Sun (see article on March 18, 2021) that there are drug dealers and guns in most of the supportive housing buildings. The tragic deaths of several people connected to supportive housing during this year alone, make us wary and fearful that without any basic selection, some extremely dangerous individuals will be transplanted into our community. 2. It is absolutely reckless to introduce a building for 140 high-risk individuals in a neighbourhood replete with schools, seniors housing and young families. City of Vancouver Council minutes (10/8/2020) specify that similar projects are considered inappropriate within 300m of daycares, schools and parks. The following are within a 2-3 blocks distance: • Sancta Maria shelter for women with substance abuse issues. • Several homes for seniors: Maple Crest right across the street, two seniors buildings affiliated with the Kitsilano Neighbourhood House as well as Tapestry retirement home. • 10 schools and daycares (St. Augustine's school and a daycare across the street, Lord Tennyson, St John's, Fraser Academy, Madrona, Kitsilano High, Kitsilano Area Childcare Society, Montessori Daycare on West 10th, Daycare and after-school club at Kits Neighbourhood House). 3. This rezoning proposal is completely contradictory to the recent City Council's decision to evaluate City of Vancouver actions on neighbourhood safety specifically in relation to transitional and supportive housing (per motion by Councillor De Genova that was adopted by City Council on October 5, 2021). Complete absence of adequate supports: 4. In an interview with the CBC on October 13, 2021, the Minister for Housing David Eby acknowledged that the model of complex care for high risk individuals with serious addictions and mental health challenges does not exist yet. Until such complex care programs are established and proven to work, supportive housing for high risk individuals should not be introduced to family neighbourhoods, especially in close proximity vulnerable individuals like children and seniors. During the public consultation in March, BC Housing confirmed that the supports and supervision will be woefully lacking for the proposed building on Arbutus and 8th. BC Housing confirmed the presence of only one building manager and, possibly, up to two additional support individuals. Consumption of opiates on site will be allowed. Assuming that only 5%-10% (7 to 14) of the 140 population experience recurrent psychotic episodes on a weekly basis, drugs induced or otherwise, who will be there to physically restrain them and /or reduce potential harm to neighbours? Lack of diversity among tenants: 5. Our feedback to create a more diverse group of tenants, especially to include single parents and families experiencing homelessness or at risk of homelessness, has been ignored. BC Housing has confirmed that they will not be housed in this building. Arguably, this is because other occupants would pose a threat. This is a missed opportunity to house the most vulnerable parents and children in a safe community with easy access to schools, daycares and clean parks. Building size and design do not fit with the neighbourhood: 6. A development of 140 units exceeds, by a large margin, BC Housing guidelines that have previously stated 50-60 units as the target for supportive sites. The proposed building looks and feels like a poor fit with the surroundings. The metal griddle across the façade gives the building an institutional feel and it will clearly single it out as

supportive housing. 7. The proposed building is completely out of proportion with other surrounding buildings, and contradictory with the recommendations in the Broadway Plan to ensure the buildings fit into the neighbourhood. The height of the building should be aligned with other buildings in the neighbourhood and not exceed the height of 3-4 storeys. The 13-storey design will tower over surrounding buildings and renderings clearly show significant shadowing to the St Augustine school classrooms and playground throughout the year. 8. The building stretches across the length and width of the block, with little or no offsets and no green ground-level spaces for the building occupants. A rare green space will be, in effect, concreted over with no offsets. Project description is misleading: 9. The board erected at the proposed site is misleading, as it describes the units as "social housing" when the project is actually "supportive housing". There is a substantial difference between social housing (which includes subsidized units and lower cost housing) and supportive housing (which is meant to transition individuals with self-sufficiency issues from homelessness). The use of the current wording on the signage is tantamount to misinformation and impedes public participation. The wording of the board should be updated to accurately reflect the nature of the proposed development and the type of occupancy foreseen by BC Housing. It is important all residents are clearly informed. 10. The project renderings are deceptive giving the appearance of an open space around it, with beautiful trees to the south. However, to the south there will be the new terminus Arbutus Station and Bus Loop. Every couple of minutes during rush hour an articulated bus will be pulling into that space with thousands of passengers moving from subway or bus. The area will be very hard to supervise to maintain peace and order. This is especially concerning given the proximity to vulnerable people (schools and seniors' housing). We invite you to consider this rezoning application critically and carefully. It is of utmost importance that you think hard about the consequences for the entire neighbourhood, as well as for vulnerable citizens whose feedback has been ignored in the process of consultation so far. Yours sincerely,

s.22(1)

Q2. **Your overall position about the application**                      Opposed

Q3. **I would like to be contacted about this**                      Yes  
**application in the future**



**Respondent No:** 114

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 21:05:38 pm

**Last Seen:** Oct 24, 2021 04:08:38 am

**IP Address:** s.22(1)

**Q1. Your comments**

Height + density of the proposal is significantly greater than current zoning, doesn't fit into the neighbourhood. The Broadway Plan Rezoning Moratorium does NOT allow for more than modest increases. Volume of units proposed is WELL outside BC Housings framework policy of a max 50 units per site. Building + the neighbourhood lacks complex care services despite its' tenant composition of 44% with mental health issues, 45% with addiction to two or more substances + with 17% of all overdose deaths in BC occurring within Supportive Housing. Congestion of this school zone will intensify with the bus loop, existing school traffic, + anticipated emergency vehicle visits (average sourced from comparable, but smaller projects was 133/month). Proposal excludes the most vulnerable in our city; homeless women-led families + youth < 19 (children and youth are not to be housed with single men, again, according to BC Housing policy). Women + children fleeing violence at the nearby shelter are threatened. The community have not been properly consulted + NONE of the feedback provided in the March 2021 "consultation period" was taken into consideration.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 115

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 23, 2021 23:16:53 pm

**Last Seen:** Oct 23, 2021 23:16:53 pm

**IP Address:** n/a

**Q1. Your comments**

where is the winter shadow study? How is the shadow cast on surrounding areas in the winter? Why is this not included?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 116

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 11:01:00 am

**Last Seen:** Oct 24, 2021 11:01:00 am

**IP Address:** n/a

**Q1. Your comments**

I'm opposed to this project going ahead in its current form. There was almost no consultation with the community in the planning phase. Any concerns were dismissed by BCHouse are discriminatory. The proximity of a concentrated amount of drug users with space facilitated for drug use and zero plan for necessary addiction supports, so close to the school and young children, is extremely concerning. The safety of children should be paramount and they are being ignored. I lived in gastown and saw the deterioration this type of project has on a community, so I moved to kitsilano, s.22(1) from this project. s.22(1) will be out of this city if the province and city cannot implement a plan that would actually help vulnerable people with proper supports instead of continuing to warehouse them and create projects that destroy neighbourhoods. The project is so far out of scope with the current zoning and even the recently implemented Broadway plan. Smaller scale, more diverse, with proper supports is the way to go. Giant towers of SROs have been a disaster wherever they've been built in this city. Please reject this proposal in its current form.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 117

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 13:15:51 pm

**Last Seen:** Oct 24, 2021 13:15:51 pm

**IP Address:** n/a

**Q1. Your comments**

I support social housing but this project has too many flags; size, SRO vs family, and proximity to schools. I would encourage reconsidering the building to better align with the neighbourhood. A smaller building with less units - more aligned to those at risk with children along with support for addition would be best. If the goal is to target size/volume I believe this is not the correct location.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 118

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 14:46:09 pm

**Last Seen:** Oct 24, 2021 14:46:09 pm

**IP Address:** n/a

#### Q1. Your comments

This supportive housing proposal is a very important opportunity to provide dignified, safe and appropriate housing for our cities most vulnerable. In many ways it is a step in the right direction. However, there are some important issues that should be considered and likely rectified prior to this project moving forward. Issue 1: Compilation of Units This proposal includes only studio units. This means all residents must live alone and likely without pets. This is essentially single room occupancy (SRO) status quo. And for a building that states it is setting the tone for future supportive housing developments I find this unacceptable. Offering studios only makes harmful assumptions about individuals who would meet criteria to benefit from supportive housing. Like all humans these individuals may desire and deserve the opportunity to live with others. This may be romantic partners, close friends or mature adolescent/adult children. Continuing to only supply single occupancy units as the option at this level of housing care is stigmatizing and harmful. Being forced to live without one's companion is a reason people leave supportive housing to live on the streets. Having partners/adult children/friends etc found "couch surfing" or staying secretly in SRO rooms is also a major reason for evictions from social housing. Which just perpetuates the cycle of homelessness. This issue is particularly applicable to women, gender diverse individuals and those who are most vulnerable to homelessness. The proposal should be adjusted to include studio, one and two-bedroom units. To create the opportunity for partners, parents and children and close friends to live together. Supporting social connections and reunification of families should be a goal of housing provision. Issue 2: Design, access, services - Access/parking: this is a major issue as supportive housing complexes have a relatively high rate of attendance by police and ambulance. The proposed 6 parking spaces will not be adequate for staff, emergency services and all outreach workers who will need to visit their clients in the building. I.e. mental health outreach teams often visit their clients and would need a place to park. This building likely requires a MINIMUM of 12 parking stalls. - Height: this building as proposed is a marked departure from surrounding buildings and this is a considerable concern to those in the community. Decreasing the height would likely considerably increase community support. Also, this ties into services/number of units. - Number of units: the overall number of units is likely the highest of any supportive housing project in BC. Having this outside the community where the vast number of the future residents are currently residing is a big shift in policy/planning. Kitsilano is a very resource poor area with regards to public health clinics (we don't have one), mental health and substance use services (again – closest is VGH and the skytrain won't be functional for years), no food bank etc. We also do not have good access to opioid agonist therapy prescribers. I feel strongly this building is an opportunity for advocacy to improve access for everyone living in Kitsilano to these services, but all of this takes time. It is very important to the future residents of this building and all buildings like it in the future that this project be a success. Decreasing the number of units would help ensure that local services and those that are planned to be built in to the building can provide the supports needed. Fifty to seventy residents would be a much more reasonable number to trial to ensure supports are adequate. This would also be more in keeping with recent successful supportive housing buildings in Vancouver. A paired building could be planned for the future that could share the amenities if it is shown that the community can support more - or (maybe better yet) to increase a sense of community partnership. amenities could be opened up to the community on a needs-basis. For example, there are many living in Kitsilano who would benefit from laundry and meal services this building could provide. - Outdoor/green space: This project has enough designated green space. It will also result in the removal of current green space utilized by the community. Kitsilano does have wonderful outdoor space but a building of this size (or ideally even if it is smaller) should have it's own outdoor space for its residents and their visitors. ideally this could be shared greenspace for the community to enjoy as well. This would improve social cohesion and community engagement in the project. Which is clearly very lacking right now. There is a valid concern among local families that Delmont park, which is very popular with families with young kids (under 10) and a major community hub/meeting place, will be used as this buildings outdoor space. It is already quite a busy park.

#### Q2. Your overall position about the application

Mixed

Q3. I would like to be contacted about this  
application in the future

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Yes



**Respondent No:** 119

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 16:16:14 pm

**Last Seen:** Oct 24, 2021 16:16:14 pm

**IP Address:** n/a

**Q1. Your comments**

s.22(1) from the proposed site. I agree with the need for increased social housing spaces in vancouver. I do not agree with the size of the proposed project for this neighborhood or any neighborhood, and it's location opposite a small park regularly used by children and the grade school across the street. Social housing should be a shared responsibility of vancouverites. I suggest any increase in the number of sites with fewer units shared across our city.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 120

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 18:37:04 pm

**Last Seen:** Oct 23, 2021 20:30:36 pm

**IP Address:** s.22(1)

**Q1. Your comments**

The proposal does not make sense ( it will be an eye neighborhood eye soar) placement right not to elementary school is a very bad idea. Will negatively affect neighborhood, there are better ideas.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 121

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 20:02:56 pm

**Last Seen:** Oct 24, 2021 20:02:56 pm

**IP Address:** n/a

**Q1. Your comments**

13-storey building with 140 social house units is too much for the area. Across the street from a school, church and a children park. Great initiative, but too big of a project for the area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 122

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 21:13:51 pm

**Last Seen:** Oct 24, 2021 21:13:51 pm

**IP Address:** n/a

**Q1. Your comments**

Why were zero of the comments concerns made by the community during the previous commentary session taken into consideration? Nothing that was recommended was adopted? Do the tax paying community have no voice??

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 123

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 21:22:54 pm

**Last Seen:** Oct 24, 2021 21:22:54 pm

**IP Address:** n/a

**Q1. Your comments**

The rezoning application from BC Housing regarding to their plan of "social housing" is a hazardous and dangerous action to the whole Kitsilano area and particularly to the elementary school (St. Augustine Elementary School) next to it. The risk of having 13 stories of mentally and/or financially unstable residents living right next to a 400 children school is very high. The consequences are unpredictable and will lead to devastating tragedies to families. BC Housing is being irresponsible to the safety to the children and to the whole neighborhood, provided with a liquor store and a cannabis store already operating closely to the school. Therefore, please stop this rezoning application. The Canadian government is obligated to provide all these Canadian children to learn and grow in a safe and healthy environment.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 124

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 21:59:44 pm

**Last Seen:** Oct 24, 2021 21:59:44 pm

**IP Address:** n/a

**Q1. Your comments**

First of all, the rezoning application is not forthright. It is specifically low barrier housing not just social housing. This is a crucial detail for the neighborhood to consider. There have been scant details about how the neighborhood will retain its current level of safety. Although I appreciate that the building will be professionally run, there are no other housing projects of this size anywhere in the city. For projects of a smaller size, there is always a sizable number of loiterers around the building ready to exploit the tenants. I fear for my children's safety. I fear for the safety of children using Delamont Park and the nearby park. Secondly, this project will absolutely change the look and feel of Kitsilano. The elevation is grossly out of proportion. If passed, this be sad and unfortunate but right in line with how Vancouver will change into a tasteless and characterless city. All said from the point of view of a s.22(1) trying to make an honest life for my family and who has lived in the neighborhood for s.22(1). I wonder why the city isn't using this project to make it affordable for families to stay in this neighborhood rather than proposing that single dwelling homes be rezoned to 6 units. I am utterly confused by the city's overall strategy.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 125

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 22:10:44 pm

**Last Seen:** Oct 24, 2021 22:10:44 pm

**IP Address:** n/a

**Q1. Your comments**

A maximum of 6-8 floors would better fit in with the neighborhood. There is already difficulty with parking, and Delamont park is already very busy with several schools and daycares and community houses nearby. Additionally, most residents live in condos nearby and rely on outdoor space because they don't have yards of their own. In addition, more than 6 parking spaces are absolutely needed for that number of units. I imagine that the 6 spaces alone will be needed for visitor parking for support services or guests. Parking is already difficult s.22(1) and with the subway will be immensely challenging.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 126

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 24, 2021 23:17:48 pm

**Last Seen:** Oct 24, 2021 23:17:48 pm

**IP Address:** n/a

**Q1. Your comments**

This building is much too large for the area. Other buildings are half the height, at most, in the neighbourhood. The drawing shown demonstrates how the building does not fit into the low rise neighbourhood. The size must be reduced. This type of housing is inappropriate directly beside a school and playground/park and a few blocks from other schools (public and private) and daycares. It would be more appropriate for family housing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 127

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 08:26:51 am

**Last Seen:** Jan 12, 2022 18:20:24 pm

**IP Address:** s.22(1)

**Q1. Your comments**

This is a great building and I very much like the facade and character of the building. I also strongly support the creation of additional affordable housing units, which are very important and much needed. This project is perfectly located for affordable and added density. It is located right next to the Arbutus greenway, which a pedestrian and bike connection. It is less than a minute's walk to Broadway with rapid busses east and west. It is also close to Burrard which is a main arterial to downtown; furthermore it is located optimally among a variety of amenities. I urge council to approve this project and hope that we will see more apartments and affordable housing projects.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 128

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 08:29:59 am

**Last Seen:** Jan 12, 2022 18:20:24 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I am a resident in Vancouver and s.22(1) within this area so I know this neighbourhood well. s.22(1) s.22(1) I strongly support and am in favour of this project. It's a great building with a beautiful facade and I like the character of this building. I also think that the massing and height are very appropriate for the neighbourhood. The project is perfectly located with various pedestrian, biking, and rapid transit options being close to the Arbutus Greenway, Broadway, and Burrard. It is a shame that the parking requirement was not further reduced. We need to promote more infrastructure and use of non-car options. It is optimally located among various amenities. The density and building are also appropriate; furthermore I strongly support this project as it is affordable housing that is desperately needed. Therefore I strongly urge council to approve this project and I hope to see more projects such as this because of the added density, height, and affordable units.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 129

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 25, 2021 09:14:18 am

**Last Seen:** Oct 25, 2021 09:14:18 am

**IP Address:** n/a

**Q1. Your comments**

Way too big, too much density! Opposite to an elementary school, disagree!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 130

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 09:15:17 am

**Last Seen:** Oct 25, 2021 09:15:17 am

**IP Address:** n/a

**Q1. Your comments**

Too much density never close a an elementary school!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 131

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 25, 2021 10:05:26 am

**Last Seen:** Oct 25, 2021 10:05:26 am

**IP Address:** n/a

**Q1. Your comments**

Given the amount of schools and children that occupy this area, I feel like it's completely inappropriate to develop such infrastructure in this area. The safety of our community should be the top priority in any development consideration, and this only hinders that.

