



Respondent No: 377

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 00:03:09 am

Last Seen: Oct 30, 2021 00:03:09 am

IP Address: n/a

Q1. Your comments

This project is much too large and lacks supports necessary for persons transitioning from homelessness. The 13 storey height of the proposed building is about twice as tall as other buildings in the area and should be more aligned in scale to neighbouring structures. The single room format of the units excludes families and limits the diversity in the building. Many people that live or spend time in the area are concerned that this building is so close to an elementary school, public playground and women's recovery house - they want to know their families won't be harassed by anyone unstable or exposed to dangers like discarded needles. This area is currently very congested and will become even more busy when the subway station and bus loop open up - adding such a large social housing unit may add to the potential chaos.

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: 378

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 00:18:32 am

Last Seen: Oct 30, 2021 00:18:32 am

IP Address: n/a

Q1. Your comments

Thank you for sharing. Creating more social housing is a great thing! However, to create one in this neighbourhood that does not have affordable groceries, social services and other supports for low income families will not help actually help those who move into subsidized homes, not attract the population you are hoping to serve.

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: 379

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 03:44:35 am

Last Seen: Oct 30, 2021 03:44:35 am

IP Address: n/a

Q1. Your comments

My two young kids go to school in this community and this proposal is an absolute threat for their safety. Parents with young kids in the community are sadly horrified and disappointed. Please please do reconsider on behalf of our young children who are definitely deserve better safety and healthier 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: 380

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 09:05:33 am

Last Seen: Oct 30, 2021 09:05:33 am

IP Address: n/a

Q1. Your comments

I would like to see a lower 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: 381

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 09:06:43 am

Last Seen: Oct 30, 2021 09:06:43 am

IP Address: n/a

Q1. Your comments

Hell no!

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: 382

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 09:19:54 am

Last Seen: Oct 30, 2021 09:19:54 am

IP Address: n/a

Q1. Your comments

There are a number of schools in the vicinity which concerns me

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: 383

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 09:23:07 am

Last Seen: Oct 30, 2021 09:23:07 am

IP Address: n/a

Q1. Your comments

A social housing unit across from an elementary school is unsafe as it brings a host of problems including drugs and crime to the surrounding area. It is not loving or protecting the children to bring this across the street. Also, this is prime real estate that the rest of us work very hard to afford to live in this area - it seems unfair that this is given to social 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: 384

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 09:57:57 am

Last Seen: Oct 30, 2021 09:57:57 am

IP Address: n/a

Q1. Your comments

Strongly 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: 385

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 10:12:57 am

Last Seen: Oct 30, 2021 10:12:57 am

IP Address: n/a

Q1. Your comments

This is shocking to have across the street, meters away from an elementary school and daycare and toddler park. It's irresponsible planning and ignorant.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 386

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 12:06:44 pm

Last Seen: Oct 30, 2021 12:06:44 pm

IP Address: n/a

Q1. Your comments

This is extremely concern and poor planning. I understand there was overwhelming opposition given there is an elementary school and daycare and park across the street.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 387

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 10:25:16 am

Last Seen: Oct 31, 2021 17:06:37 pm

IP Address: s.22(1)

Q1. Your comments

Placing nearby all the schools is asking for trouble. Another space less popular would be a better option

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: 388

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 10:37:17 am

Last Seen: Nov 02, 2021 16:08:28 pm

IP Address: s.22(1)

Q1. Your comments

I am not in favour of this development as it stands

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 389

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 11:11:58 am

Last Seen: Oct 30, 2021 11:11:58 am

IP Address: n/a

Q1. Your comments

I am opposed to this proposal because my daughter attends the elementary school across the street. I believe that social housing is important, but I also know that the residents can negatively affect neighbourhood safety. I understand that in theory, residents are screened, and community services exist (ie: policing, community services) but some property managers are more responsible than others, and certain demographics (ie: social housing for low-income single mothers) can be more peaceful neighbours than others (people with disabilities at risk of or experiencing homelessness). I am concerned for the ability of my child to walk or bike safely to & from school by herself. The recently announced bus terminus station and subway construction has already begun to exacerbate traffic chaos on that block for the expanding number of students at this school. The addition of this project at this time is not appropriate.