**Q2. Your overall position about the application** ☒ Opposed

**Q3. I would like to be contacted about this application in the future** ☒ Yes



**Respondent No:** 132

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 10:10:07 am

**Last Seen:** Oct 25, 2021 10:10:07 am

**IP Address:** n/a

**Q1. Your comments**

Close to elementary school? NO thanks

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 133

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 10:51:03 am

**Last Seen:** Oct 25, 2021 10:51:03 am

**IP Address:** n/a

**Q1. Your comments**

disruption to existing inhabitants lives. feeling unsafe.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 134

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 10:58:53 am

**Last Seen:** Oct 25, 2021 18:23:10 pm

**IP Address:** s.22(1)

**Q1. Your comments**

BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. Significant safety impact of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. This application fails to describe the neighbourhood where this will be built: elementary school and child care centre across the street, women's transitional house on the other side. Children's playground to the North. New skytrain station and bus loop directly South. Described as "social housing" when in fact BC Housing is building Supportive Housing. Very different demographic BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. I believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





Respondent No: 135

Login: s.22(1)

Email:

Responded At: Oct 25, 2021 11:02:00 am

Last Seen: Oct 25, 2021 11:02:00 am

IP Address: n/a

Q1. Your comments

s.22(1)

St. Augustine's elementary school across the road from the proposed development. BC Housing's rezoning proposal should be rejected. The proposal has completely ignored St. Augustine's school community input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 136

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 11:06:47 am

**Last Seen:** Oct 25, 2021 11:06:47 am

**IP Address:** n/a

**Q1. Your comments**

What is the plan for safety in this area? there are 2 elementary schools within 3 blocks of the property as well as multiple preschools.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 137

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 13:47:43 pm

**Last Seen:** Oct 25, 2021 13:47:43 pm

**IP Address:** n/a

**Q1. Your comments**

I am against it. There's already enough issues and problems in Kitsilano and I feel this will only add to them

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 138

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 16:07:55 pm

**Last Seen:** Oct 25, 2021 16:07:55 pm

**IP Address:** n/a

**Q1. Your comments**

This is a very poorly thought out plan and highly inappropriate location

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 139

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 16:12:35 pm

**Last Seen:** Nov 17, 2021 22:15:09 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I do not support the rezoning to allow for more than the current allowed height (about 7 stories). I believe that 7 stories is (1) more reflective of the residential character of the neighbourhood and makes the physical bulk of the building less intrusive; (2) reduces the shadow over nearby schools and parks (I could not find the Winter Shadow Study); (3) allows residents to feel more at "home" rather than housed in an institution. Also, I'm not sure that the outdoor spaces are well situated given that they will be mostly in shadow, which will not encourage use. For example, if the building were 7 stories, the roof level might be better used as a garden/seating area and the space (now allocated for outdoor use) could be incorporated into the interior design. My other main concern is for the security of the residents and neighbourhood. Among the supported services is a strong need for security so that vulnerable people are not preyed upon by criminals (petty, drug dealing, or otherwise). Since this is their home, they should feel safe and confident that should problems arise, those individuals can be dealt with. In closing, I that BC Housing should work closely with local neighbourhood groups, associations, schools, and churches, to make this supportive housing a success in Kitsilano.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 140

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 16:21:37 pm

**Last Seen:** Oct 25, 2021 16:21:37 pm

**IP Address:** n/a

**Q1. Your comments**

NO, location definitely not a good fit for social housing. Extremely close proximity to an elementary school, young family neighbourhood, university student transit hub - next to transit station a major concern

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 141

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 16:22:39 pm

**Last Seen:** Oct 25, 2021 16:22:39 pm

**IP Address:** n/a

**Q1. Your comments**

Do not put drug attics here !!!period look What what's going on in Yale town you have already destroyed most of the communities you want to destroy another !! I feel Sorry for school and kids Shame on you all !! Open up the premises Coquitlam essendal for mental help and drug addicts !!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 142

Login: s.22(1)

Email:

Responded At: Oct 25, 2021 16:47:21 pm

Last Seen: Oct 25, 2021 16:47:21 pm

IP Address: n/a

Q1. Your comments

s.22(1) that lives near this area, so because of this I feel my input is necessary. s.22(1) where the government forced two "supportive housing" buildings. Both are also, as the ones you propose, near residential neighborhoods, and schools and daycare centres. These places consistently have a police/first responder presence. Not as a preventative measure, but because there is so much violence, drug and alcohol abuse, and vandalism. This occurs in the buildings themselves, as well as the surrounding area. They are NOT monitored as we were promised they would be. Wrap around services? Non-existent. The mental instability and level of intoxication that is allowed to happen, in and around the buildings, creates an environment that is very unsafe for the residents of these warehouses, and obviously the neighbours that never wanted these buildings there in the first place.

Q2. Your overall position about the application ☒ Opposed

Q3. I would like to be contacted about this application in the future ☒ Yes



**Respondent No:** 143

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 17:53:25 pm

**Last Seen:** Oct 25, 2021 17:53:25 pm

**IP Address:** n/a

**Q1. Your comments**

This should not be anywhere near children!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 144

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 19:32:25 pm

**Last Seen:** Oct 26, 2021 02:32:26 am

**IP Address:** s.22(1)

**Q1. Your comments**

The major issue with this proposal is that the building height is too tall for this neighbourhood. Streets are already too busy as it is, the additional load to road traffic and parking will surely be unsustainable. We chose to live in this neighborhood for its residential charm and the first impression here is that a building like this will just contribute to the City's crusade to make money instead of homes/ communities. Instead of putting up a building on that lot, why not create a comfortable, usable (read: well lit, with tables and trash cans that are emptied regularly) community space.

**Q2. Your overall position about the application** ☒ Opposed

**Q3. I would like to be contacted about this application in the future** ☒ Yes



**Respondent No:** 145

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 19:42:01 pm

**Last Seen:** Oct 26, 2021 13:34:54 pm

**IP Address:** s.22(1)

**Q1. Your comments**

Incongruent with the neighbourhood profile. A large tower with increased traffic poses a risk to the children at the adjacent elementary school and playground. 6 parking spaces guarantees it will make parking in the neighborhood impossible, further aggravating traffic; not everyone can take transit. Suggest low-rise apartment, or given its proximity to the new SkyTrain station, an opportunity for amenities (community centre, public park, etc.)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 146

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 19:59:39 pm

**Last Seen:** Oct 25, 2021 19:59:39 pm

**IP Address:** n/a

**Q1. Your comments**

Building to tall for neighborhood Bad location fir this type of houseing

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 147

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 21:29:15 pm

**Last Seen:** Oct 25, 2021 21:29:15 pm

**IP Address:** n/a

**Q1. Your comments**

BC Housing's rezoning proposal should be rejected. I am VEHEMENTLY OPPOSED this proposal by BC Housing. The proposal has completely ignored the neighbourhood's input to the Let's Talking Housing BC public feedback sessions in March 2021. The previous consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. In fact, it's gotten worse as now the proposal is for 13 storeys as opposed to the 12 originally. There will be insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. Since the original "consultation" there is no change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. The proposal erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). Supportive housing CAN work in our neighborhood! We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 148

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 22:03:54 pm

**Last Seen:** Oct 25, 2021 22:03:54 pm

**IP Address:** n/a

**Q1. Your comments**

It seems unsafe given the variety of schools in the neighbourhood. It may make them feel unsafe. Peace of mind is extremely important when growing up and it is important that children feel comfortable in their environment.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 149

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 25, 2021 23:13:17 pm

**Last Seen:** Oct 25, 2021 23:13:17 pm

**IP Address:** n/a

**Q1. Your comments**

I am writing regarding the 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application. I had spent many hours trying to understand the rationale around this rezoning application. In fact, I had spoken for the very first time at a City Council meeting earlier this year to express my concerns related to this topic. I waited on the line for hours. The session had so many speakers I had to phone back a few days later when the meeting reconvened. Now I feel all that effort to participate in this process and voicing my thoughts as a citizen, tax payer and resident who's steps away from the Kitsilano neighborhood is not worth it. I say that I'm disappointed due to the following key reasons: The proposal has not incorporated any of the Let's Talking Housing BC public feedback sessions in March 2021. Some key concerns that haven't been addressed in this rezoning effort include: 1. There has been virtually no change to the height of the building (though I believe it used to be 12 floors and now it's 13 floors!). 2. 140 units was a key concern because it is so close to the future bus loop and subway stop. Putting this big building up will only add to the health/ environmental and safety concerns as it's already a very busy school, business and pedestrian area. 3. Clearer language to be used in this rezoning application. I've personally found that there's confusion around social housing vs. supportive housing. Providing clearer definition of the terms will enable the general public to understand and appreciate the scope and mandate of this application in a more comprehensive manner While I'm disappointed, I am hopeful that your team can adapt some changes to demonstrate you are actively listening. Small changes to your rezoning application include: 1. Fewer floors of the proposed building to retain the city landscape of the neighborhood 2. Fewer single units (e.g. make them family units?) will be more in line with the family neighbourhood nature of Kitsilano Thank you for considering my comments. Thank you for your time.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 150

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 11:19:30 am

**Last Seen:** Oct 26, 2021 11:19:30 am

**IP Address:** n/a

**Q1. Your comments**

Everybody needs a home, but 140 "low barrier" drug addicts and mentally ill folks should not be housed without proper supports, especially next to an elementary school and nearby seniors' housing and a women's shelter. 140 is way too many. Adequate 24 hour staffing needs to be provided. They don't need to be warehoused, especially not with such vulnerable neighbours. I have concerns about anti-social behaviour and crime. This looks like the same proposal that was tried in the spring except it's gone from 12 to 13 stories. And the building itself is an eyesore.

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes





**Respondent No:** 151

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 12:25:21 pm

**Last Seen:** Oct 26, 2021 12:25:21 pm

**IP Address:** n/a

**Q1. Your comments**

I oppose rezoning between Arbutus 6th and 7th. The amount of apts as well as height is not the place for this type of housing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 152

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 12:25:27 pm

**Last Seen:** Oct 26, 2021 12:25:27 pm

**IP Address:** n/a

#### Q1. Your comments

I oppose the rezoning application. The proposal runs contrary to the project's policy of respecting neighbourhood character and being consistent with neighbouring densities, height and land use. I note that in the materials, it is stated that "input from the housing provider has been a key part of the design process". Its disappointing and shameful that the community was not provided an opportunity to be engaged in the process - and is only being asked to comment when everything has essentially been decided on. BC Housing and the City of Vancouver and all those involved in this project should be ashamed of how they have treated the neighbourhood and especially the over 450 school kids who will be across the street from this project and will have to deal with mayhem that will ensue. The building is not harmonious with the neighbourhood's character and density: At 13 storeys, the building is 4x current zoning. At a proposed floor space ratio of 4.42, the building is 5.9x current zoning. The design is built to sidewalks and the setbacks are negligible in depth. The number of units - at 140 units - is well outside BC Housing's own guidelines of 40 to 50 units. On supportive housing, BC Housing has written: "Project sizes will average approximately forty to fifty units, depending on community needs..." The occupants will include those suffering from mental illness and addictions and your materials go as far as to state that "a healthy indoor environment is critically important for all residents, especially those...who may have complex health issues." You know what is most essential for the residents who have complex health issues and their neighbours? On-site, 24/7, complex health care. Putting up a shiny new building without addressing underlying health issues is a recipe for disaster for both residents and neighbours. You are essentially warehousing people with complex health care needs and not providing them with the supports they need. These types of projects that house so many people with complex health issues should not be under the purview of BC Housing but under the Ministry of Health. When this project was first announced, there was a lot of fear in the neighbourhood. I thought instead of being fearful, I'll talk to people who live near similar projects. I did so and now I am more fearful than ever. People from Maple Ridge, Gibsons, and other parts of Vancouver have over and over again told me how these buildings, with their lack of supports, have destroyed their neighbourhoods with open drug use, violence, vandalism, public disorder etc. THIS IS NOT OKAY, especially when the building is surrounded by a preschool, elementary school and toddler park. Stop continuing to expand your broken housing model throughout Vancouver, particularly in residential neighbourhoods with vulnerable child and senior populations - such as ours. Your materials continually talk about the needs of the residents, who are vulnerable - WHAT ABOUT THE NEEDS AND CARES OF THE EQUALLY VULNERABLE CHILDREN 25 METRES AWAY?? The City is not only negatively impacting the neighbourhood and the school children by building the skytrain and bus depot right by the school, but now they are further impacting the children by proceeding with this project. All of this infrastructure is increasing noise and air pollution for the neighbourhood, especially the kids. You are removing a canopy of trees from our neighbourhood which is already lacking greenspace. Moreover, the building will cause shadowing of classrooms, the resource centre and the playground in the morning. Also, the entrance of the building is on West 7th because of the needs of the residents. The building should face out on West 8th to preserve the quiet of West 7th for us residents and those who use the toddler park and the children of the school who walk up and down West 7th going from the school and church (it is an extension of their campus). It will be anything but quiet on West 7th now and will be a site for people congregating. The building should be reduced to no more than 6 storeys so it fits into the neighbourhood. The building should include sufficient health support services. Other supportive housing sites with fewer residents - like the Sanford Apartments with 62 residents - have more supports on site than this building. SUPPORTS NEEDS TO BE ON-SITE AND 24/7. There has been no consideration of the overall safety impacts of a large supportive housing complex, subway station and bus loop on the neighbourhood and particularly on the school children - ages 3 to 12 - 25 metres from all this infrastructure. Lastly, BC Housing and the City been completely underhanded in its dealings with the neighbourhood. Your renderings are deceptive and given the appearance of green open spaces. This is inaccurate. there will be a huge skytrain station and bus depot there instead. You keep calling the units social housing when it is in fact supportive housing. You keep lying about this and there is a substantial difference between social housing and supportive housing.

#### Q2. Your overall position about the application

Opposed



Q3. I would like to be contacted about this  
application in the future

not answered



Respondent No: 153

Login: s.22(1)

Email:

Responded At: Oct 26, 2021 12:40:18 pm

Last Seen: Oct 26, 2021 19:46:40 pm

IP Address: s.22(1)

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored public input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate the surrounding communities concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Santa Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 154

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 13:14:58 pm

**Last Seen:** Oct 26, 2021 13:14:58 pm

**IP Address:** n/a

## Q1. Your comments

I oppose BC Housing's rezoning proposal. The proposal completely ignores community input to the Let's Talking Housing BC public feedback sessions in March 2021. There has been no meaningful consultation process. There has been no attempt to accommodate community concerns. In fact, the building is now even higher at 13 storeys. It's as if you have complete contempt for the neighbourhood and how it feels. After all, it will be the neighbours dealing with the impact of this building day in and out. The building clearly shows significant shadowing to the school classrooms, resource center and playground across the street in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. This building does NOT fit into the neighbourhood. Even if larger buildings are built on Broadway, the neighbouring buildings on West 7th and West 8th are only 3-4 storeys high and won't be torn down any time soon. There are insufficient health support services in place for a facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled and should be 24 hours per day. The supports must include complex care supports. BC Housing guidelines have previously stated that around 50 units is the target for supportive sites, as this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. This site is too large at 140 units to be a success for residents and neighbours. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. This should be supportive housing for single mothers, single fathers, and families - not for single males as proposed. There has been no consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. No consideration of the noise and air pollution effects of the skytrain and bus loop, and now this building will take away the green space that the children at the school and preschool use (they have no green space at their school) and will cause shadowing to their classes and outdoor space in the morning. DO YOU CARE AT ALL? Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. The entrance of the building is also on West 7th. It should be on West 8th so that the neighbourhood can continue to enjoy that quiet of West 7th and the toddler park. Students will now have to walk past the entrance of the building to go between the school and church, which they do frequently.

Q2. Your overall position about the application	Opposed
Q3. I would like to be contacted about this application in the future	not answered





**Respondent No:** 155

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 13:36:15 pm

**Last Seen:** Oct 26, 2021 13:36:15 pm

**IP Address:** n/a

#### Q1. Your comments

I oppose BC Housing's rezoning proposal. 1. There has been no meaningful consultation process with the neighbourhood, most importantly the school and church that will be most significantly impacted by this development. 2. The proposal completely ignores community input to BC Housing's March 2021 feedback sessions 3. The building is contrary to BCH and COV's stated principle of being congruent with the neighbourhood's character, density, land use. The proposed height is 4x current zoning and the FSR is 5.9x current zoning. I appreciate there will be higher buildings on Broadway, but the building will still stick out like a sore thumb to the buildings on West 7 and 8th - do you want to further stigmatize the residents by warehousing them in a building that is so out of place to their neighbours? The building height should be a more modest increase to ensure it fits into the neighbourhood. 6 stories max. 4. Setbacks need to be greater. They are too negligible. 5. The building shows significant shadowing to the school's classrooms, resource centres and playground in the morning hours throughout the year. The +450 kids already have to deal with noise and air pollution from the skytrain and bus depot, and now you are further negatively impacting them by shadowing their property and removing the canopy of trees and green space that they and neighbourhood residents use (because we already have such little green space in our neighbourhood). 6. There needs to be greater health support services in place for the facility, especially one that is so huge at 140 tenants. Other supportive housing sites with fewer residents have more support that is proposed at this site. There needs to be complex health care on-site, 24/7, for the residents - and especially where there are large populations of vulnerable school children so close by. 7. The building is too big at 140 units. BC Housing guidelines are that around 50 units is the target for supportive sites because this aligns with best practices for successful integration into the community 8. Right now, the majority of residents will be single males (based on population that typically lives in SROs - which is what this is). This is threatening to the many children and elderly in the neighbourhood who deserve to feel safe in their neighbourhood. The building should be focused on single parents and families and the elderly 9. There has been no consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Nothing in the materials suggests you have taken steps to mitigate the impact of this building on the school. In fact, you have the entrance on West 7th which is worse for the school and students who now need to walk by the building everytime they have to go between the school and church and to Delamont Park 10. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of open, green spaces but there is not. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. 11. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). 12. It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. 13. Supportive housing can work in our neighborhood. It's possible because the neighbourhood has nearly 20 years of experience working with a long-standing supportive housing initiative - Sancta Maria House -- for women suffering from alcohol and drug abuse. The model of care and support should be less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. The entrance of the building is also on West 7th. It should be on West 8th so that the neighbourhood can continue to enjoy that quiet of West 7th and the toddler park. Students will now have to walk past the entrance of the building to go between the school and church, which they do frequently.



Q2. Your overall position about the application	Opposed
Q3. I would like to be contacted about this application in the future	not answered



**Respondent No:** 156

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 13:41:45 pm

**Last Seen:** Oct 26, 2021 13:41:45 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed to the rezoning of this site and it should not be even considered unless the applicants bring: - a corrected rezoning application sign that shows that the project is in fact a Low Barrier Transition Home by definition and not "social housing" as it has been written - this appears as an attempt to mislead the public, and lacks the transparency and openness promised by Kennedy Stewart and Council when they began their tenures. - a corrected process for community consultation by which they "advertise" they operate under the terms of - BC Housing and City staff hired a PR firm, not a moderator as advertised, to instead of listening to community feedback focused solely on promoting the proposal and deflecting community input. We were called discriminatory for asking about safety protocols. An FOI request made for the feedback provided has been refused and the proposal here takes NO feedback into consideration, in fact they added height. - the rezoning within the modest increase height and density allowed under the rezoning moratorium within the Broadway Plan for the purpose of social housing . Changing the zoning of the site from RM 4 to CD 1 zoning is nearly 4 X the current allowable height and is by no means a modest increase and should not be allowed (additional details below). Broadway Arbutus Policies: <https://guidelines.vancouver.ca/B018.pdf> - the FSR back in line with current zoning which is 0.75 from the proposed increase to 4.42. Vancouver By-law RM-4 & RM-4N District Schedules: (Note pg 7 to 8 re: setbacks & allowable floor space ratio). [https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-rm-4.pdf?\\_ga=2.63284972.234843963.1634763295-1907210403.1634157934](https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-rm-4.pdf?_ga=2.63284972.234843963.1634763295-1907210403.1634157934) - the composition of the building (proposed at an unmanageable volume of 140 units) back in line with published BC Housing Framework Guidelines which clearly states that it should be 40-50 units, both for the success of the tenants outcomes, for the community, and for the operator. (<https://bchousing.org/publications/Rapid-Response-Homelessness-Program-Framework.pdf>) - considerations should be also given to the safety and recovery of the women and children fleeing violence, housed just 35 steps from the site - the design of the building is hostile - institutionalizing those within with its metal grill facade - the location is ill suited as there are NO mental health or addiction services nearby BUT there is a BC Liquor Store (which stands to profit from the addictions, as nearly 50% have more than two addictions, I should add) plus a Cannabis retail outlet within 200 feet of the site There are many many more reasons, including the safety of the children and seniors in the area, the fact that the VPD have not been consulted and the site can expect a 130+ visits from emergency vehicles per month (based on published statistics for comparable sites), adding congestion to an already busy school zone, bike lane, bus loop terminus and subway stop.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 157

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 26, 2021 15:15:14 pm

**Last Seen:** Oct 26, 2021 15:15:14 pm

**IP Address:** n/a

**Q1. Your comments**

My family whole heartedly opposes this application which is misleading misinforming and not appropriate for this location.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 158

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 15:27:37 pm

**Last Seen:** Oct 26, 2021 15:27:37 pm

**IP Address:** n/a

**Q1. Your comments**

This is not the right place or size for this kind of supportive housing or is it social housing? The rezoning application is misleading. No building of this size with the amount of support these helpless people need should be approved for this area or across the street from a preschool and elementary school playground. Not to mention there is a woman's shelter half a block away. Please plan mindfully and inclusively Vancouver. This is neither safe nor a smart solution. You are putting a bandaid on a massive problem that can not be resolved in steel tower with little to no support or safety included. Safety of Children and the elderly already in this area must come first and be at least considered!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 159

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 15:37:41 pm

**Last Seen:** Oct 26, 2021 15:37:41 pm

**IP Address:** n/a

**Q1. Your comments**

There is insufficient public consultation prior to proposal. I am concerned about the overall consideration of the impact to the surrounding community (school within steps of the application site in question, etc).

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 160

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 16:49:54 pm

**Last Seen:** Oct 26, 2021 16:49:54 pm

**IP Address:** n/a

**Q1. Your comments**

Absolutely opposed to such housing - right beside a women's shelter and across from a school is the worst place for such housing. The safety of the children and women are at risk.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 161

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 17:00:22 pm

**Last Seen:** Oct 26, 2021 17:00:22 pm

**IP Address:** n/a

**Q1. Your comments**

This project is out of character for the neighbourhood in design, height and density. There has been absolutely no traffic planning done for the impact of an excessively oversized building given the already strained Arbutus Street, that will only become worse with the incoming skytrain and bus loops. Where are all of the cars going to go?? Most importantly it presents a major safety hazard for the hundreds of elementary and toddler aged children attending school pre-school and the park just steps from this proposed development. The proposed make-up for the residents and the plan for open drug use is untenable given its location. It is difficult to see how a worse location could have been chosen. This Zoning also circumvents the Broadway planning process. Further, a neighbouring proposed 11 story building, that was actually on Broadway and not the quiet residential W 7th street, was rejected. Thus, there is no supportive precedent to allow for this re-zoning.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 162

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 17:09:34 pm

**Last Seen:** Oct 26, 2021 17:09:34 pm

**IP Address:** n/a

**Q1. Your comments**

An open drug use area for a site next to a school is reprehensible.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 163

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 17:09:45 pm

**Last Seen:** Oct 27, 2021 17:50:56 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I am worried about my children's elementary school (and preschool) across the street. Other SROs are throwing bear bangers down onto pedestrians, and I think that a high rise next to a school playground is a bad idea. A toddler park, pre school, k-7 elementary school and an open drug use 140 room SRO is a serious accident waiting to happen.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 164

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 17:49:29 pm

**Last Seen:** Oct 26, 2021 17:49:29 pm

**IP Address:** n/a

**Q1. Your comments**

I am a resident at s.22(1) and I WHOLE HEARTEDLY SUPPORT this project. This is exactly the type of community that should be hosting developments like this. The community has the support, the infrastructure, and the services to be able to make a huge difference for these marginalized people.

**Q2. Your overall position about the application** Support

**Q3. I would like to be contacted about this application in the future** Yes



**Respondent No:** 165

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 17:54:23 pm

**Last Seen:** Jan 16, 2022 23:23:38 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I'm very concerned about the size, scale and composition of the project so close to the daycare and elementary school. I support supportive housing but would like to see a smaller building with a focus on families and seniors, rather than SROs.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 166

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 18:19:21 pm

**Last Seen:** Oct 26, 2021 18:19:21 pm

**IP Address:** n/a

**Q1. Your comments**

It does not seem ANY positive changes were made to the development proposal since the last public consultation. Vast majority of commenters has issues with the size, and the only change was to ADD a story! s.22(1) school across the street s.22(1). The community can not handle 140 unit of low barrier housing. The size of the proposal cannot be managed safely. It seems there is absolutely no regard for the school and toddler park immediately beside the site. The tower, as currently planned, will dwarf anything else in the neighbourhood. Not only is the size of the tower completely problematic, the clientele suggested to live there are not being provided enough supports. It is not possible to provide adequate supports for transitional housing clients, when there are 140 units. As evidenced in the other parts of the city with low barrier housing, there will be open drug use, needles, and threatening behaviour. It is not okay to put this beside a school and toddler playground. Go ahead and use the lot of social housing, but make it much smaller (isn't bc housing mandate 40-50 units anyway) and make it for families and women.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered

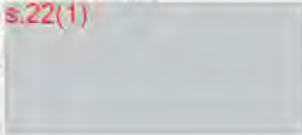




**Respondent No:** 167

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 26, 2021 18:25:01 pm

**Last Seen:** Oct 26, 2021 18:25:01 pm

**IP Address:** n/a

**Q1. Your comments**

I support this proposal

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 168

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 18:38:36 pm

**Last Seen:** Oct 26, 2021 18:38:36 pm

**IP Address:** n/a

**Q1. Your comments**

This is a step in a great direction. If the city refuses to make sweeping changes to SFH zoning, then build some mid-rises.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 169

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 18:44:39 pm

**Last Seen:** Oct 26, 2021 18:44:39 pm

**IP Address:** n/a

**Q1. Your comments**

Not the right location or neighbourhood for this project. Far too close to an elementary school, a children's park and a preschool.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 170

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 26, 2021 20:07:34 pm

**Last Seen:** Oct 26, 2021 20:07:34 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal is not in keeping with the neighbourhood. The building is too tall. The social housing use is inappropriate in a block with elementary school and toddler playground.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 171

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 20:36:25 pm

**Last Seen:** Oct 26, 2021 20:36:25 pm

**IP Address:** n/a

**Q1. Your comments**

An homeless shelter beside a school is not a good idea for the following reasons: Petty crime will increase, as addiction needs to be fulfill, regardless of having a home. Chances to find needles, crack pipes and other naloxone kits abandoned within the school premises will increase risks for children. During winter 2019, the City opened the Olympic village community center at night time to homeless people. Why did not stay open through the winter? because 1 child found a used needle and poked himself in the cheek.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 172

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 20:46:13 pm

**Last Seen:** Oct 26, 2021 20:46:13 pm

**IP Address:** n/a

**Q1. Your comments**

Please reconsider height restriction requirements Please reconsider proximity to schools and socio-economic impacts

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 173

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 20:53:38 pm

**Last Seen:** Oct 26, 2021 20:53:38 pm

**IP Address:** n/a

**Q1. Your comments**

Build it! I live in the neighbourhood, and I fully support this development. Because if built, it would mean families like mine could actually afford to stay in this city. We are educated professionals with two small children, and we can't afford anything in this city.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 174

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 20:55:45 pm

**Last Seen:** Oct 26, 2021 20:55:45 pm

**IP Address:** n/a

**Q1. Your comments**

I would like to see more affordable/market rent housing options in Kits. This still feels in keeping with the lower rise profile of Kits in general, while providing a reasonable number of housing spaces.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 175

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 20:57:18 pm

**Last Seen:** Oct 26, 2021 20:57:18 pm

**IP Address:** n/a

**Q1. Your comments**

This development does not benefit the good of any party other than the city allowing them to say they are dealing with homelessness. They are warehousing people who need specialized care and services. Misleading the public as to type of housing it is. They are not taking the residence concerns seriously and opening up a family neighborhood to become more concrete building removing the character of the area. Also opening it up to development allowing developers to build more high rises getting rid of lower apartment building which are affordable.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 176

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 20:59:21 pm

**Last Seen:** Oct 26, 2021 20:59:21 pm

**IP Address:** n/a

**Q1. Your comments**

- didn't listen to community feedback to date - size and density do not match area - better suited for families, and seniors

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 177

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 21:28:43 pm

**Last Seen:** Oct 26, 2021 21:28:43 pm

**IP Address:** n/a

**Q1. Your comments**

s.22(1) the Supportive Housing Marguerite Ford Apartments on West 2nd Ave and s.22(1) I recently moved to Kitsilano. I know first hand that this project will be the worse idea in the city. I totally understand that we have a housing problem but it goes beyond just homeless. There is also a huge group of single parents, seniors, abused victims, and disabled people who need support from the city and I believe this specific location can serve to help people without jeopardizing the safety of the children. Also, in order to really fix the housing problem, it has to start with education. I know from my experience that once this project is done... It's up to the neighbors, school, the community, and the VPD to take care of all the problems. The city will be handed off and will not help us get back to normal... As a resident in Kitsilano, I hope you will listen and walk a step in our shoes. We know the homeless and the less unfortunate depend on you but so are the single parents, elders, disabled, and the community. I encourage you to have more consultation with community members to have more dialogue about the project and the concerns.

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes



**Respondent No:** 178

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 26, 2021 22:25:54 pm

**Last Seen:** Oct 26, 2021 22:25:54 pm

**IP Address:** n/a

**Q1. Your comments**

Hello, s.22(1) this planned "social housing" development. Wait - isn't it really "assisted living" housing?!?!  
s.22(1)

Bringing 140 transitioning homeless men into this neighbourhood, with the psychological, addiction, abuse and violence problems associated with them is wholly irresponsible. There are 400 elementary school aged kids that go to school within 25 meters of this proposed site. It is outrageous that the COV would even consider this. I strongly object to this proposal. Please amend the strategy of this development to reflect the needs of other mixed profile citizens and lessen the dramatic negative impact the current proposal would have on this community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 179

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 06:22:58 am

**Last Seen:** Oct 27, 2021 14:31:44 pm

**IP Address:** s.22(1)

**Q1. Your comments**

Very concerned about the proposed social housing. If you combine the proposed clientele for this housing with the Sky Train stop at Arbutus, it will only magnify the potential for crime in the area. There is already enough crime in the area (we have had several break-ins to our building in the last few years). I anticipate more crime from just the skytrain station being 1 block away. You are putting s.22(1) at risk!! Please reconsider the proposal.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 180

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 06:25:30 am

**Last Seen:** Oct 27, 2021 06:25:30 am

**IP Address:** n/a

**Q1. Your comments**

Mr and my family that s.22(1) to the project, we oppose the rezoning at Arbutus between 7th and 8th.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 181

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 09:42:47 am

**Last Seen:** Oct 27, 2021 09:42:47 am

**IP Address:** n/a

**Q1. Your comments**

Please bring the rezoning within the modest increase in height and density allowed under the rezoning moratorium allowances within the Broadway Plan for the purpose of social housing. Changing the zoning of the site from RM 4 to CD 1 zoning is nearly 4 X the current allowable height and not a modest increase.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 182

Login: s.22(1)

Email:

Responded At: Oct 27, 2021 10:22:48 am

Last Seen: Oct 27, 2021 10:22:48 am

IP Address: n/a

#### Q1. Your comments

s.22(1) St. Augustine's School. I firmly believe that BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House – for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

not answered





**Respondent No:** 183

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 10:34:59 am

**Last Seen:** Oct 27, 2021 10:34:59 am

**IP Address:** n/a

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Santa Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. After you've submitted your comments to the City of Vancouver, please send a copy of your comments to these officials:

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

not answered





**Respondent No:** 184

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 10:45:19 am

**Last Seen:** Oct 27, 2021 10:45:19 am

**IP Address:** n/a

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed



Q3. I would like to be contacted about this  
application in the future

not answered

**Respondent No:** 185**Login:** s.22(1)**Email:****Responded At:** Oct 27, 2021 10:53:07 am**Last Seen:** Oct 27, 2021 18:41:53 pm**IP Address:** s.22(1)**Q1. Your comments**

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House – for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 186

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 11:16:20 am

**Last Seen:** Oct 27, 2021 11:16:20 am

**IP Address:** n/a

**Q1. Your comments**

My family is very much against the proposal. Consultation to this point has not been real or meaningful. This project is full speed ahead regardless of community feedback. A 13 story, 140 unit building dedicated to single occupancy ignores the need of integration and discriminates against families or seniors that need affordable housing. It has never been articulated why it can't be mixed use serving a variety of people that would benefit from social (ie., subsidized) and not supportive housing. The main beneficiaries of supportive housing have a number of issues (primarily drug use and mental health) that are not appropriate in such a large concentration that do not have necessary 24hour support in place. That said, the biggest issue is that it is across from an elementary school (not to mention the other nearby elementary Lord Tennyson) and far removed from a supportive infrastructure that is not in place in Kitsilano. This initiative is completely ignoring the safety of children and their well being (even issues such as blocking out natural light of 13 story building).

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 187

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 11:20:00 am

**Last Seen:** Oct 27, 2021 11:20:00 am

**IP Address:** n/a

**Q1. Your comments**

The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: 1. No consideration of the overall safety impacts of a large supportive housing complex, within 25 metres of 400 school children, aged 3 to 12 years. 2. BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. This proposal contemplates 140 units. 3. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. 4. BC Housing's level of care is totally insufficient for 140 tenants. 5. The proposal is deceptive. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). 6. There is an elementary school and preschool directly across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. 7. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely.

**Q2. Your overall position about the application** ☒ Opposed

**Q3. I would like to be contacted about this application in the future** ☒ Yes



**Respondent No:** 188

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 11:20:35 am

**Last Seen:** Oct 27, 2021 11:20:35 am

**IP Address:** n/a

**Q1. Your comments**

What kind of support would be in place in order to operate the 140 units of Social housing safely for the clients, neighbor, and community. 6 parking space; The parking space is already limited around the area. Soon there will be train station across from the street. It will be very high density/high traffic area and it will affect the safety of catholic school and daycare children as well as seniors living in community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 189

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 11:33:55 am

**Last Seen:** Oct 27, 2021 11:33:55 am

**IP Address:** n/a

**Q1. Your comments**

The location of this project "to address the critical needs of people experiencing homelessness in Vancouver" is not appropriate so close to an elementary school. This site is adjacent to another facility providing service to vulnerable sector of the population. The cumulative impacts of this potential project, the liquor retail outlet, and transit hub should have been considered at the time of the Development Permit application for the elementary school. There is also a critical need for family housing in Vancouver which would be appropriate for this location. The City should work to mitigate the cumulative impacts of the projects that have been approved and not add to them.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 190

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 12:00:12 pm

**Last Seen:** Oct 27, 2021 12:00:12 pm

**IP Address:** n/a

**Q1. Your comments**

Please reconsider this! Wrong place and size does this type of supportive housing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 191

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 12:37:25 pm

**Last Seen:** Oct 27, 2021 12:37:25 pm

**IP Address:** n/a

**Q1. Your comments**

I oppose rezoning here. Why? Council has been provided no context with which to approve such density when the framework guidelines clearly state 50 units maximum. Here is the facts + my feelings exactly via this link.  
<https://shapeyourcity.ca/2086-2098-w-7th-ave-and-2091-w-8th-ave>

**Q2. Your overall position about the application**      Opposed

**Q3. I would like to be contacted about this application in the future**      Yes



**Respondent No:** 192

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 27, 2021 13:26:10 pm

**Last Seen:** Oct 27, 2021 13:26:10 pm

**IP Address:** n/a

**Q1. Your comments**

Housing and density greater than zoning, too much congestion around school zone, not well thought out with regards to complex services for individuals who have addiction/mental health issues.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 193

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 27, 2021 13:36:10 pm

**Last Seen:** Oct 27, 2021 13:36:10 pm

**IP Address:** n/a

**Q1. Your comments**

I do not support this project for many reasons

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 194

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 13:46:43 pm

**Last Seen:** Oct 27, 2021 13:46:43 pm

**IP Address:** n/a

**Q1. Your comments**

I oppose the rezoning application for many reasons, but for brevity, it's just really disappointing and frustrating that earlier feedback from residents regarding the size/scope/composition of the building was completely ignored with this current application and it is obvious that the community is not being listened to and things are just getting pushed through no matter what. The current size and scale of the building does not fit within the context of the neighbourhood which is right next to an elementary school/preschool and playground, not to mention a safe-house for at risk women at the nearby church. The definition of social housing vs. supportive housing is at best vague and unclear and at worst misleading and disingenuous. People coming into low barrier supportive housing need more support than just a room, and putting people in a huge building without the proper support system and care is not as productive as a smaller building with the right supports. The building should be smaller and the composition of the units should vary so that single parents with families, seniors, people escaping domestic violence, etc. have a safe place to live. I have more comments but I promised to keep it brief so thank you for your time and attention!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 195

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 13:49:10 pm

**Last Seen:** Oct 27, 2021 13:49:10 pm

**IP Address:** n/a

**Q1. Your comments**

Opposed!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this  
application in the future**

not answered





**Respondent No:** 196

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 27, 2021 13:49:48 pm

**Last Seen:** Oct 27, 2021 13:49:48 pm

**IP Address:** n/a

**Q1. Your comments**

Opposed

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this  
application in the future**

not answered



**Respondent No:** 197

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 13:50:28 pm

**Last Seen:** Oct 27, 2021 13:50:28 pm

**IP Address:** n/a

**Q1. Your comments**

Opposed!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 198

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 13:50:57 pm

**Last Seen:** Oct 27, 2021 13:50:57 pm

**IP Address:** n/a

**Q1. Your comments**

Opposed

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 199

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 13:51:29 pm

**Last Seen:** Oct 27, 2021 13:51:29 pm

**IP Address:** n/a

**Q1. Your comments**

Opposed

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 200

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 13:54:18 pm

**Last Seen:** Oct 27, 2021 20:58:27 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I feel the application shows council does not care about the safety of children and their wellbeing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 201

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 14:04:05 pm

**Last Seen:** Oct 27, 2021 14:04:05 pm

**IP Address:** n/a

**Q1. Your comments**

The proposal includes far too many units to be compatible with the neighbouring uses: elementary school, a childrens' playground and a recovery centre for women (Sancta Maria house). Supportive housing can work in the neighbourhood, but not at this large of a scale. Having worked in the DTES (construction/renovation for a BC Housing SRO renovation project), I know first-hand that this environment (on a large scale) is not compatible with elementary schools and playgrounds.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes





Respondent No: 202

Login: s.22(1)

Email:

Responded At: Oct 27, 2021 14:30:55 pm

Last Seen: Oct 27, 2021 21:32:39 pm

IP Address: s.22(1)

#### Q1. Your comments

I believe the BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Santa Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

Yes





Respondent No: 203

Login: s.22(1)

Email:

Responded At: Oct 27, 2021 14:54:18 pm

Last Seen: Oct 27, 2021 14:54:18 pm

IP Address: n/a

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Santa Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

not answered



**Respondent No:** 204

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 15:10:21 pm

**Last Seen:** Oct 27, 2021 15:10:21 pm

**IP Address:** n/a

**Q1. Your comments**

Disappointed that this proposal seems to have ignored any input from the Let's Talking Housing BC public feedback sessions in March 2021 - were any of these concerns considered or addressed? There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood and traffic can be adequately managed, particularly with the development of the new subway line. Will there be sufficient health support services for a proposed facility with 140 tenants? Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). Could a more diverse group of tenants be considered, perhaps could include single parents, seniors or those with accessibility issues. There should be serious consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 205

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 15:19:12 pm

**Last Seen:** Oct 27, 2021 15:19:12 pm

**IP Address:** n/a

**Q1. Your comments**

Disappointed that this proposal seems to have ignored any input from the Let's Talking Housing BC public feedback sessions in March 2021 - were any of these concerns considered or addressed? Need to ensure traffic flows can be adequately managed, particularly with the development of the new subway line. Will there be sufficient health support services for a proposed facility with 140 tenants? . Could a more diverse group of tenants be considered, perhaps could include single parents, seniors or those with accessibility issues. There should be serious consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop (many schools, daycares and a playground in the vicinity). Understand that there is a need for this kind of housing, but it doesn't make sense to locate such a large-scale project - housing up to 140 people with serious mental health and addiction issues - right next to a school, daycare and playground.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 206

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 16:37:21 pm

**Last Seen:** Oct 27, 2021 16:37:21 pm

**IP Address:** n/a

**Q1. Your comments**

s.22(1) and had such a terrible experience being harassed constantly when leaving my home next to a single occupancy low income housing building. The fact that this is set to be placed right next to an elementary school and a playground is mindblowing. Having to watch your step with needles and trash is expected downtown, but risking children's well-being is disgusting and unnecessary. No criminal background checks, single occupancy (ie not helping families in need) and having that dense of a population in a location that isn't zoned for it is incredibly irresponsible and asking for extreme crime rates to increase in what is currently a safe area for families and children. The city is so off the mark on this, they should be ashamed.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 207