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: 390

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 11:40:14 am

Last Seen: Oct 30, 2021 11:40:14 am

IP Address: n/a

Q1. Your comments

I have been s.22(1). This does not belong in this neighbourhood, let alone a lot that is directly across from a school. It's bad enough you're putting the bus loop and sky train station kiddy corner to the 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: 391

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 12:04:42 pm

Last Seen: Oct 30, 2021 19:08:24 pm

IP Address: s.22(1)

Q1. Your comments

The proposed building is massive. A 13-storey building in this residential part of the neighbourhood is completely unacceptable. The building is not even located on Broadway Street, it's between 7th and 8th Ave. And what about the school, playground, daycare and shelter that are located right next to this proposed building? Why have you ignored all of these? 400 children aged 3 to 12 years old attend these places every day. Can't you plan for something more in line with current standards? Sanford Apartments, which is just a few minutes away, provides housing for 62 residents, and you want to more than double that in a more residential area, with hundreds more children nearby, with less support?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 392

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 12:14:53 pm

Last Seen: Oct 30, 2021 12:14:53 pm

IP Address: n/a

Q1. Your comments

I am opposed to putting this project near three schools. It puts children at significant 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: 393

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 12:50:27 pm

Last Seen: Oct 30, 2021 12:50:27 pm

IP Address: n/a

Q1. Your comments

I feel this is not an appropriate location for this facility due to its proximity to 3 schools.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 394

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 12:19:33 pm

Last Seen: Oct 30, 2021 12:19:33 pm

IP Address: n/a

Q1. Your comments

This is worse place for this project. Can't know believe is even a 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: 395

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 12:53:20 pm

Last Seen: Oct 30, 2021 12:53:20 pm

IP Address: n/a

Q1. Your comments

s.22(1) I personally am very afraid of your rezoning plans. I do not think that this is an appropriate location for this establishment

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: 396

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 12:45:17 pm

Last Seen: Nov 25, 2021 00:36:57 am

IP Address: s.22(1)

Q1. Your comments

Take your advice and look at the immediate surroundings--there are no 13 storey buildings. There is no subsidized housing of this magnitude. You're going to bring in marginalized people into a neighbourhood and by building this 13 storey structure, make them feel even more unwelcome. The only goal Vancouver seems to have is the uglification of a beautiful area--high rises? How do they add to neighbourhoods? How do they make a community? Objections to this proposal were submitted last year and here you are again, asking for more input. I don't object to the type of housing but the size--how about focussing on families? Keep the building a low rise so it fits in with 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: 397

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 12:52:42 pm

Last Seen: Oct 30, 2021 12:52:42 pm

IP Address: n/a

Q1. Your comments

Supporting people in need is a responsibility of the government and the society in general. It includes all members of the society. Placing a supportive house, with people having mental health issues, and drug addictions close to a school, represent high risk for the 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: 398

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 13:29:17 pm

Last Seen: Oct 30, 2021 13:29:17 pm

IP Address: n/a

Q1. Your comments

As a resident s.22(1) the neighborhood for the past s.22(1), I am very concerned about the number of individuals with addiction & mental health issues, who would be occupying the space, but would not be receiving care for those issues. I am appalled that the city would allow this type of institution to be built beside an elementary school. I also don't understand how building requirements are so stringent for developers, yet can be ignored by the government. As the building would be studio apartments, it completely excludes women led households or youths under 19, (as they would not be able to reside in a complex with single men).

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 399

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 14:25:35 pm

Last Seen: Oct 30, 2021 14:25:35 pm

IP Address: n/a

Q1. Your comments

This location is in close proximity to an elementary school, day care and elderly residents. A family orientated neighbourhood with great pride in community. With new Broadway Line having a station at Broadway & 4th being built will only increase the pedestrian traffic around this location however this also means it will also mean an increased flow of homeless and individuals with mental health or drug addiction. The proposed application has indicated that is is to be supportive housing however without the proper complex care/support for its residents and the community this housing project is clearly not supportive. It will only increase the crime (property and personal) along with putting fear of personal safety for families, children and elderly residents who reside in this 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: 400

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 14:49:53 pm

Last Seen: Oct 30, 2021 14:49:53 pm

IP Address: n/a

Q1. Your comments

I disagree with this proposal as this building would be too large for the area. It would tower over the other buildings nearby, dwarfing them. There is also the concern regarding congestion as there is an elementary school across the street with 400+ kids. Safety is also a concern. Hoping the residents of this building to be diverse and more focused.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 401

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 15:02:47 pm

Last Seen: Oct 30, 2021 15:02:47 pm

IP Address: n/a

Q1. Your comments

As a citizen who lives in the area, and has a child at St. Augustine School, I ask that BC Housing's rezoning proposal for Arbutus between 7th and 8th Avenues, be rejected. My main 4 reasons are the following (explained more in detail below): 1) The proposal has completely ignored our community input to the Let's Talking Housing BC public feedback sessions in March 2021. 2) Project rendering of the supportive housing proposal is deceptive. 3) Supportive housing can work in our neighborhood with a different model 4) Child safety should be also a top priority, but it doesn't seem to be considered at all. I would like now to expand each of these points for more clarity: 1) The proposal has completely ignored our community input to the Let's Talking Housing BC public feedback sessions in March 2021. • The proposal has completely ignored our 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 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 metres of 400 school children, aged 3 to 12 years. 2) 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. 3) Supportive housing can work in our neighborhood with a different model • 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 seems totally insufficient for 140 tenants. • Most BC Housing supportive housing complexes are much smaller than what is being proposed here. 4) Child safety should be also a top priority, but it doesn't seem to be considered at all. • 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:** 402**Login:** s.22(1)**Email:****Responded At:** Oct 30, 2021 15:54:47 pm**Last Seen:** Oct 30, 2021 15:54:47 pm**IP Address:** n/a**Q1. Your comments**