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 17:38:56 pm

**Last Seen:** Oct 27, 2021 17:38:56 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed to the rezoning of this neighbourhood. s.22(1) in an already congested area, the addition of the bus loop and introduction of social housing only increases the risk of injury.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 208

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 17:55:52 pm

**Last Seen:** Oct 27, 2021 17:55:52 pm

**IP Address:** n/a

**Q1. Your comments**

To whom it may concern, s.22(1) the school across the street. Part of the reason we picked this school was due to the safe area and neighbourhood. With the housing being built, we do not feel it that this will be safe s.22(1) There are typically an increase in violence and safety with these types of housing. We strongly oppose this housing development and would highly suggest and appreciate the reconsideration. Sincerely, s.22(1)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 209

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 18:05:34 pm

**Last Seen:** Oct 27, 2021 18:05:34 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed to this enormous tower in this area and the lack of transparency and support it would be providing these at risk people. The safety of the 450+ children across the street with this and a subway station is also a priority I feel the city and planning groups are not considering at all.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 210

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 18:06:53 pm

**Last Seen:** Oct 27, 2021 18:06:53 pm

**IP Address:** n/a

**Q1. Your comments**

Social housing not defined. Supports for residents not detailed. Concern for safety with proximity to elementary school/daycare, particularly with new skytrain station, increased traffic etc. Building height out of keeping with neighbourhood. Ideal location for supportive housing for women, children and families.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 211

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 20:15:19 pm

**Last Seen:** Oct 27, 2021 20:15:19 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed to this size of a building and all single units dwelling with little to no support. This should not be across the street from a school or toddler park.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 212

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 18:11:08 pm

**Last Seen:** Oct 27, 2021 18:11:08 pm

**IP Address:** n/a

**Q1. Your comments**

Proximity to vulnerable daycare and elementary school children is highly concerning given no definition of social housing, residents or supports. Considerable changes to this school zone with skytrain and this proposed tower. Need to seriously consider safety for this community, particularly traffic and well supported residents. Ideal location for smaller sizes, supportive housing for women, children and families.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 213

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 18:15:25 pm

**Last Seen:** Oct 27, 2021 18:15:25 pm

**IP Address:** n/a

**Q1. Your comments**

50m high rise building would be an aberration to the neighborhood of low rises. The occupants and use of the building must be adequate to a residential neighborhood especially located in very close proximity 25m to an elementary school with more than 400 children. I urge you to reconsider your plan for a low rise building occupied by families for a better fit with the surrounding neighborhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 214

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 18:31:06 pm

**Last Seen:** Oct 27, 2021 18:31:06 pm

**IP Address:** n/a

**Q1. Your comments**

There has been little to no consideration given that this building will be situated directly across the street from an elementary school. The proposed building is much too tall and far much too high for the proposed location. It is completely at odds with the rest of the neighborhood. With the new Arbutus Station and Bus loop this will only cause more congestion issues. The proposed use/tenants could be more aligned with a family neighborhood and social housing (single mothers, the elderly) rather than supportive housing (single males recovering from addictions or homelessness)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 215

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 19:12:35 pm

**Last Seen:** Oct 27, 2021 19:12:35 pm

**IP Address:** n/a

#### Q1. Your comments

This proposed building will far exceed any other existing building in the area. It will tower over the nearby elementary school, creating significant increase in foot and vehicular traffic in the area. This will be in addition to the subway station. There has been little / no engagement of the parents / teachers of children at St Augustine's school. This proposal is virtually unchanged from what was made public in the spring. Significant feedback from our parish community and our neighbours has been ignored, despite our recommendations to find ways to make supportive housing work at this location. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school -- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this  
application in the future

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Yes



**Respondent No:** 216**Login:** s.22(1)**Email:****Responded At:** Oct 27, 2021 19:13:23 pm**Last Seen:** Oct 27, 2021 19:13:23 pm**IP Address:** n/a**Q1. Your comments**

The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House – for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 217

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 20:41:57 pm

**Last Seen:** Oct 28, 2021 02:41:03 am

**IP Address:** s.22(1)

**Q1. Your comments**

The proposal is virtually unchanged from a previous pre-application submission. The density nor use are suitable for the area, given its close proximity to the school and future transit stop. There are also no related support services for the social housing use.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 218**Login:** s.22(1)**Email:****Responded At:** Oct 27, 2021 19:38:59 pm**Last Seen:** Oct 28, 2021 04:19:49 am**IP Address:** s.22(1)**Q1. Your comments**

To the Mayor and Council of Vancouver, I am writing as a very concerned neighbour of the rezoning application at 2086-2098 W 7th Ave and 2091 W 8th Ave. I DO NOT believe this specific proposal will be of any benefit to our community and our Tax Paying Community deserves the respect of the City and to have our voices heard. Time and again we feel we are being silenced and ignored. As a community we are in support of an all-inclusive Social Housing Unit that would welcome Families, Mothers, Fathers, Children, Senior's, and those with Disabilities. Due to the close proximity to an Elementary School, Daycare, Toddler Playground (18m), a Women's Recovery Shelter and a Senior's Home (next door and across the street respectively) it is not only unwise but also illegal to house known drug users and people with criminal records. It is not within our communities current City Bylaws to build a building taller than 4 storeys. A 13 storey 140 unit SRO is not only inappropriate but will not add anything to the character of the surrounding neighbourhood. BC Housing guidelines state, for supportive sites, 40-50 units should be the target in order for a successful integration into the community for all involved (ie. the tenants and the community at large). A beautiful 4-6 storey complex with a daycare, rooms to accommodate 4, 3, 2 and singles as well as a Transit or Police Station to assist those within the building and the new Subway/99B Line across the street would benefit all in the community as the foot traffic increases incrementally. No one deserves to be homeless, but there are many other options that have been suggested MANY times through emails, attendance at Council Meetings, (ZOOM calls), News Reports, etc. PLEASE consider ALL of the residents of Vancouver, Taxpayers, Voters, and those who have lived and love their home in Kitsilano for over 27 years. SRO's are proving time and again to be unsuccessful when thrown into communities and not run as promised. In 2014, Police Chief Jim Chu stated police calls to the Marguerite Ford Apartments on West 2nd Avenue have 'taxed the resources' of police officers. And the Social Housing Project generated 729 police calls within the first 16 months of being open. To date, the SRO's around the province are continuing to show similar reports with drugs, gang violence, and murders occurring within and around their vicinities. AGAIN...PLEASE reconsider the SPECIFIC type of SRO you are proposing for 2086-2098 W 7th Ave and 2091 W 8th Ave. Logistically, Economically, and for the BETTERMENT and SAFETY of EVERYONE in the COMMUNITY there are so many more viable SRO options that would integrate beautifully into our welcoming community. PLEASE RECONSIDER and DO NOT BUILD THE 140 UNIT 13 STOREY SRO! Thank you. Sincerely, A Long-Time Resident of Kitsilano s.22(1)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 219

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 19:41:03 pm

**Last Seen:** Oct 28, 2021 02:41:03 am

**IP Address:** s.22(1)

**Q1. Your comments**

Opposed due to proximity to school and density inappropriate for the area. There are no mention of supportive services for the social housing component. Putting at risk adults in close proximity to the school is asking for trouble.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 220

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 19:51:49 pm

**Last Seen:** Oct 27, 2021 19:51:49 pm

**IP Address:** n/a

**Q1. Your comments**

Because the site is not in DTES is not a good enough reason to locate supportive housing at Arbutus and 7th where there are no other support structures for residents. I would've never supported the city buying the adjacent CPR rail line property and now taking away already limited greenspace and using it for this housing across from a school and a park!.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered

**Respondent No:** 221**Login:** s.22(1)**Email:****Responded At:** Oct 27, 2021 20:14:37 pm**Last Seen:** Oct 27, 2021 20:14:37 pm**IP Address:** n/a**Q1. Your comments**

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Santa Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. Thank you for your kind consideration of the above. s.22(1)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 222

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 20:57:01 pm

**Last Seen:** Oct 27, 2021 20:57:01 pm

**IP Address:** n/a

**Q1. Your comments**

BC Housing's rezoning proposal should be rejected. 1) The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. There has been no change to accommodate the concerns I brought up: - No change to height of building. At 13 floors, it's one storey higher than previously proposed - There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood - Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day) - No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years 2) Project rendering of the supportive housing proposal is deceptive: - It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 223

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 27, 2021 21:02:58 pm

**Last Seen:** Oct 27, 2021 21:02:58 pm

**IP Address:** n/a

**Q1. Your comments**

This type of housing is not appropriate for the proposed location, which is across from an elementary school.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 224

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 21:08:14 pm

**Last Seen:** Oct 27, 2021 21:08:14 pm

**IP Address:** n/a

**Q1. Your comments**

I strongly opposed your proposal. In fact, nothing has changed since the first "consultation" in March. Why bother consulting if the community's feedback is not taken into consideration? Your proposal erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). As a resident, I am concerned about my safety. I take the bus very early in the morning to go to work. Having 140 male residents who are allowed to use hard drugs s.22(1) and 1 block away from the bus station is hardly safe. Your proposal also fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. s.22(1) in the future knowing that 140 men at the height of their drug addiction or with a criminal record are strolling around freely in the area. Your proposal is inconsiderate to this community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 225

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 21:19:57 pm

**Last Seen:** Oct 27, 2021 21:19:57 pm

**IP Address:** n/a

**Q1. Your comments**

s.22(1) in order to be in a family oriented and safe community. I researched and believed that the City of Vancouver protects our children and our children's' future. In a very short time , I have come to witness this is untrue. You have pages of reasons that prove that development of BC housing in this community is unacceptable and denied by thousands of citizens. We support in assisting the homeless, but we have families and children to protect. Many families have chosen this community to escape the downtown homeless crisis, but this is not a concern for you. Maybe it would be a concern if you lived in this neighborhood and had your small children walk to school every morning.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 226

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 21:34:33 pm

**Last Seen:** Oct 27, 2021 21:34:33 pm

**IP Address:** n/a

**Q1. Your comments**

Is the council even considering comments? None of the recommendations given by the community were considered. This is unsafe for the residents, the children at the school and the future residents of the proposed building. This project needs to be done properly. The proper support needs to be taken for the future residents, and the children's safety needs to be considered. Further, the size of the building ignores the surrounding environment.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 227

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 21:39:28 pm

**Last Seen:** Oct 27, 2021 21:39:28 pm

**IP Address:** n/a

**Q1. Your comments**

I am appalled at the lack of responsiveness from the City and BC Housing to intelligent feedback from members of the community. In my mind, this project is a waste of money because it has not been thoughtfully planned, integrating the research on what helps people recover from substance use. Placing a large number of recovering individuals into a building with minimal psychological / psychiatric support is counter to best practices. In fact, people with substance use disorders and other axis I and axis II disorders need to be spaced out, and integrated into the community, so that they are less influenced by one another. You will see symptoms increase when housed together, including psychosis (put two people with a history of psychosis in the same living situation and you will see both get worse). I urge you to consult with Dr Julian Somers, psychologist at SFU, on this topic. He was one of the leads on the Homelessness project and he has a lot of data that could better inform your desire to help people with substance use and lack of shelter. In addition, please consider this summary of comments from the parents of St Augustines School: We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 228

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 21:42:47 pm

**Last Seen:** Oct 27, 2021 21:42:47 pm

**IP Address:** n/a

**Q1. Your comments**

This edifice dwarfs the entire community and is entirely too large for the area. No consideration has been given to the multitude of feedback provided already by hundreds of families in the community opposing this proposal due to its size and SRO status. No access or support for families who could benefit from housing in this area. No consideration of the dangers posed to 500 elementary school aged children within 25 metres of this facility.

**Q2. Your overall position about the application** ☒ Opposed

**Q3. I would like to be contacted about this application in the future** ☒ Yes



**Respondent No:** 229

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 21:49:10 pm

**Last Seen:** Oct 27, 2021 21:49:10 pm

**IP Address:** n/a

**Q1. Your comments**

This type of SRO facility has been tried before with disastrous results for the community. To place an enormous tower containing many mentally disturbed and drug addicted people within metres of a toddler playground, an elementary school, and a women's shelter is sheer folly. Who will be responsible for the inevitable tragedy? The City may indeed need such a facility but not dropped in the middle of a quiet suburb. Next to the new hospital, by all means.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 230

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 21:56:03 pm

**Last Seen:** Oct 27, 2021 21:56:03 pm

**IP Address:** n/a

**Q1. Your comments**

Despite the tremendous need for such housing, I'm forced to take the hard stance of being opposed to this proposal. This is because of the concerns that have been voiced, but not addressed. I wish that actions could be taken more thoughtfully, to benefit those in need of the housing and the community around it. As things stand now, these are my greatest concerns: There are insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). Why are the BC Housing guidelines which have previously stated 50-60 units as the target for supportive sites, not following what aligns with best practices for successful integration into the community? Where is the change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues? In addition, there is little consideration for the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. Finally, where was the thoughtful process regarding deciding on best site location? A large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets, located so close to over 400 school children? Doesn't that seem wrong to anyone?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 231

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 22:51:12 pm

**Last Seen:** Oct 27, 2021 22:51:12 pm

**IP Address:** n/a

**Q1. Your comments**

Disappointed that this proposal seems to have ignored any input from the Let's Talking Housing BC public feedback sessions in March 2021 - were any of these concerns considered or addressed? There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighbourhood and traffic can be adequately managed, particularly with the development of the new subway line. Will there be sufficient health support services for a proposed facility with 140 tenants? Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). Could a more diverse group of tenants be considered, perhaps could include single parents, seniors or those with accessibility issues. There should be serious consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 232

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 00:04:26 am

**Last Seen:** Oct 28, 2021 00:04:26 am

**IP Address:** n/a

**Q1. Your comments**

I am disappointed that this proposal seems to have ignored any input from the Let's Talking Housing BC public feedback sessions in March 2021 - were any of these concerns considered or addressed? We need to ensure traffic flows can be adequately managed, particularly with the development of the new subway line. Will there be sufficient health support services for a proposed facility with 140 tenants? Could a more diverse group of tenants be considered, perhaps could include single parents, seniors or those with accessibility issues. There should be serious consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop (many schools, daycares and a playground in the vicinity). Understand that there is a need for this kind of housing, but it doesn't make sense to locate such a large-scale project - housing up to 140 people with serious mental health and addiction issues - right next to a school, daycare and playground.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 233

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 00:06:47 am

**Last Seen:** Oct 28, 2021 00:06:47 am

**IP Address:** n/a

**Q1. Your comments**

We are disappointed that this proposal seems to have ignored any input from the Let's Talking Housing BC public feedback sessions in March 2021 - were any of these concerns considered or addressed? There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighbourhood and traffic can be adequately managed, particularly with the development of the new subway line. Furthermore, will there be sufficient health support services for a proposed facility with 140 tenants? Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). Could a more diverse group of tenants be considered, perhaps could include single parents, seniors or those with accessibility issues. Finally, there should be serious consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop (many schools, daycares and a playground in the vicinity). Understand that there is a need for this kind of housing, but it doesn't make sense to locate such a large-scale project - housing up to 140 people with serious mental health and addiction issues - right next to a school, daycare and playground.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 234

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 23:09:16 pm

**Last Seen:** Oct 28, 2021 06:17:32 am

**IP Address:** s.22(1)

**Q1. Your comments**

I am again providing comments on the proposed application in opposition of it. I participated in the feedback sessions and attend council meetings to hear countless other concerned residents from the community opposing this proposal. My primary concerns are the insufficient supports for the proposed facility for the number of tenants, along with the safety concerns and impacts to the community and children at the school, park, and neighborhood. Additionally, this type of facility does not support a diverse group of tenants, to include single parents, families, seniors or those with accessibility requirements. The sign that is up at the site states this is application is for social housing- but BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). BC Housing's level of care is totally insufficient for 140 tenants. s.22(1) s.22(1) The size and proposed purpose of the facility does not take the safety s.22(1) into consideration.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 235

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 23:14:21 pm

**Last Seen:** Oct 27, 2021 23:14:21 pm

**IP Address:** n/a

**Q1. Your comments**

I feel that the height of this building is inappropriate. I feel that the area is already congested with the new busloop. The safety of the children that go to the school should be researched before any sort of movement forward on this. Perhaps there is a compromise to have a smaller building with families living in supportive housing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 236

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 27, 2021 23:33:50 pm

**Last Seen:** Oct 27, 2021 23:33:50 pm

**IP Address:** n/a

**Q1. Your comments**

The building is much too big and completely unattractive. It in no way fits with the surrounding neighbourhood. Homelessness often goes hand-in-hand with drug addiction and mental illness. It might be problematic to install a large (350 unit) community of such folk opposite an elementary school, across from a children's playground, close to a daycare, and in the heart of an otherwise safe and pleasant neighbourhood. While I would be very happy to see the homeless folk in our Kitsilano neighbourhood, safely housed (and no longer defecating or taking drugs in our back alley, or begging on the street), perhaps a more spread-out series of smaller homes would be better.

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes





**Respondent No:** 237

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 01:14:35 am

**Last Seen:** Oct 28, 2021 01:14:35 am

**IP Address:** n/a

**Q1. Your comments**

1. Not enough support workers planned for such a big facility. 2. Location far from all the support like free dentistry, free vet, cheaper shopping, free food, which is currently offered in DTES, unless there is a plan to open such a facilities close by.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 238

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 07:11:41 am

**Last Seen:** Oct 28, 2021 07:11:41 am

**IP Address:** n/a

**Q1. Your comments**

As a parent in the neighbourhood, I am concerned about the density of this building and the combined impact of the new bus/skytrain station. Traffic will be horrendous, as is already with the school that is located nearby.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 239

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 07:33:56 am

**Last Seen:** Oct 28, 2021 14:35:27 pm

**IP Address:** s.22(1)

**Q1. Your comments**

As a parent of St.Augustine's School, I strongly disagree with this rezoning application for the hazardous potential to the school community.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 240

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 07:40:18 am

**Last Seen:** Oct 28, 2021 07:40:18 am

**IP Address:** n/a

**Q1. Your comments**

This proposal should be rejected for it has completely ignored St. Augustine's School input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. No change to the height of the building. At 13 floors, it's one story higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center, and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 meters of 400 school children, aged 3 to 12 years.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 241

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 08:48:30 am

**Last Seen:** Oct 28, 2021 08:48:30 am

**IP Address:** n/a

**Q1. Your comments**

-not inclusive of community feedback and culture -zoning doesn't match family neighbourhood -better suited for families and seniors

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 242

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 08:53:09 am

**Last Seen:** Oct 28, 2021 08:53:09 am

**IP Address:** n/a

**Q1. Your comments**

Why would it even be a consideration to put a housing development of that nature next to a school and children's park. This goes against our community wishes and doesn't help the community grow in a way that is desired by those already live here.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 243

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 09:11:50 am

**Last Seen:** Oct 28, 2021 09:11:50 am

**IP Address:** n/a

**Q1. Your comments**

The proposal should be REJECTED! there is going to be a major impact of the immediate surroundings. There is an Elementary school and preschool across the street and a successful women's recovery home 50 m. from the lot. The building is extremely high for the residential neighborhood. According to the proposal, there would NOT be enough health support for the 140 tenants 24 hours a day. I'm not against helping the community, but it needs to be done having the existing community in mind and the needs of those 140 new tenants. This proposal should be much more smaller, 50-60 tenants with 24 hr support and health care in a smaller building that fits more in the neighborhood. There should be a more diverse group of tenants, like single parents and seniors, I'm sure that with the support of the community these children and people would flourish in Kitsilano. My main concern now with the current proposal is the safety of the children (3-12) not only right across the street but in the surrounding preschools and elementary schools too. It doesn't help also the liquor store two blocks from the proposal, the bus loop and skytrain station and cannabis stores all over. Please have in mind the youngest and most vulnerable in the community and let's do this mindfully.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 244

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 09:24:21 am

**Last Seen:** Oct 28, 2021 09:24:21 am

**IP Address:** n/a

#### Q1. Your comments

St. Augustine School and Parish respond to BC Housing Rezoning Proposal for Arbutus between 7th and 8th Avenues BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

not answered



**Respondent No:** 245**Login:** s.22(1)**Email:****Responded At:** Oct 28, 2021 11:23:59 am**Last Seen:** Oct 28, 2021 11:23:59 am**IP Address:** n/a**Q1. Your comments**

St. Augustine School and Parish respond to BC Housing Rezoning Proposal for Arbutus between 7th and 8th Avenues BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 246

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 28, 2021 09:42:13 am

**Last Seen:** Oct 28, 2021 09:42:13 am

**IP Address:** n/a

**Q1. Your comments**

Irresponsible planning.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 247

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 09:43:10 am

**Last Seen:** Oct 28, 2021 09:43:10 am

**IP Address:** n/a

**Q1. Your comments**

Why to build it in the city centre. Sure money wisely. Get cheaper land , built larger building. Look at gastown. You need to move people with additions from city centre

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 248

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 09:45:15 am

**Last Seen:** Oct 28, 2021 09:45:15 am

**IP Address:** n/a

**Q1. Your comments**

As there is a school nearby, it is important that there is a plan to consider the safety of the children in this vicinity. This building will unfortunately allow people to easily "spy/watch" on the children at the school. The creation of such a large building will bring significantly more traffic to a place where traffic is already congested and a height that does not match the surrounding area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 249

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 09:51:40 am

**Last Seen:** Oct 28, 2021 09:51:40 am

**IP Address:** n/a

**Q1. Your comments**

Please do not pass this proposal. This type of housing will have a major impact on the area in such a negative way. There are small children directly across the street that will witness every incident that takes place at this building. 13 stories will tower over the school looking directly into their playground. Very concerning that grown, single, Addict males will be watching over small children as they play everyday. This is NOT the right location for this type of residents.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 250

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 09:57:32 am

**Last Seen:** Oct 28, 2021 19:31:28 pm

**IP Address:** s.22(1)

**Q1. Your comments**

This proposal does not conform to current zoning guidelines. It is 7 stories taller than any existing buildings in the neighbourhood. BC housing should not get a "free pass" while it is the residents of the neighbourhood who will be dealing with the effects of this larger building, increase traffic and risks created by the use. The risks are due to BC Housing track record of poor management, poor communication to the public and current proposed policies of this site use. This proposal will be the demise of a 110 year old school that serves its community. This is a self funded school, enrolment rates will continue to decline once this oversized building is built. This proposal is a massive supportive housing building that does not conform to the neighbourhood and puts a band-aid on a problem the city is faced with today, at the same time it will be slowly bleeding out the community this school has been built. In 10 years the enrolment will be down significantly, to a point where the school cannot financially operate due to enrolment. Want to know why? The school serves many families in our City who have chosen the school based on its faith, its curriculum, its location, its involvement in the community and most importantly its people. If the people, including teachers are on the decline, how can the school continue to operate? Why will it be on the decline? As everyone in our City visits schools to decide where to their children should attend, there will be this structure towering over the children's playground, much bigger than any building in the area and the parents will most certainly, and immediately ask, what is that? That is supportive housing opened by BC housing. Why is it so big? They were able to by-pass the current city Zoning limits for some reason, but dont worry join our school, only 3 people were murdered at BC Housing sites opened sites last year, they are well run and have it under control? (sarcasm) Get my point? It is a stigma no matter how you look at it, it is a stigma because BC Housing current policies do not protect their own residents and do not consider the existing communities in place.

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes



**Respondent No:** 251

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 11:30:54 am

**Last Seen:** Oct 28, 2021 11:30:54 am

**IP Address:** n/a

**Q1. Your comments**

The size of this building will not fit in with its surroundings, it is much too large. The intended use of this building is in a terrible location, directly across the street from an elementary school. Small innocent children should not be subjected to the acts of grown addicts. It is ridiculous to place these types of residents in such proximity to small innocent children. This proposal is completely inappropriate for this location and I beg you to oppose the overall application.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 252

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 10:37:17 am

**Last Seen:** Oct 28, 2021 18:11:59 pm

**IP Address:** s.22(1)

**Q1. Your comments**

This is absolutely unacceptable to build living for homeless and other "less fortunate" in the middle of the prime real estate where lots of young families with children live. Why not to build anything in Chilliwack or Abbotsford? These areas are beautiful. close to nature, have lots of parks and other amenities. Kitsilano will be ruined if it fills up with people from East Hastings.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 253

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 10:42:50 am

**Last Seen:** Oct 28, 2021 10:42:50 am

**IP Address:** n/a

**Q1. Your comments**

The fact that none (zero) of the recommendations made by the community on the previous session were taken into consideration makes me completely against this project. It shows the city doesn't care what the concerns of long term residents and taxpayers are and now the building is going to be even taller than originally proposed? 100% against.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 254

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 10:53:04 am

**Last Seen:** Oct 28, 2021 10:53:04 am

**IP Address:** n/a

**Q1. Your comments**

I think it is a very wrong placement of this project.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 255

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 10:57:41 am

**Last Seen:** Oct 28, 2021 10:57:41 am

**IP Address:** n/a

**Q1. Your comments**

1. Wait for the Broadway Plan and the Vancouver Plan to be completed. 2. Density is too high. 3. Neighborhood needs comprehensive planning with the new station and associated traffic and impacts. 4. What are the implications for the school and the students? 5. Are sufficient supports for the residents being required under zoning covenants? 6. Is 50m not a 16 story building not 13 story? What are the implications for views and sunlight?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 256

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 11:08:24 am

**Last Seen:** Jan 13, 2022 22:28:45 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I am not against housing homeless people on the west side of Vancouver. However, housing this many people in a tower is very unwise. We have all seen how institutionalizing a large number of people can have unintended consequences. Not all homeless people have the same needs, and when you warehouse together bad things can, and have been known happen. In Vancouver, what has been very successful to date are the smaller group homes scattered around the city in older homes. s.22(1) one of them which houses seven individuals who have different degrees of mental illness. They do have different caregivers who are there 24/7. The reason s.22(1) is because the house fits into the neighbourhood, and he does not feel stigmatized. So I suggest that you follow this model so people feel like they are part of their community, not a large institution.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 257

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 11:31:24 am

**Last Seen:** Oct 28, 2021 11:31:24 am

**IP Address:** n/a

**Q1. Your comments**

To Whom it may concern, I am writing this letter on behalf of my husband and myself as parents of children at both St Augustine's Elementary school and Reach For the Stars Montessori and as residents of the St Augustine Parish. We are very disappointed that our thoughts and comments were completely ignored when we first wrote in the Spring of 2021. From what we have learnt from our school and community we believe that the proposed design for the homes proposed by BC housing are not in line with current housing in the area. We would propose that the housing be smaller in size and more fitting with the housing that already exists in the local community. The proposed 13 storey complex is now one level higher than the original building proposed and will continue to dwarf the houses and school in the surrounding area. The proposed building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. The proposed size of the housing would dramatically increase the number of people in the community, without any clear projections about how amenities in the area would increase. As the team plan the project we would suggest that they take into consideration both the amenities for and the safety of both future and current residents in the area. There should be sufficient support for new residents including indoor and outdoor amenities along with access to health care and policing. We would like to see a mix of diversity of tenants that is more in keeping with the neighbouring school and families that live in the area. As a Catholic community we already support the Sancta Maria House in the neighbourhood that already provides support for over 200 women who are vulnerable and recovering from addictions. Bringing more vulnerable people to the neighbourhood without adequate support will be problematic. We would suggest that single parents, or elderly people who could benefit from being in a community such as ours should be prioritised. The proposed single family units would not allow this to be supported so we would suggest more family units. The safety of the current residents including the 400 children at the neighbouring St Augustine's school and Montessori must be given the highest level of priority in this decision. We are already facing the challenges from the Broadway Subway project that is significantly impacting daily school life, with the added risk of road traffic accidents and pollution. We would propose that if this project goes ahead that having a police department in the neighbourhood and police to support a culture of safety in the neighbourhood would be ideal. Moving forward we would propose that any application for rezoning of the property should NOT go forward until the neighbourhood has been properly consulted. The BC Housing proposal, as currently designed, should not proceed to rezoning. Yours faithfully, s.22(1)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 258

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 11:41:16 am

**Last Seen:** Oct 28, 2021 11:41:16 am

**IP Address:** n/a

**Q1. Your comments**

Only one question is, why people who work hard cannot afford to buy and live where they would like, are forced to leave far from the city? But if you are lonely and homeless, then you can live in a premium location? It's unfair.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 259

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 11:58:57 am

**Last Seen:** Oct 28, 2021 19:14:55 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I fully support housing for the vulnerable populations. In this case however City of Vancouver has made a grave mistake on the location and size of this project and the impact it will have to this particular neighbourhood. \* Too close to many childcare facilities...St. Augustine School, CEFA Early Learning, KACS childcare, Lord Tennyson Elementary School, Playground. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. \* Too big!!! \* Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Also..... 6 parking spots!!! Not sufficient. where are the staff and visitors going to park. There is already very little parking in the area and its naïve to think everyone is going to take transit. \* Most BC Housing supportive housing complexes are much smaller than what is being proposed here and they aren't even necessarily in close proximity to so many children. because of the size the building clearly shows significant shadowing to St. Augustine school classrooms, resource center and playground in the morning hours throughout the year. Why would you impact the health of children in such a significant way to provide for another group. This does not make sense. \* Reading the proposal I feel there is insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). \* There is so little space in this area already. It is completely inadequate to provide for the current traffic as Arbutus is such a small street North of West Broadway. How is adding significant amount of extra foot traffic, vehicle traffic and bikes going to be addressed especially with the huge amount of extra traffic from the skytrain station and bus loop! I am very concerned for the impact and safety of my and all children if this proposal goes through as planned. \* Making a successful transition from homelessness to the first steps in recovery is absolutely important to this particular segment of society but it is equally important the the appropriate location and services are provided and it is VERY CLEAR THIS IS NOT THE RIGHT LOCATION!!! I voted for the current Mayor and I hope he does the right thing so I dont regret my decision. Children's safety is just as important as supporting our homeless and other vulnerable populations.

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 260

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 28, 2021 11:59:59 am

**Last Seen:** Oct 28, 2021 11:59:59 am

**IP Address:** n/a

**Q1. Your comments**

It's not safe for kids (elementary school is too close by) to house addicted and homeless people close by

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 261

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 12:08:31 pm

**Last Seen:** Oct 28, 2021 12:08:31 pm

**IP Address:** n/a

**Q1. Your comments**

Don't support building in this location

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 262

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 12:09:30 pm

**Last Seen:** Oct 28, 2021 12:09:30 pm

**IP Address:** n/a

**Q1. Your comments**

This is not the right place for this building.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 263

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 12:19:27 pm

**Last Seen:** Oct 28, 2021 12:19:27 pm

**IP Address:** n/a

**Q1. Your comments**

I applaud the energy being put into social/supportive housing but I vehemently disagree that a 13 story complex across from a school and preschool park is an appropriate development. Not only would it not fit in with the size and height of buildings around it but the scale with a proposed 140 tenants is too high and the proposed onsite support services too low for successful integration into the community (with 400 school aged children) taking into account the mental health needs of the residents and safety issues that can arise with this population. I believe supportive housing can be a win-win in communities if the scale makes it more like neighbourhood housing (than large scale apartment housing as proposed) and where the model of care offers a high level of personal support to residents. Making a successful transition from homelessness requires significant direct and individualized care. As I understand it, most current BC Housing supportive housing complexes are much smaller than what is being proposed here.

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes



**Respondent No:** 264

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 28, 2021 12:38:36 pm

**Last Seen:** Oct 28, 2021 12:38:36 pm

**IP Address:** n/a

**Q1. Your comments**

This building will be just a few steps away from elementary school, which is absolutely not a good idea. Also potential residents of this kind of housing are known for their disturbing behavior, which we as a society don't want our kids to see on the daily basis. Also it's a very reputable neighborhood, and the property is very expensive in this area, some hard-working people will never be able to afford housing there, so why should it be given to someone who is not even trying to push themselves to be able to afford any housing? There are so many work opportunities right now and our government still thinks it's a good strategy to give people fish instead of the fishing rod.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 265

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 28, 2021 13:07:35 pm

**Last Seen:** Oct 28, 2021 13:07:35 pm

**IP Address:** n/a

**Q1. Your comments**

This can significantly increase crime and vandalism and lower safety for residents, like the facility on 7th and Fir did.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 266

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 28, 2021 13:07:50 pm

**Last Seen:** Oct 28, 2021 13:07:50 pm

**IP Address:** n/a

**Q1. Your comments**

I believe this proposal should be rejected. The height is still way out of line of anything in the area, including what is actually on Broadway near Arbutus. I have major concerns about it being so close to a school and a playground frequented by very small children. Are they not a vulnerable population that the city has an obligation to? It is impossible to see how this is in their best interests. I have concerns that the other supportive housing is much smaller in size and whether a provider can manage this safely. The size and scale do not fit with the neighbourhood and there are insufficient additional supports here presently.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 267

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 13:30:39 pm

**Last Seen:** Oct 28, 2021 13:30:39 pm

**IP Address:** n/a

**Q1. Your comments**

The St Augustine School community has nicknamed this hub — housing, school, Skytrain — as a potential Bermuda Triangle of traffic that poses a safety risk for our children.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 268

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 13:40:24 pm

**Last Seen:** Oct 28, 2021 13:40:24 pm

**IP Address:** n/a

**Q1. Your comments**

-it will cause even more congestion in an already congested area -safety is a big concern considering the proposed building and skytrain is 25m from an elementary school and preschool -building height is a concern as it shows shadowing to the st. Augustine classrooms, resource center and playground in the morning hours throughout the year

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 269

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 13:43:03 pm

**Last Seen:** Oct 28, 2021 13:43:03 pm

**IP Address:** n/a

**Q1. Your comments**

I don't think this is the right place to have a building like this given that there is a school so close to the proposed address. The building clearly shows significant shadowing to the St. Augustine's school classrooms, resource center and playground in the morning hours throughout the year. This proposal erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. Thus, it should be really taken into consideration that a school with more than 400 children up to age of 12 will be beside this building. Have you considered how to integrate these 2 groups of people (kids vs people transitioning from homelessness) together to prevent any harms considering that they both will be located almost next to each other? Have you considered the safety of the children? What is the plan to prevent issues that can affect the children? Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 meters. Why do you think is that? I believe this is not the right location to proceed with this project. And I also insist that the project description should not be misleading and instead be as clear as possible regarding the type of housing is this project referring to.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 270

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 14:11:22 pm

**Last Seen:** Oct 28, 2021 14:11:22 pm

**IP Address:** n/a

**Q1. Your comments**

Reidential areas populated by families, kids and older people and specially the most expensive and appealing areas of the city is not the right place to build housing. downtown Vancouver has been degrading and showing a great example of negative impact of having housing on every block. Its dangerous and inappropriate and it's not a solution.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 271

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 14:14:49 pm

**Last Seen:** Oct 29, 2021 02:44:45 am

**IP Address:** s.22(1)

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected in its current form. The proposal has completely ignored our community input to the feedback sessions in March 2021. This consultation process has not been meaningful. Nothing positive has changed from the first proposal and there has been no attempt to accommodate our concerns. Significant feedback from our community has been ignored, despite our recommendations to find ways to make supportive housing work at this location. • While I support well thought out housing projects and initiatives I do not believe this proposal is going to yield the suggested benefits. We believe in an inclusive, well planned and executed support based project, however it must be consistent in size for this neighbourhood and within strict boundaries that fall within all of the many concerns, which to date have not been adequately addressed, reviewed or accepted by this community; in particular the large, vulnerable child based footprint including the daycare across the street along with the elementary school. [In addition to 6 other daycares and elementary schools within a 4 block radius, including Kitsilano Area Child Care Society at 2041 W.6 th Ave, Bumblebear Daycare at 2305 W. 7th Ave, Lord Tennyson Elementary at 2650 Maple St, St John's School at 2215 W. 10th, Madrona School Society at 2064 W. 10th Ave and Fraser Academy at 2294 W. 10th Ave. Being within an extremely close proximity of approximately 18 meters across the street from this project puts more than 450 students ages 30 months in preschool, daycare and elementary programs through Grade 7 subject to serious risks and vulnerability in public safety, environmental health, and traffic impacts. This is a direct lack of consideration for the existing elementary school, childcare centre, playgrounds and toddler parks directly across the street. In this application there has been no reduction to height of building. At 13 floors, it's one storey higher than previously proposed. There is a lack of consideration for existing neighbourhood plans. There should only be modest building height increases from current standards, consistent with recommendations in the Broadway Plan to ensure the building fits into the neighbourhood. The school and nearby buildings are dwarfed in comparison to the proposed complex. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. There should not be building height increases allowed from the current standards, which will completely overshadow and dwarf the school and nearby buildings in comparison. The proposed site is currently zoned RM-4, allowing a building height up to 10.7 meters (3-4 storeys), which compares to the other developments in this neighbourhood, as it is in direct proximity to a preschool/daycare, elementary school, children's playground at Delamont park and numerous 3 and 4 storey buildings. This is not a commercially zoned site, nor is it appropriate to be considered as such. Thereby, the proposed height of 12 storeys is unacceptable for the Kitsilano neighbourhood's context, whereby it will not enhance liveability for current area residents and will be a significant contravention from the planning guidelines that other nearby sites and properties have had to maintain. Additionally, there are no community amenities, services or contributions proposed for the current area residents. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). Lack of appropriate support on site will likely compromise safety of families and compromise safe play areas. There is no plan to screen the residents with a criminal record check or vulnerability assessment tool which may compromise the safety of our children playing outside in a playground within 18 meters of the housing of these residents. There is a plan which allows an on site drug use space, again within 18m of the school playground in which over 400 children from ages 30months through Grade 7 will be playing in. In an effort to prevent any harm to neighbouring children Section 161 under the Criminal Code of Canada needs be considered, whereby offenders are prohibited from attending any "public park or public swimming area where persons under the age of 16 years are present or can reasonably be expected to be present, or a daycare centre, school ground, playground or community centre." There should be consistent, sufficient and appropriate support for residents of the housing site. To ensure this development adheres to the premise from which this proposal is being made, a successful transition from homelessness to the first steps in recovery requires significant support. This includes ample direct care and supervision, ample onsite security, enclosed and appropriate indoor and outdoor amenities and a community/policing liaison to canvass, consult and repair any less than favourable effects their residents have introduced into the neighbourhood.