I am a resident of Vancouver and writing in opposition to this rezoning application. After hours of public hearing of hundreds of parents raising their valid concerns about the location and size of this project, none of their concerns is addressed. Watching the public hearings unfold for the development near St Augustine's at 7th and Arbutus, the concerns of the community in regard to the safety of 400+ elementary students have been completely ignored. In addition, there will also be the subway station and bus loop that will be constructed in proximity, which the school and church were also not properly consulted, despite 18 months of trying to work with the City and TransLink. Our community has made countless proposals to find a way of better co-existing with both the station/bus loop and housing proposal, but all proposals as been essentially rejected without any modification to the original plan to address any of the legitimate and alarming concerns. Our community embraces and advocates for social justice as evident in our longstanding supportive housing initiative: Sancta Maria House. Over the past 18 years, Sancta Maria House has assisted nearly 200 women in recovering from problematic alcohol and drug use. Both the church and school are active in their recovery process. We are prepared to be involved in the supportive housing process to welcome and help integrate the new residents into our community. I live next to Margurite Ford Apartment and across the temporary modular social housing on 1st Ave. Almost on a weekly and sometimes daily basis, there has been police cars, fire trucks, and ambulances servicing those buildings. I cannot imagine the logistic of getting these services vehicles to the building with a busy bus loop amid traffic during student drop off and pick up. The traffic safety of our children is of immediate concern. There has been significant increase in screaming and sometimes drug dealing activities I witnessed close by. I understand the building operator cannot control what happens outside the building, I do think the building presence has a direct casual effect in attracting such activities. A quick search of police reports and one can see there's a direct increase when SRO is built in the neighborhood. I believe low barrier social housing needs to be located strategically in areas that are close to hospitals, police stations to migrate its impact to the community. False Creek Flats where it will be home to the new St. Paul Hospital and areas around Clark Ave, where it is not heavily residential are more sensible locations for a massive low barrier SRO project. The location at 7th Arbutus is better suited for a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. This means living spaces need to be much more diverse than exclusively single resident units as currently proposed. It is shocking we are subjected to this level of poor planning and insufficient public consultation, and the reluctance to even attempt to work with the community is appalling, when we are willing to be involved, help and compromise. The original rezone application is completely unrevised this time around, and I find that infuriating. It is a waste of engaged citizens time, and the city's officials time if there is no intention to compromise. I am a supporter of all social project, especially SROs, that are desperately needed across Vancouver, but they could be located at areas that are better suited. Why is the city so adamant in putting the city most vulnerable and mentally unstable steps from 400+ elementary students with a busy terminus station? Logistically it just makes zero common sense, for reasons I already highlighted.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 403

Login: S.22(1)

Email:

Responded At: Oct 30, 2021 16:46:21 pm

Last Seen: Oct 30, 2021 16:46:21 pm

IP Address: n/a

Q1. Your comments

This is not the appropriate location. It is too close to three different 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: 404

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 16:52:49 pm

Last Seen: Oct 30, 2021 16:52:49 pm

IP Address: n/a

Q1. Your comments

I am worried that this would be a high risk to children in nearby 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: 405

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 17:01:42 pm

Last Seen: Oct 31, 2021 00:03:45 am

IP Address: s.22(1)

Q1. Your comments

There are many elementary schools currently located in the area. Placing a transitory residence for individuals with psychological incapacitation and/or drug addiction and/or and criminal history would put our vulnerable children at risk. Family oriented housing seems a better fit for the area, not 140 units of studio units.

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: 406

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 17:09:01 pm

Last Seen: Oct 30, 2021 17:09:01 pm

IP Address: n/a

Q1. Your comments

As a stakeholder in this community, I, including my family, oppose this rezoning application. We are very surprised that despite a significant number of stakeholders opposing this application, you still decide to go ahead as if you own the place and have decided to rule out majority's votes and say on it. (1) With the current setup of the community, having 13 floors of building will significantly increase population density as well as blocking a great amount of shadow of the neighbourhood. (2) Due to two schools near this location, tenants to be allowed in social housing should limited to single parents, seniors or those with accessibility issues. This is to protect our young kids, and should be a major reason to set limit to only those mentioned above. I hope you have kids and be understanding to this point. If this were to built next to your home, you would have become more understanding (and ferociously opposing it). (3) The proposal and project are deceptive to the public. Describing it as "social housing" but when in fact it is "supporting housing". This means a total different sector of tenants. (4) Again, child safety should be our top priority. We understand the importance of providing housing to those in need, but we must be careful in selecting where should supporting housing be located so as not to cause danger to our young generation and protect them from exposing themselves to drug addicts and homelesses.