Without the above addressed in concrete terms, we believe that the BC Housing proposal does not provide any level of effective care for the number of people they are proposing on their site while taking the impact on the community into consideration. There has been no change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. The supportive housing proposal should ensure a mix and diversity of tenants, including families, single parents, seniors, and those with accessibility issues. This means living spaces need to be much larger and more diverse than exclusive single resident units as currently proposed which would eliminate many of the groups mentioned. Irrespective of its eventual height, the proposed building must also contain a mix of different sized units, including family units, to ensure a mix and diversity of tenants, including parents with children. Equality and Fairness. The design of the proposed building is incompatible with the neighbourhood and building's purpose. This proposal should wait until the final Broadway Plan has been adopted by the City Council. Filing a rezoning application for a 12-storey building on the site before finalization of the Broadway Plan would undermine the City's ongoing public consultation process undertaken to establish a comprehensive area plan for the Broadway Corridor - in which this site is also located. This may very likely set a negative future precedent for the entire Kitsilano area and undermine the final Broadway Plan for the area. It would also unreasonably disregard the City's Development Permit Board's concern with an 11-storey building proposed on an adjacent property, about 50 meters from the site. As recently as February 2021, due to height concerns, the City of Vancouver's Development Permit Board unanimously refused a development permit for an 11 -story building proposed for 2103 West Broadway, which is about 50 meters to the south of the proposed site. Similarly, other projects in the area have had to adhere to the area and development plans in place. If BC Housing's mandate it to address the urgent need for more homes for those at risk or suffering from homelessness in Vancouver, they should be encouraged to file a development permit application for the site for a building that complies with the current RM-4 height and other guidelines within. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. A disturbing lack of consideration for the safety of 450+students and families across the street from this development. Vancouver police records requested by The Globe and Mail show that the range of calls to the city's 14 supportive-housing buildings ranged in 2020 from a low of four calls at the Broadway Youth Resources tower at Fraser and Broadway Streets, to 789 calls at the Alexander Street community housing tower at 111 Princess St., managed by PHS. The Kettle on Burrard had 90 calls, the McLaren Housing Society building on Howe Street had 95, while The Budzy, also on Princess Street, had 305. Project rendering of the supportive housing proposal is deceptive. • It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. • Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. • It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). • It fails to describe the neighborhood into which this proposed facility would be built. • There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south.

Q2. Your overall position about the application	Opposed
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Q3. I would like to be contacted about this application in the future	not answered
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**Respondent No:** 272

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 15:18:27 pm

**Last Seen:** Oct 28, 2021 15:18:27 pm

**IP Address:** n/a

**Q1. Your comments**

What an amazing project!!! It is about time to see more supportive housing for those suffering from mental health/addiction illness. Providing a warm, safe home with SUPPORT as described on the project, will definitely help them with a sense of community and provide opportunities for recovery. I invite everyone that opposes this project, to walk around 16th ave and Dunbar ( and other areas that provides supportive housing), which has a building for people with mental health/addiction illness and see if it changed the surrounding areas. It did not! It actually makes the community safer as the most vulnerable of our society has now a place to call home, no longer needing to be on the streets.

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 273

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 15:19:41 pm

**Last Seen:** Oct 28, 2021 15:19:41 pm

**IP Address:** n/a

**Q1. Your comments**

Scary

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 274

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 15:34:12 pm

**Last Seen:** Oct 28, 2021 15:34:12 pm

**IP Address:** n/a

**Q1. Your comments**

this location is between a school, a park, and a daycare, plus another daycare 3 schools within 2 blocks. It doesn't seem like the right location for this population. Why not welcoming low income/at risk family housing. That group would benefit most from the amenities and support in the area-good schools, kits neighbourhood house, kits community Center. Especially since Saint augustine is willing to give free tuition to any children living I think the new building. Also there is is the question that none of the occupants will be screening for violent crimes/activities, and sexual offenders as stated in the Q & A from last summer. this location is between a school, a park, and a daycare, plus another daycare 3 schools within 2 blocks. It doesn't seem like the right location for this population. Why not welcoming low income/at risk family housing. That group would benefit most from the amenities and support in the area-good schools, kits neighbourhood house, kits community Center. Especially since Saint augustine is willing to give free tuition to any children living I think the new building. Also there is is the question that none of the occupants will be screening for violent crimes/activities, and sexual offenders as stated in the Q & A from last summer. Also the claim that these SRO doesn't not affect the safety of the neighbours is not true. The police stats studied only showed the calls concerning the sro, not the calls from the neighbourhood regarding the occupants of the sro. It is common knowledge that crimes become rampant after a large population of unsupervised homeless men comes to a neighborhood.

**Q2. Your overall position about the application** Mixed

**Q3. I would like to be contacted about this application in the future** Yes



**Respondent No:** 275

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 15:46:37 pm

**Last Seen:** Oct 28, 2021 15:46:37 pm

**IP Address:** n/a

**Q1. Your comments**

- Lack of consideration to surrounding community - No assurances for the safety of children at elementary school across the street - No communication on plans to ensure safe traffic flow for pedestrians, bikers and vehicles - Little to no consideration given to feedback provided by community in previous discussions

**Q2. Your overall position about the application**      Opposed

**Q3. I would like to be contacted about this application in the future**      Yes



**Respondent No:** 276

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 15:53:37 pm

**Last Seen:** Oct 28, 2021 15:53:37 pm

**IP Address:** n/a

**Q1. Your comments**

Hi. Are you curious? Homeless person in Kitsilano? I'm working hard s.22(1) and can't effort a place in Surrey. These people waste my taxes and get place in the best Vancouver area. Where is you logistic and fair to others?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 277

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 16:07:11 pm

**Last Seen:** Oct 28, 2021 16:07:11 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed to the City of Vancouver for its supportive housing proposal on Arbutus Street between 7th and 8th Avenues.  
It is too close to a school.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this  
application in the future**

not answered



**Respondent No:** 278

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 16:08:09 pm

**Last Seen:** Oct 28, 2021 16:08:09 pm

**IP Address:** n/a

**Q1. Your comments**

Opposed to City of Vancouver for its supportive housing proposal on Arbutus Street between 7th and 8th Avenues

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 279

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 16:29:40 pm

**Last Seen:** Oct 28, 2021 16:29:40 pm

**IP Address:** n/a

**Q1. Your comments**

Did you think that drug addicted men safe to stay near elementary school?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 280

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 16:37:23 pm

**Last Seen:** Oct 28, 2021 16:37:23 pm

**IP Address:** n/a

**Q1. Your comments**

This puts safety of the nearby residents at huge risk! Absolutely opposed to this development. Please consider how children are supposed to safely walk in that area now. I understand that you're trying to help vulnerable people but others should be considered as well. Noone in that neighborhood would ever be ok with that.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 281

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 16:57:52 pm

**Last Seen:** Oct 28, 2021 16:57:52 pm

**IP Address:** n/a

**Q1. Your comments**

As a parent of Elementary school children I am deeply worried about the future consequences of this proposal. Situated across an Elementary school and preschool and blocks away from other preschools and Lord Tennyson Elem. Not to mention the problems that I foresee with such a huge building in the middle of a residential area and according to what BC Housing is proposing, there will not be enough health support for such large number of tenants (140). This could be a much more inclusive project where single parents can live with their children and seniors as well....the neighborhood and its community would have a lot to offer them.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 282

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 16:59:08 pm

**Last Seen:** Oct 28, 2021 16:59:08 pm

**IP Address:** n/a

**Q1. Your comments**

Have concern to the proximity to the building to school and playground. Also concern about the building height which could significantly impact surrounding properties.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 283

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 17:07:05 pm

**Last Seen:** Oct 28, 2021 17:07:05 pm

**IP Address:** n/a

**Q1. Your comments**

I fully support this initiative. Housing First has been proven to be an effective way of addressing homelessness - a serious problem in Vancouver. In terms of its location - I think it is GOOD that it will be near a school. Children need to learn about these issues and it will help individuals needing this housing to feel part of a community.

**Q2. Your overall position about the application** Support

**Q3. I would like to be contacted about this application in the future** Yes



**Respondent No:** 284

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 17:11:19 pm

**Last Seen:** Oct 28, 2021 17:11:19 pm

**IP Address:** n/a

**Q1. Your comments**

I have a concern about who those units will be provided to. First of all, there is a school literally 10 steps from the proposed building. Second of all, there is a BC liquor store probably 50 meters away. If what I've learned about this project is true (the target population - homeless and/or at a risk of homelessness, probably addicts or persons with mental health issues), I don't see at all how the location makes sense. Who do you intend to support? There are tons of families, single parents that are experiencing tough times. With the prices on the market being out of the common sense, shouldn't we rather focus on our future generations?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 285

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 17:16:49 pm

**Last Seen:** Oct 28, 2021 17:16:49 pm

**IP Address:** n/a

**Q1. Your comments**

I have a concern about who those units will be provided to. First of all, there is a school literally 10 steps from the proposed building. Second of all, there is a BC liquor store probably 50 meters away. If what I've learned about this project is true (the target population - homeless and/or at a risk of homelessness, probably addicts or persons with mental health issues), I don't see at all how the location makes sense. Who do you intend to support? There are tons of families, single parents that are experiencing tough times. With the prices on the market being out of the common sense, shouldn't we rather focus on our future generations?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



Respondent No: 286

Login: s.22(1)

Email:

Responded At: Oct 28, 2021 17:25:19 pm

Last Seen: Oct 28, 2021 17:25:19 pm

IP Address: n/a

#### Q1. Your comments

St. Augustine School and Parish respond to BC Housing Rezoning Proposal for Arbutus between 7th and 8th Avenues BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

Yes





**Respondent No:** 287

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 18:16:43 pm

**Last Seen:** Nov 12, 2021 01:44:52 am

**IP Address:** s.22(1)

**Q1. Your comments**

This is a slum tower project, in a place where such a project does not belong. We, the local residents who raise families in this neighbourhood, do not want a slum tower installed beside parks and schools. Social housing should prioritize space for working families. Low-barrier housing should be not so concentrated, it should be distributed, with single occupant units being fewer than the family units. A low-barrier project will bring all manner of antisocial behaviour to an otherwise serene neighbourhood. The proposed tower is too tall, it should be maximum six stories in keeping with the neighbourhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 288

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 28, 2021 18:48:51 pm

**Last Seen:** Oct 28, 2021 18:48:51 pm

**IP Address:** n/a

**Q1. Your comments**

Point #1 : It's absolutely insane to build this type of social project near the school area! There is a lot of other reasons why I'm against it as well, but it should be more than enough of point #1

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 289

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 19:06:13 pm

**Last Seen:** Oct 28, 2021 19:06:13 pm

**IP Address:** n/a

**Q1. Your comments**

Not near school please. That doace could be used for daycare, before and after school programs.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 290

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 20:27:55 pm

**Last Seen:** Oct 28, 2021 20:27:55 pm

**IP Address:** n/a

**Q1. Your comments**

BC Housing's rezoning proposal should be rejected for a number of reasons: 1. The proposal has ignored the input provided in March 2021 by hundreds of parents of some 400 elementary students attending St Augustine School. 2. The consultation process has been mechanical but not meaningful, with no material changes since the first proposal. 3. As a parent, I remain rightfully concerned with having 140 supportive housing tenants with questionable mental health and possible drug dependencies living just footsteps away from an elementary school. As it stands, there are insufficient tenant support services for a facility of this size. 4. It is not responsible to use taxpayer money to construct a project which (i) knowingly exposes young children to serious safety risks without a risk mitigation plan; and which (ii) has not been vetted by a full and fair public consultation process. The proposal should be rejected until the concerns of those affected are adequately addressed.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 291

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 20:40:43 pm

**Last Seen:** Oct 28, 2021 20:40:43 pm

**IP Address:** n/a

**Q1. Your comments**

BC Housing's rezoning proposal should be rejected because: 1. The proposal has ignored the input provided in March 2021 by countless families of some 400 students aged 3 to 12 years attending St Augustine School. 2. The consultation process has been woefully ineffective, with no material changes since the first proposal. 3. As a parent, I remain rightfully concerned with having 140 supportive housing residents with questionable mental health and possible drug dependencies living just footsteps away from my children's elementary school. 4. While supportive housing is an important objective, the City of Vancouver should not throw its weight behind a project which knowingly exposes young children to serious safety risks without a risk mitigation plan. It is unlikely that public officials would ever support the construction of a new school footsteps away from a supportive housing project so why should they build a new supportive housing project next to an existing school? The proposal should be rejected until the concerns of those affected are adequately addressed.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 292

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 20:56:37 pm

**Last Seen:** Oct 28, 2021 20:56:37 pm

**IP Address:** n/a

**Q1. Your comments**

Opposed to the idea of building social housing in a family area. It will bring a distortion and unwanted issues to the neighbourhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 293

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 21:03:58 pm

**Last Seen:** Oct 28, 2021 21:03:58 pm

**IP Address:** n/a

**Q1. Your comments**

That's stupid. Children in elementary school will not feel safe, and that may lead to mental problems in school nearby

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 294

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 21:15:04 pm

**Last Seen:** Oct 28, 2021 21:15:04 pm

**IP Address:** n/a

**Q1. Your comments**

This is ridiculous!!! Send them northern BC and put all these people who live on welfare to work! Enough is enough. Where are all my taxes going?!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 295

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 21:32:59 pm

**Last Seen:** Oct 28, 2021 21:32:59 pm

**IP Address:** n/a

**Q1. Your comments**

Absolutely wrong location for such contingent

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 296

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 28, 2021 21:54:15 pm

**Last Seen:** Oct 28, 2021 21:54:15 pm

**IP Address:** n/a

**Q1. Your comments**

It's outrageous, near school and children!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 297

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 21:58:19 pm

**Last Seen:** Oct 28, 2021 21:58:19 pm

**IP Address:** n/a

**Q1. Your comments**

No need to place such objects near the schools.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 298

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 22:15:49 pm

**Last Seen:** Oct 28, 2021 22:15:49 pm

**IP Address:** n/a

**Q1. Your comments**

s.22(1) I know for a fact that the road to recovery starts with a home. For years I have witnessed people trying so hard to work, to get healthy, to stop using drugs, to get mental health issues under control, none of which is possible without a home. I know there is much concern about people "flocking" to the area, but the truth is people are already there - sleeping, eating, storing their few belongings, and using on the street. I have also seen people find their humanity, dare to hope again, remember that they deserve better, make meaningful connections with others once they are housed and supported. My only hope is that there is enough funding to provide the future residents with everything they need so they stop surviving and start thriving.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 299

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 22:30:44 pm

**Last Seen:** Oct 28, 2021 22:30:44 pm

**IP Address:** n/a

#### Q1. Your comments

I do not support this rezoning application for multiple reasons. 1. DESIGN DOES NOT ALIGN WITH NEIGHBOURHOOD CONTEXT/CHARACTER On page 3 of the application booklet, BC Housing and VAHA list the principles they say have helped guide their decision making on this project. Principle 4 reads: "Design within the neighbourhood context by considering the surrounding area densities, height, character, residential land use & planning context." On the same page, the design team lists their architectural objectives for this project, including objective 3: "Design a contextually relevant building that respects the unique neighbourhood character." In my view, this project fails to meet the above-noted principle and objective for a variety of reasons. The project is not congruent with the neighbourhood's density, height, character, land use and planning, including because: a) you are applying to rezone the site from RM-4 to comprehensive development CD-1 to facilitate a 13 storey tower when all of the neighbouring properties on West 7th and 8th are 3-4 stories and will remain so for the foreseeable future as there are no plans to redevelop the school, parish or surrounding residential buildings on West 7th and 8th avenues to greater heights; moreover, the property immediately south of the building will be a bus depot and will not be of any significant height b) the Broadway Plan Rezoning Moratorium does NOT allow for more than modest increases in building height; at 4 times current zoning, a 13 storey tower is not a modest increase in building height c) you state that the site is in "a transitional zone between the expanding, mixed-use, mid-height Broadway corridor and the low to mid rise residential forms of Kitsilano" as justification for a 13 storey tower facing West 8th - West 8th does not contain mid-height buildings, only low to mid rise residential forms. 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It is acknowledged in your materials that individuals with complex health issues will be living in the building. There is insufficient parking for the health care professionals that will need to attend the building. On the site property, there is no space available for emergency vehicles



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This does not align with best practices for successful integration into the community for the benefit of tenants and the community. It is misleading to call this building supportive given the lack of actual supports on site. Other supportive housing sites, such as the nearby Sanford Apartments, have more supports in place for fewer residents (62 residents). There is only one medical room and only 3 consultation rooms. As noted above, the site doesn't provide space for emergency vehicles and personnel to attend on site. You refer to a healthy indoor environment being critically important for all residents, including those with complex health issues. This healthy environment would include using low-emitting materials, operable windows, air conditioning and acoustics. But if you don't provide the necessary complex health care supports, this is all useless. 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It is also disingenuous that you talk about this project being critical to help the most vulnerable and marginalized in our City when it will gravely impact, and may result in the closing down, of the Sancta Maria Recovery House - a recovery home that serves some of the most marginalized women in our City. This site should be home to supportive housing for single mothers, single father, families and those with accessibility issues (only 14% per your materials). There has been no consideration of the overall safety/traffic impacts of a large supportive housing complex, in addition to a skytrain station and bus loop, all within 25 metres of 450 preschool and elementary school children aged 3 to 12.

Q2. Your overall position about the application      Opposed

Q3. I would like to be contacted about this application in the future      not answered





**Respondent No:** 300

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:21:43 pm

**Last Seen:** Oct 28, 2021 23:21:43 pm

**IP Address:** n/a

#### Q1. Your comments

I do not support this rezoning application for multiple reasons. 1. DESIGN DOES NOT ALIGN WITH NEIGHBOURHOOD CONTEXT/CHARACTER On page 3 of the application booklet, BC Housing and VAHA list the principles they say have helped guide their decision making on this project. Principle 4 reads: "Design within the neighbourhood context by considering the surrounding area densities, height, character, residential land use & planning context." On the same page, the design team lists their architectural objectives for this project, including objective 3: "Design a contextually relevant building that respects the unique neighbourhood character." In my view, this project fails to meet the above-noted principle and objective for a variety of reasons. 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Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered





**Respondent No:** 301

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:23:59 pm

**Last Seen:** Oct 28, 2021 23:23:59 pm

**IP Address:** n/a

#### Q1. Your comments

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Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered





**Respondent No:** 302

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:26:16 pm

**Last Seen:** Oct 28, 2021 23:26:16 pm

**IP Address:** n/a

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Q2. Your overall position about the application      Opposed

Q3. I would like to be contacted about this application in the future      not answered





**Respondent No:** 303

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:28:33 pm

**Last Seen:** Oct 28, 2021 23:28:33 pm

**IP Address:** n/a

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Q2. Your overall position about the application                      Opposed

Q3. I would like to be contacted about this application in the future                      Yes





**Respondent No:** 304

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:30:51 pm

**Last Seen:** Oct 28, 2021 23:30:51 pm

**IP Address:** n/a

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Q2. Your overall position about the application      Opposed

Q3. I would like to be contacted about this application in the future      not answered





**Respondent No:** 305

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:33:08 pm

**Last Seen:** Oct 28, 2021 23:33:08 pm

**IP Address:** n/a

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Q2. Your overall position about the application      Opposed

Q3. I would like to be contacted about this application in the future      not answered





**Respondent No:** 306

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:35:25 pm

**Last Seen:** Oct 28, 2021 23:35:25 pm

**IP Address:** n/a

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Q2. Your overall position about the application      Opposed

Q3. I would like to be contacted about this application in the future      not answered





**Respondent No:** 307

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:37:42 pm

**Last Seen:** Oct 28, 2021 23:37:42 pm

**IP Address:** n/a

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Q2. Your overall position about the application      Opposed

Q3. I would like to be contacted about this application in the future      not answered





**Respondent No:** 308

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:39:59 pm

**Last Seen:** Oct 28, 2021 23:39:59 pm

**IP Address:** n/a

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Q2. Your overall position about the application      Opposed

Q3. I would like to be contacted about this application in the future      not answered





**Respondent No:** 309

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:42:16 pm

**Last Seen:** Oct 28, 2021 23:42:16 pm

**IP Address:** n/a

#### Q1. Your comments

I do not support this rezoning application for multiple reasons. 1. DESIGN DOES NOT ALIGN WITH NEIGHBOURHOOD CONTEXT/CHARACTER On page 3 of the application booklet, BC Housing and VAHA list the principles they say have helped guide their decision making on this project. Principle 4 reads: "Design within the neighbourhood context by considering the surrounding area densities, height, character, residential land use & planning context." On the same page, the design team lists their architectural objectives for this project, including objective 3: "Design a contextually relevant building that respects the unique neighbourhood character." In my view, this project fails to meet the above-noted principle and objective for a variety of reasons. The project is not congruent with the neighbourhood's density, height, character, land use and planning, including because: a) you are applying to rezone the site from RM-4 to comprehensive development CD-1 to facilitate a 13 storey tower when all of the neighbouring properties on West 7th and 8th are 3-4 stories and will remain so for the foreseeable future as there are no plans to redevelop the school, parish or surrounding residential buildings on West 7th and 8th avenues to greater heights; moreover, the property immediately south of the building will be a bus depot and will not be of any significant height b) the Broadway Plan Rezoning Moratorium does NOT allow for more than modest increases in building height; at 4 times current zoning, a 13 storey tower is not a modest increase in building height c) you state that the site is in "a transitional zone between the expanding, mixed-use, mid-height Broadway corridor and the low to mid rise residential forms of Kitsilano" as justification for a 13 storey tower facing West 8th - West 8th does not contain mid-height buildings, only low to mid rise residential forms. I would not classify 13-storeys as a "mid-height" building but rather as a "tall" building (you have referred to the building as "tall" in your materials and which I comment on below). A 13-storey building is incongruent with the remainder of West 8th d) you refer to West 7th as being "more residential-scaled"; West 8th is also residential scaled and a 13 storey building on West 8th is out of scale with neighbouring properties e) the requested FSR is 4.42 which is 5.9 times greater than the current zoning f) throughout the application materials, the building is referred to as a "modular steel tall building"; there are no modular steel tall buildings in the nearby vicinity and such a building is incongruent with the neighbouring school, preschool and residential buildings in both size and form g) the setbacks are negligible in depth; the setbacks on West 7th should definitely be greater to avoid people congregating at the front entrance of the building - this is necessary to ensure that the children of St. Augustine's - who frequently walk back and forth between the school and parish (it is an extension of their campus) feel safe and comfortable - as do the toddlers using the toddler park right across the street. The building entrance ought to be on West 8th to minimize exposure to preschool and elementary school children h) your very own renderings and diagrams show just how out of scale this building is in relation to the rest of the neighbourhood i) the building causes SIGNIFICANT shadowing to Delamont Park and St. Augustine school and neighbouring buildings. In particular, your shadow studies show significant shadowing to classrooms, the resource centre/commons area (located on the east side of the school building) and playground in the morning hours throughout the year (please note the school/preschool grounds are used during the summer months). The children at St. Augustine school are already affected by the fact that their school and play area front on Arbutus, a busy arterial street. The children will be further impacted by the increase in noise and air pollution that will come with the building of the end of line skytrain and bus depot. Now you are shadowing their property throughout the morning. This is unfair to the 450 children at that preschool and elementary school and you must balance the needs of all residents in the neighbourhood. I urge you to read the following article: <https://www.nsnews.com/highlights/childrens-health-cognitive-abilities-depend-on-access-to-nature-metro-vancouver-study-4538344> regarding a UBC study that found that children near green spaces achieve better results on early childhood development tests, partly due to lowered exposure to traffic-related air and noise pollution (air and noise pollution have been found to increase stress, sleep disturbances and central nervous system damage in children). j) removal of canopy of trees at Arbutus and West 7th which provide welcomed green space in our neighbourhood that is already deficient in greenspace; given our climate crisis and the huge traffic infrastructure being built in the neighbourhood, attempts should be made to preserve this canopy as much as possible. It is my understanding that at least 3 of the trees, if not more, are considered high value by an arborist K) there are only 5 parking stalls for vehicles. It is acknowledged in your materials that individuals with complex health issues will be living in the building. There is insufficient parking for the health care professionals that will need to attend the building. On the site property, there is no space available for emergency vehicles



(ambulance, fire trucks, police cars) that frequently attend supportive housing buildings because of the complex health issues and needs of its residents (smaller supportive housing projects saw 133 visits per month from emergency vehicles) I) Arbutus is already a high traffic artery and with the skytrain, bus depot and such a large building as proposed, congestion will intensify - including in the school zone. This causes a safety hazard to the children and elderly in the neighbourhood The building is so incongruent with the neighbourhood in size and form, it serves to further stigmatize the residents it is intended to help and I fear that will contribute to its failure. 2. LACK OF REAL COMMUNITY ENGAGEMENT AND TRANSPARENCY In the application booklet, it is stated that this project is intended to be a precedent for future supportive housing projects. If you want such projects to be successful, you not only need to achieve a successful design, but "buy in" from the neighbourhood. BC Housing and the City did not give residents in the neighbourhood any notice of the project until February 2020, when they were presented with a plan that seemed to have been already finalized. Engagement was limited - the few information sessions that were held were stacked with BC Housing staff and staff shut down questions and comments from residents that they did not agree with. It was insulting and disappointing. After months of quiet and not being apprised of the community feedback that BC Housing received in spring 2020, BC Housing and the City are now presenting a proposal that seems virtually unchanged from the first version. In the application materials, you acknowledge receiving "input from the housing provider" and that it was "a key part of the design process". However, you did not involve the neighbourhood in any key part of the design process. The absence of proper, transparent process has created distrust of BC Housing and the City in the neighbourhood. You need to hit "pause" on this project to save BC Housing's and the City's public credibility, and to create a building that takes into account both the needs and interests of the residents and neighbours - so that it is successful for both and can be replicated elsewhere. ADDITIONAL CONCERNS We can and should have supportive housing in our neighbourhood but I do not agree with the site chosen given its location 25 metres from vulnerable preschool and elementary school children. The City owns some 20 properties north of Delamont Park that could be developed into supportive housing in a form, and on a scale, congruent with the neighbourhood. BC Housing's own guidelines recommend supportive housing projects of approximately 50 units. This proposal is well outside BC Housing's frameworks. People are being warehoused into 140 small units of about 380 square ft each. This does not align with best practices for successful integration into the community for the benefit of tenants and the community. It is misleading to call this building supportive given the lack of actual supports on site. Other supportive housing sites, such as the nearby Sanford Apartments, have more supports in place for fewer residents (62 residents). There is only one medical room and only 3 consultation rooms. As noted above, the site doesn't provide space for emergency vehicles and personnel to attend on site. You refer to a healthy indoor environment being critically important for all residents, including those with complex health issues. This healthy environment would include using low-emitting materials, operable windows, air conditioning and acoustics. But if you don't provide the necessary complex health care supports, this is all useless. While I understand there is a homelessness crisis, using this crisis as a reason to push through this PERMANENT building - despite its bad planning - is not appropriate. If you really wanted to address the "urgent" homelessness crisis right away, there are city-owned lots already open in Vancouver (e.g. 1500 Main Street) that don't need to be rezoned to accommodate a 13-storey tower. You wouldn't be working on this project for years and spending all this time on rezoning. You chose this site because BC Housing and City staff thinks supportive housing should be on the West side (which I agree with) but more importantly, to use this building as justification to build even higher in the neighbouring area of Broadway. It is also disingenuous that you talk about this project being critical to help the most vulnerable and marginalized in our City when it will gravely impact, and may result in the closing down, of the Sancta Maria Recovery House - a recovery home that serves some of the most marginalized women in our City. This site should be home to supportive housing for single mothers, single father, families and those with accessibility issues (only 14% per your materials). There has been no consideration of the overall safety/traffic impacts of a large supportive housing complex, in addition to a skytrain station and bus loop, all within 25 metres of 450 preschool and elementary school children aged 3 to 12.

Q2. Your overall position about the application      Opposed

Q3. I would like to be contacted about this application in the future      not answered





**Respondent No:** 310

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:44:33 pm

**Last Seen:** Oct 28, 2021 23:44:33 pm

**IP Address:** n/a

#### Q1. Your comments

I do not support this rezoning application for multiple reasons. 1. DESIGN DOES NOT ALIGN WITH NEIGHBOURHOOD CONTEXT/CHARACTER On page 3 of the application booklet, BC Housing and VAHA list the principles they say have helped guide their decision making on this project. Principle 4 reads: "Design within the neighbourhood context by considering the surrounding area densities, height, character, residential land use & planning context." On the same page, the design team lists their architectural objectives for this project, including objective 3: "Design a contextually relevant building that respects the unique neighbourhood character." In my view, this project fails to meet the above-noted principle and objective for a variety of reasons. The project is not congruent with the neighbourhood's density, height, character, land use and planning, including because: a) you are applying to rezone the site from RM-4 to comprehensive development CD-1 to facilitate a 13 storey tower when all of the neighbouring properties on West 7th and 8th are 3-4 stories and will remain so for the foreseeable future as there are no plans to redevelop the school, parish or surrounding residential buildings on West 7th and 8th avenues to greater heights; moreover, the property immediately south of the building will be a bus depot and will not be of any significant height b) the Broadway Plan Rezoning Moratorium does NOT allow for more than modest increases in building height; at 4 times current zoning, a 13 storey tower is not a modest increase in building height c) you state that the site is in "a transitional zone between the expanding, mixed-use, mid-height Broadway corridor and the low to mid rise residential forms of Kitsilano" as justification for a 13 storey tower facing West 8th - West 8th does not contain mid-height buildings, only low to mid rise residential forms. 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Q2. Your overall position about the application      Opposed

Q3. I would like to be contacted about this application in the future      not answered



**Respondent No:** 311

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 22:58:45 pm

**Last Seen:** Oct 28, 2021 22:58:45 pm

**IP Address:** n/a

**Q1. Your comments**

The height of this building is getting higher. This is not consistent with the buildings in the neighbourhood. The highest building on Broadway and Arbutus is only 8 stories high. Along with the new bus loop at the corner, this is going to affect the traffic in the area which has worsened since the start of construction of the Broadway Subway. Social housing units makes it sound like it is housing for everyone but please call it what it is. This is going to be an SRO catering to single men with minimal supports for a building of this size. This is going to negatively affect the neighbours which are a playground, elementary school, daycares, women's addiction rehabilitation house, and seniors housing.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 312

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 28, 2021 23:27:13 pm

**Last Seen:** Oct 28, 2021 23:27:13 pm

**IP Address:** n/a

**Q1. Your comments**

Accidentally marked "opposed" while I fully support the project

**Q2. Your overall position about the application**

Support

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 313

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 05:19:40 am

**Last Seen:** Oct 29, 2021 05:19:40 am

**IP Address:** n/a

**Q1. Your comments**

Housing needs to be farther away from schools

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 314

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 29, 2021 06:32:07 am

**Last Seen:** Oct 29, 2021 06:32:07 am

**IP Address:** n/a

**Q1. Your comments**

Proximity of proposed development to the elementary school is very concerning, we do not want a supportive or social housing project anywhere near places where the children learn and play.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 315

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 08:34:46 am

**Last Seen:** Oct 29, 2021 08:34:46 am

**IP Address:** n/a

**Q1. Your comments**

Against location

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 316

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 10:11:53 am

**Last Seen:** Oct 29, 2021 10:11:53 am

**IP Address:** n/a

**Q1. Your comments**

I disagree with this proposal. This building stands too tall compared to its immediate surroundings and needs to be smaller or relocated. It is too close to a young children's playground and an elementary school. Having supportive housing that close with 140 people provide risks if people have relapse or go back to the older way of lives, which can naturally happen. It is an already a narrow road that will become too congested for the community by bringing in much more density.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 317

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 10:43:01 am

**Last Seen:** Oct 29, 2021 17:46:51 pm

**IP Address:** s.22(1)

**Q1. Your comments**

I am 100% opposed to this rezoning application. A 13 story building is completely out of character with the neighbourhood. Additionally, the close proximity of a social housing building with 140 units to an elementary school is unacceptably dangerous. This zoning must be rejected.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 318

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 12:56:35 pm

**Last Seen:** Oct 29, 2021 12:56:35 pm

**IP Address:** n/a

**Q1. Your comments**

I am not ok with the high-rise building, especially there is an elementary school and a church beside it. It's a 13-storey residential building, and I don't want to see the area becomes too crowded. I am going to the s.22(1) and it's already so hard for me to find parking. If there is a big residential building, and I know it will be even harder to find parking later.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 319

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 12:57:19 pm

**Last Seen:** Oct 29, 2021 12:57:19 pm

**IP Address:** n/a

**Q1. Your comments**

City should think about the safety of kids learning in the school nearby .

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 320

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 12:58:15 pm

**Last Seen:** Oct 29, 2021 12:58:15 pm

**IP Address:** n/a

**Q1. Your comments**

There are several schools close by this new building is not right

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 321

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:01:28 pm

**Last Seen:** Oct 29, 2021 13:01:28 pm

**IP Address:** n/a

**Q1. Your comments**

This is a "social Death Star" - have any of the originators of this plan ever worked in social housing?? I have - this is a very predictable disaster

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 322

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:04:12 pm

**Last Seen:** Oct 29, 2021 13:04:12 pm

**IP Address:** n/a

**Q1. Your comments**

Absolutely a terrible idea! There are at least four schools in that area. That would make that area very dangerous for our kids.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 323

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:06:09 pm

**Last Seen:** Oct 29, 2021 13:06:09 pm

**IP Address:** n/a

**Q1. Your comments**

This is too close to many schools putting children at risk.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 324

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:10:32 pm

**Last Seen:** Oct 29, 2021 13:10:32 pm

**IP Address:** n/a

**Q1. Your comments**

There are too many schools & young children in that area. The City is putting their personal safety at risk. There are many children who walk or bike to school by themselves. How are you going to guarantee the safety of these children?

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 325

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:12:30 pm

**Last Seen:** Oct 29, 2021 13:12:30 pm

**IP Address:** n/a

**Q1. Your comments**

Negatively impact the livelihood of this community

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 326

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:16:09 pm

**Last Seen:** Oct 29, 2021 13:16:09 pm

**IP Address:** n/a

**Q1. Your comments**

I support the idea and intention of this project, but feel it is much too large in scale! Did anyone ask anyone who lived in the area about how they felt? Everyone I talk to feels that a 13 story building would take over and compromise the neighborhood community feeling in the area that we all enjoy. Please reconsider the size and scale of this project!!

**Q2. Your overall position about the application**

Mixed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 327

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:21:28 pm

**Last Seen:** Oct 29, 2021 13:21:28 pm

**IP Address:** n/a

**Q1. Your comments**

Why is the proposed units are 3x more than the original guideline. We strongly oppose this change. This should not be proposed lightly without hearing the concerns from local communities. Why is this low income housing offered to criminals, drug addicts or individuals that might cause harm to children? The project should focus on real families with kids who need help. The local communities are well established with young families in the neighborhood. Why destroy something that took years of developing with one single project? The government should protect our future generations, not planting fear in our children.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 328

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:27:38 pm

**Last Seen:** Oct 29, 2021 13:27:38 pm

**IP Address:** n/a

**Q1. Your comments**

While I understand the necessity of affordable housing in Vancouver, the location of this project does not seem adequate at all. There are four elementary schools in very close proximity, St Augustine, Lord Tennyson, St. John's and Fraser Academy. There are several child care facilities (Kitsilano Child Care Society and Montessori) and a Women's Shelter. Having this project located near these will potentially put women and young children at risk.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 329

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:40:37 pm

**Last Seen:** Oct 29, 2021 13:40:37 pm

**IP Address:** n/a

**Q1. Your comments**

I do not support the 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application in its current form. I believe it to be too large and not appropriately inclusive. The proposed 140-unit, 13 story development is inconsistent with other supportive housing development which have been appropriately designed to blend into neighborhoods. This includes the 62-unit, 9 story Sanford Apartments in Fairview (1601 W 7th Ave) and the 3 story, 51-unit Dunbar Apartments in Dunbar (3595 W 17th Ave). The proposed development will be the tallest building ever built south of 4th avenue in Kitsilano. In physical stature, it is undeniably inconsistent with the character and context of the neighbourhood, regardless of it being supportive housing. Such a large supportive housing structure has real potential to be stigmatized in the neighborhood as has been noted in recently published studies on supportive housing. A more subtle approach would facilitate integration. On the topic of integration, it is important to note that Kitsilano is a neighborhood rich with parks and schools. By limiting this building to individual units, I believe the planners are missing an opportunity to integrate families, especially children. The proposal should include units for couples and families. This letter serves to memorialize my objection to the West 8th Avenue at Arbutus Street Supportive Housing proposal in its current form. s.22(1)

s.22(1)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 330

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:51:46 pm

**Last Seen:** Oct 29, 2021 13:51:46 pm

**IP Address:** n/a

**Q1. Your comments**

There are few schools within one block of the site. I oppose the rezoning at Arbutus between 7th and 8th.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 331

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 29, 2021 13:54:58 pm

**Last Seen:** Oct 29, 2021 13:54:58 pm

**IP Address:** n/a

**Q1. Your comments**

This is not a good location to have this housing unit here. There are Elementary schools within few blocks.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 332

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 14:03:31 pm

**Last Seen:** Oct 29, 2021 14:03:31 pm

**IP Address:** n/a

**Q1. Your comments**

I do not believe that the location of this site is appropriate. It is directly across the street from an elementary school and preschool. The safety of these young children is at risk with such a project. Please consider this.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 333

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 29, 2021 14:05:34 pm

**Last Seen:** Oct 29, 2021 14:05:34 pm

**IP Address:** n/a

**Q1. Your comments**

140 social housing units directly across from an elementary school & preschool is NOT appropriate. The safety of small children is at stake. Please consider them.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 334

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 14:26:46 pm

**Last Seen:** Oct 29, 2021 14:26:46 pm

**IP Address:** n/a

**Q1. Your comments**

I am adamantly against this development and have been living in Kitsilano s.22(1) that go to school within blocks from this site and I already worry about their safety when they walk and bike to school. I paid so much money to move to this safe, quiet residential neighbourhood. Please don't take that away from us. For the sake of all the schools (5 of them: St John's, Fraser Academy, St. Augustine, Lord Tennyson & Kits High) within a 5 minutes walk of this building this is a terrible idea. Thousands of kids would be put at risk.

**Q2. Your overall position about the application** ☒ Opposed

**Q3. I would like to be contacted about this application in the future** ☒ Yes





**Respondent No:** 335

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 14:32:55 pm

**Last Seen:** Oct 29, 2021 14:32:55 pm

**IP Address:** n/a

**Q1. Your comments**

I object this proposal. There are at least 3 schools located close to this site. I'm a parent at one of the schools. Some kids walk to school from home or bus stops on their own in this neighborhood. Kids walk to nearby parks for their Physical Education classes. I'm extremely concerned about the safety issues to our kids arising from housing the homeless, dangerous offenders and criminals at this site.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 336

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 14:51:41 pm

**Last Seen:** Oct 29, 2021 14:51:41 pm

**IP Address:** n/a

**Q1. Your comments**

I clearly oppose this rezoning application and it should be rejected for the follow reasons: 1) It is too large for the area and has too many units to provide the proper support needed for the target residents. Basically, it will only be a newer version of the Balmoral or Regent Hotels located on East Hastings Street (and basically any other SRO of this size in the City of Vancouver) which has proven over and over again not to work and provide the support the residents would need (as residents mix will be basically the same as the infamous Balmoral and Regent Hotels). It does not address the issues and there is no proven track record that "supportive/social" housing on this scale has ever been successful. It is only moving the problem from one area of the city to another. 2) The location of proposed creates a serious safety concern for the residents and users of this area, especially for over the 1,500 school aged children that attend school within 3 blocks of the proposed development. Ask yourself, would you build an elementary, daycare or toddler park, within 25 steps of either the Regent Hotel or Balmoral Hotel and cite that there would be no safety concerns for the vulnerable children that would attend that school/daycare? (Even the closest school to an SRO like this on East Hastings is still over 5 blocks (not 25 steps) away. 3) The proposed size of the project will also overwhelm an already crowded and busy traffic, bike and pedestrian thoroughfare. The congestion and traffic is only going to exponentially increase with the completion of subway station and busloop that is being constructed on the corner. Adding something this size to the current neighbourhood is woefully and inherently dangerous to the residents and users of this area. I have personally watched a firetruck get stuck in traffic in the area unable to move for 5 minutes with sirens and lights fully blaring to make way (unfortunately, there is no way for traffic to get out of the way). Let's add to this and see who is responsible when emergency vehicles cannot get to an emergency in a timely manner and someone ends up dying. (Wouldn't this be worse if it was an emergency that involved a child at one of the schools?) 4) Supportive/social housing can work in this area and has been proven to work and integrate into the neighbourhood for decades now. The size and scale of this project will not provide for meaningful integration but will challenge, overrun and create immense pushback and opposition from the users in the area, mainly because there has been absolutely no response, dialogue or meaningful conversation about concerns and suggestions for making a proposed social/supportive housing project a success in this area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 337

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 15:33:43 pm

**Last Seen:** Oct 29, 2021 15:33:43 pm

**IP Address:** n/a

**Q1. Your comments**

I oppose this development

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 338

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 29, 2021 15:35:07 pm

**Last Seen:** Oct 29, 2021 15:35:07 pm

**IP Address:** n/a

**Q1. Your comments**

It is irresponsible to erect this here. There are insufficient supports for this population.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 339

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 15:37:23 pm

**Last Seen:** Oct 29, 2021 15:37:23 pm

**IP Address:** n/a

**Q1. Your comments**

This is not safe considering the proximity to three schools that are learning environments for young children. It's unbelievable the city is has gotten this far without more public input/consultation and even entertaining this idea with all the risk to children. The safety of local residents ans children are not being prioritized.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 340

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 16:19:48 pm

**Last Seen:** Oct 29, 2021 16:19:48 pm

**IP Address:** n/a

**Q1. Your comments**

Opposed

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 341

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 16:21:46 pm

**Last Seen:** Oct 29, 2021 16:21:46 pm

**IP Address:** n/a

**Q1. Your comments**

Disappointed that this proposal seems to have ignored any input from the Let's Talking Housing BC public feedback sessions in March 2021 - were any of these concerns considered or addressed? Need to ensure traffic flows can be adequately managed, particularly with the development of the new subway line. Will there be sufficient health support services for a proposed facility with 140 tenants? Could a more diverse group of tenants be considered, perhaps could include single parents, seniors or those with accessibility issues. There should be serious consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop (many schools, daycares and a playground in the vicinity). Understand that there is a need for this kind of housing, but it doesn't make sense to locate such a large-scale project - housing up to 140 people with serious mental health and addiction issues - right next to a school, daycare and playground.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 342

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 16:22:30 pm

**Last Seen:** Oct 29, 2021 16:22:30 pm

**IP Address:** n/a

**Q1. Your comments**

We're disappointed that this proposal seems to have ignored any input from the Let's Talking Housing BC public feedback sessions in March 2021 - were any of these concerns considered or addressed? There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood and traffic can be adequately managed, particularly with the development of the new subway line. Will there be sufficient health support services for a proposed facility with 140 tenants? Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). Could a more diverse group of tenants be considered, perhaps could include single parents, seniors or those with accessibility issues. There should be serious consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 343

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 16:23:38 pm

**Last Seen:** Oct 29, 2021 16:23:38 pm

**IP Address:** n/a

**Q1. Your comments**

I am disappointed that this proposal seems to have ignored any input from the Let's Talking Housing BC public feedback sessions in March 2021 - were any of these concerns considered or addressed? There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighbourhood and traffic can be adequately managed, particularly with the development of the new subway line. Will there be sufficient health support services for a proposed facility with 140 tenants? Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). Could a more diverse group of tenants be considered, perhaps could include single parents, seniors or those with accessibility issues. There should be serious consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 344

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 16:40:56 pm

**Last Seen:** Oct 29, 2021 16:40:56 pm

**IP Address:** n/a

**Q1. Your comments**

With many families and children in the neighborhood, this would create an unsafe environment, even if it's just seemingly so.  
I am fully opposed to this proposal.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this  
application in the future**

not answered





**Respondent No:** 345

**Login:** s.22(1)

**Email:**



**Responded At:** Oct 29, 2021 16:48:23 pm

**Last Seen:** Oct 29, 2021 16:48:23 pm

**IP Address:** n/a

**Q1. Your comments**

I highly disagree with this project . There are many many families with young kids and several schools in the area . We will be highly concerned about children safety in the area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 346

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 16:48:56 pm

**Last Seen:** Oct 29, 2021 16:48:56 pm

**IP Address:** n/a

**Q1. Your comments**

Great idea. Wrong Location. Similar social housing was built s.22(1) to deal with drug needles/paraphernalia, break-ins, mentally unstable individuals etc on numerous occasions. With at least 2 schools & parks/playground nearby within a few-blocks distance, can the person who spearheaded this location explain his/her logic to the public/community. Our family fully supports the idea of helping and offering low-cost housing, however, please build it at an area less vulnerable to children.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes

**Respondent No:** 347**Login:** s.22(1)**Email:****Responded At:** Oct 29, 2021 16:56:01 pm**Last Seen:** Oct 29, 2021 16:56:01 pm**IP Address:** n/a**Q1. Your comments**

I am extremely disappointed with this application as it appears that the city, once again, has solicited and received thoughtful, constructive comments from the community about a significant project impacting their neighbourhood and decided to wholly disregard this valuable feedback. Despite concerns about the building size, number of units, parking availability, and inadequate number of support staff, the proposal is virtually identical to the one put forward in the spring of 2021. Nothing in the rezoning application addresses the legitimate and reasonable recommendations that could lead to a successful integration of supportive housing at this location. My children attend Kindergarten at St. Augustine School and I am aware that the school, the parish and the local residents fully support efforts to find solutions to the homeless crisis. They have all provided suggestions that would be endorsed by the community and still deliver a substantial achievement toward this goal. This stretch of Arbutus, especially at school pick-up and drop-off times, is extremely busy and chaotic, leading to an unsafe combination of young children, frustrated drivers, cyclists and pedestrians. This will only be exacerbated by such a large facility, as well as the new Skytrain station and bus loop. Please come by yourself to observe the current situation and imagine the future conditions along the road, with vastly increased foot traffic, buses, and yes, cars! Six designated parking spots for 140 units and staff is absurd, even if most do cycle or take public transit. There will also be increased congestion from cars travelling to and from the new transit hub. The size and height of the proposed building would dwarf its surroundings and cast a shadow over much of the school grounds (especially the outdoor areas), as indicated in your studies. St. Augustine has done an incredible job over the years of improving the school and the amenities it offers (building expansion, new roof, library, future gymnasium) and are committed to the very best for their students. The school and parish do good works for the city's most vulnerable and wish to make the project a success; however, this requires the city to sincerely consider the stated impacts and scale back the scope of the proposed building in meaningful consultation with the community. Regards, s.22(1)

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 348

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 16:58:45 pm

**Last Seen:** Oct 29, 2021 16:58:45 pm

**IP Address:** n/a

**Q1. Your comments**

Thais is ridiculous! There are 5 schools in this area! What about the safety of the young children !

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 349

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 17:02:52 pm

**Last Seen:** Oct 29, 2021 17:02:52 pm

**IP Address:** n/a

#### Q1. Your comments

Please note that I support the St. Augustine School and Parish position on this project, as follows: St. Augustine School and Parish respond to BC Housing Rezoning Proposal for Arbutus between 7th and 8th Avenues BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative -- Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. All of the above points clearly indicate that this is not a proper project "fit" at all for this site or this location. A project of half the size (or even less than that, if not at all) should be what should be proposed to support proper context for this building site and in consideration for other factors that will negatively impact this community.

#### Q2. Your overall position about the application

Opposed



Q3. I would like to be contacted about this  
application in the future

Yes



**Respondent No:** 350

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 17:11:14 pm

**Last Seen:** Oct 29, 2021 17:11:14 pm

**IP Address:** n/a

**Q1. Your comments**

I strongly disagree this construction,since there are many schools around this area. This application would definitely put all the young students in a dangerous situation.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 351

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 17:12:18 pm

**Last Seen:** Oct 30, 2021 00:12:18 am

**IP Address:** s.22(1)

Q1. Your comments

in support

Q2. Your overall position about the application

Support

Q3. I would like to be contacted about this  
application in the future

Yes



**Respondent No:** 352

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 17:24:59 pm

**Last Seen:** Oct 30, 2021 00:24:59 am

**IP Address:** s.22(1)

**Q1. Your comments**

The scale, proportion, density, usage, location and overall appearance is vastly unsuited to and completely inappropriate for the proposed site, neighbourhood and citizens who currently reside in the area. The neighbourhood is currently human scale, walkable, and well treed in keeping with all the science supporting Healthy, Safe Successful and Sustainable urban community. The proposed development represents an aggressive, cynical, grievous and malicious assault on all of the current attributes of the neighbourhood that an ethical and responsible urban plan should be protecting, supporting and replicating.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 353

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 18:48:37 pm

**Last Seen:** Oct 30, 2021 01:48:37 am

**IP Address:** s.22(1)

**Q1. Your comments**

So ridiculous to even bring up such a proposal! This stupid thing happened in previous years as well! How did the hearing be conducted at all? We shall defend the Kitsilano before it is ruined by those stupid guys!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 354

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 18:49:32 pm

**Last Seen:** Oct 29, 2021 18:49:32 pm

**IP Address:** n/a

**Q1. Your comments**

I am strongly opposed to this proposal as Arbutus street is already such a high traffic area containing two schools and so many children occupying the area. The schools are already short staffed so keeping track of each child may be difficult at times. Statistics show an increased volume of crime such as theft, harassment, and property damage in direct correlation to social housing buildings. Approval of this project will cause many families to consider pulling out of the schools and moving to a different area. I believe money used for social housing units would be better spent on treatment and rehabilitation programs that will help lead to a better quality of life for those less fortunate.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 355

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 19:20:18 pm

**Last Seen:** Oct 29, 2021 19:20:18 pm

**IP Address:** n/a

**Q1. Your comments**

Shouldn't be placed near a school.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 356

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 19:21:42 pm

**Last Seen:** Oct 29, 2021 19:21:42 pm

**IP Address:** n/a

**Q1. Your comments**

I oppose this proposal, it's right next to a school and in a family oriented neighbourhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 357

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 19:22:44 pm

**Last Seen:** Oct 29, 2021 19:22:44 pm

**IP Address:** n/a

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Santa Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

Q2. Your overall position about the application

Opposed

Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 358**Login:** s.22(1)**Email:****Responded At:** Oct 29, 2021 21:07:57 pm**Last Seen:** Oct 29, 2021 21:07:57 pm**IP Address:** n/a**Q1. Your comments**

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 359

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 19:27:20 pm

**Last Seen:** Oct 29, 2021 19:27:20 pm

**IP Address:** n/a

**Q1. Your comments**

It's hard to believe there will be a 13 stories social housing in this very busy area. Right across the street is an elementary school which has 400 kids. It's hard to believe that the safety issue of the kids are considered when this rezoning is planned. The proposed social house is much higher than buildings in the neighbourhood.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 360

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 19:28:15 pm

**Last Seen:** Oct 30, 2021 02:38:43 am

**IP Address:** s.22(1)

**Q1. Your comments**

There are too many schools in the area. I am not against this proposal but it is in the wrong area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 361

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 20:16:03 pm

**Last Seen:** Oct 29, 2021 20:16:03 pm

**IP Address:** n/a

**Q1. Your comments**

With its proximity to multiple grades schools, I strongly oppose the establishment of this facility in this neighbourhood. It puts vulnerable children at unnecessary risk.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 362

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 20:30:04 pm

**Last Seen:** Oct 29, 2021 20:30:04 pm

**IP Address:** n/a

**Q1. Your comments**

I oppose this rezoning application due to the following concerns: 1.It will intensify traffic congestion in this area because we have a few schools in this area. 2. There is a shelter nearby for women and children fleeing violence. Those people will be threatened.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 363

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 20:37:20 pm

**Last Seen:** Oct 30, 2021 03:41:04 am

**IP Address:** s.22(1)

**Q1. Your comments**

There are at least 5 schools (preschool, elementary to high schools) within a couple blocks of this lot including a senior's facility. How does it make any sense to set up an alternative dwelling here. s.22(1) by another alternative housing and we have experienced increased break ins, feces in our parking lots, and had to pick up increased needles (substantiated by police reports). This is definitely not where to develop another alternative dwelling and I simply ask to consider all its repercussions from past incidents .

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 364

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 20:37:20 pm

**Last Seen:** Oct 29, 2021 20:37:20 pm

**IP Address:** n/a

**Q1. Your comments**

There are at least 5 schools (preschool, elementary to high schools) within a couple blocks of this lot including a senior's facility. How does it make any sense to set up an alternative dwelling here. s.22(1) by another alternative housing and we have experienced increased break ins, feces in our parking lots, and had to pick up increased needles (substantiated by police reports). This is definitely not where to develop another alternative dwelling and I simply ask to consider all its repercussions from past incidents .

**Q2. Your overall position about the application** ☐ Opposed

**Q3. I would like to be contacted about this application in the future** ☐ Yes



**Respondent No:** 365

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 20:57:10 pm

**Last Seen:** Oct 29, 2021 20:57:10 pm

**IP Address:** n/a

**Q1. Your comments**

The small area for this type of building. It is a very busy area.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered



**Respondent No:** 366

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 20:58:45 pm

**Last Seen:** Oct 29, 2021 20:58:45 pm

**IP Address:** n/a

**Q1. Your comments**

It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). This project is a terrible idea for this neighbourhood! I can't believe BC Housing would propose something like this in the area that is so close to such small children! Very disappointed!!!

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 367

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 21:41:04 pm

**Last Seen:** Oct 29, 2021 21:41:04 pm

**IP Address:** n/a

**Q1. Your comments**

I don't think it's a right place for affordable housing

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 368

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 22:09:12 pm

**Last Seen:** Oct 29, 2021 22:09:12 pm

**IP Address:** n/a

**Q1. Your comments**

Several reasons: \* building location for social housing is questionable, as there are not much businesses for those people to work. Would be reasonable to provide that space closer to their work, like business centres - downtown. \* the building is extremely tall and makes the view and the neighborhood looking awful \* transit link station and bus loop would make enough noise for people in the building to suffer, don't want such fortune for them. I am pretty sure there are better locations for it. \* the location near schools, playgrounds is more suitable for families with children rather than single occupancy rooms.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





Respondent No: 369

Login: s.22(1)

Email:

Responded At: Oct 29, 2021 22:09:17 pm

Last Seen: Oct 30, 2021 05:10:53 am

IP Address: s.22(1)

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

Yes



**Respondent No:** 370

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 22:23:44 pm

**Last Seen:** Oct 29, 2021 22:23:44 pm

**IP Address:** n/a

**Q1. Your comments**

This proposal is terrible on many levels. This space is not just a rectangle on a map, to have anything dropped onto it that sounds good in a political pitch. The spot is surrounded by little kids, a lot of little kids, going to and from school five days a week, and spending time at the playground after school, and on weekends. Can't anyone in office just see the obvious here. Social housing of this size, combined with a bus terminus/loop, and a Skytrain terminus is a safety nightmare for this neighbourhood. The busses and Skytrain are just a given at this point, understandably, but really how out of touch with reality can the city be to add a giant social housing project here. The fact is that housing like this places large numbers of people with mental health and drug issues smack in the middle of hundred of little kids. If there wasn't a school, or a playground, sure, whatever, but please get it together and get on board with reality here. These kids are going to be exposed to things little kids shouldn't be exposed to, and frequently. Eventually, between the the kids, the parents trying to take care of their kids, something bad is going to happen, and people are going to wonder why this was even considered. Not to mention the sheer number of transients that come with the massive increase in Skytrain traffic to the neighbourhood. Random attacks are on a huge increase across the city, and those are just the ones being reported, now concentrate the potential for these things next door (literally) to a preschool and an elementary school. Not smart, and its okay to say so.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 371

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 22:48:02 pm

**Last Seen:** Oct 30, 2021 05:48:02 am

**IP Address:** s.22(1)

**Q1. Your comments**

This proposal was originally for 12 storeys, now it's 13 - so what happened to the limit of 6 you agreed on as a whole. You've already received a huge amount of extremely knowledgeable feedback on this plan from residents & businesses in the area. Asking again is just proof that you intend to keep asking til you do what you want anyway, standard council procedure. This is a gross level of disrespect & disregard for the wellbeing of the people who live near the proposed site and for those who want to support the principles while still disagreeing without suffering the accusations of being nimbys. There are a gazillion precedents showing why this plan should be totally abandoned. Totally disgusting.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes





**Respondent No:** 372

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 22:49:55 pm

**Last Seen:** Oct 29, 2021 22:49:55 pm

**IP Address:** n/a

**Q1. Your comments**

There are schools and daycares near the location. That is not a suitable location.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 373

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 22:52:51 pm

**Last Seen:** Oct 29, 2021 22:52:51 pm

**IP Address:** n/a

**Q1. Your comments**

The park near this location has lots of little kids play there. Not a good location.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered





**Respondent No:** 374

**Login:** S.22(1)

**Email:**

**Responded At:** Oct 29, 2021 23:01:36 pm

**Last Seen:** Oct 29, 2021 23:01:36 pm

**IP Address:** n/a

**Q1. Your comments**

This site is surrounded by at least 6 schools ,within 200 meters distance ,how can you put homeless people here ? No way !

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

Yes



**Respondent No:** 375

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 23:04:15 pm

**Last Seen:** Oct 29, 2021 23:04:15 pm

**IP Address:** n/a

#### Q1. Your comments

BC Housing's rezoning proposal should be rejected. • The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. • This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. • For example: • No change to height of building. At 13 floors, it's one storey higher than previously proposed. • The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. • There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. • Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). • BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. • No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. • No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. • It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. • Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with a multitude of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. • It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). • It fails to describe the neighborhood into which this proposed facility would be built. • There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. However, • Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. • BC Housing's level of care is totally insufficient for 140 tenants. • BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. • Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. • There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. • Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. • Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. • Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

#### Q2. Your overall position about the application

Opposed

#### Q3. I would like to be contacted about this application in the future

not answered



**Respondent No:** 376

**Login:** s.22(1)

**Email:**

**Responded At:** Oct 29, 2021 23:06:08 pm

**Last Seen:** Oct 29, 2021 23:06:08 pm

**IP Address:** n/a

**Q1. Your comments**

Please consider the schools around the neighborhood. The safety of our children should be prioritized.

**Q2. Your overall position about the application**

Opposed

**Q3. I would like to be contacted about this application in the future**

not answered