Q2. Your overall position about the application Opposed

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



Respondent No: 407

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 17:10:22 pm

Last Seen: Oct 31, 2021 00:07:33 am

IP Address: s.22(1)

Q1. Your comments

I want more housing for people experiencing or at risk of homelessness. I absolutely support and want it in this community. I am concerned about the size of this building and whether it can provide the best possible support and services for its residents when it is this big. I am concerned that this process feels rushed and not transparent. Neighbourhood signage was not posted about this latest survey, and though I responded to the first survey and at that time signed up for updates, I didn't hear further.

Q2. Your overall position about the application Mixed

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



Respondent No: 408

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 17:13:31 pm

Last Seen: Oct 30, 2021 17:13:31 pm

IP Address: n/a

Q1. Your comments

The majors issues with this housing development is the presence of 140 homeless or at risk of homelessness in the same vicinity as 1500 children in surrounding schools. There will be an on site, unsupervised drug injection site for inhabitants suffering from addiction and mental illness. The presence of these high risk individuals 22 steps from a preschool and elementary school is concerning and unacceptable.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 409

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 17:37:56 pm

Last Seen: Oct 31, 2021 00:41:17 am

IP Address: s.22(1)

Q1. Your comments

My child attends St. Augustine Elementary School and I support the city of Vancouver taking action to bring housing access to those in need. What I don't support is how the city is going about doing that. The types of housing suited for the neighborhoods should be deeply considered and be a large factor in the rezoning phase. A thirteen storey, 140 unit building with safe injection access sounds a lot like the Marguerite Ford Apartments s.22(1). It's not perfect and I'm sure it helps a lot of people get through tough times but it also attracts a lot of undesirable elements to that area. On any given day there's people passed out and strewn about surrounding that area. Not exactly a part of the neighborhood I would want my kids to walk through. If that is what we are going to be dealing with at the proposed 7th and 8th location I don't know what parent wouldn't be concerned. I'm sure the city has noticed a large pushback against this proposal and there's a good reason why. The proposed type of housing does not suit the neighborhood or even the physical space. The plot of land is so small and narrow it has to be built up to thirteen stories. From the look of the concept images the main floor brick walls are pushed right up to the side walks making it look very narrow. Also the Arbutus street gets extremely congested during rush hour. I can't imagine how much worse it's going to get with the fire trucks and EMT vehicles being called on a nearly daily basis. That being said, I do believe it still can work if the city can make some compromises to fit the scale of its surroundings. A smaller housing unit with more direct and individualized care and indoor/outdoor amenities would be more harmonious. Also ensuring a mix of tenants including single parents, seniors and those with accessibility issues are more suited for this type of neighborhood. I believe some form of housing at the W 7th and W 8th location can still work. But it must be done with the neighborhood in mind. If a community can't get behind this proposed housing then what chance is there of it succeeding.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 410

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 17:51:33 pm

Last Seen: Oct 30, 2021 17:51:33 pm

IP Address: n/a

Q1. Your comments

-not inclusive to community culture -discriminatory against families and seniors -danger to children in bordering schools 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: 411

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 18:11:08 pm

Last Seen: Oct 31, 2021 01:12:50 am

IP Address: s.22(1)

Q1. Your comments

It is CLEAR that the City of Vancouver does NOT have the health and wellness of the 400 children at St. Augustine's school in mind with this project. This serious LACK of planning would allow a terminus subway and bus loop, a 13 storey supportive housing complex, with nearby liquor and cannabis outlets to be located so close to this school! It's incomprehensible the lack of consideration or consultation taken for this project. Have City representatives toured Supportive Housing Complexes? Do they know about the drug use that happens in these houses that will stream over into the school area? Who from the City will take responsibility when something happens to the children at this school? There is no mental health support for the drug users that would be living there, and in-turn a child's life would be ruined if something happened to them! STOP and THINK CoV! OTHER cities in the province have policies to maintain a minimum distance from schools and housing facilities like this. Why not Vancouver?! Supportive housing can work in our neighborhood. We 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House – for women suffering from alcohol and drug abuse. We know with the right model of care that is less institutional, smaller in size and community based works. Why has BC Housing not included a diversity of tenants? Single parents, seniors and those with accessibility issues? START LISTENING TO THE COMMUNITY COV!

Q2. Your overall position about the application ☒ Opposed

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



Respondent No: 412

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 18:15:45 pm

Last Seen: Oct 31, 2021 01:15:45 am

IP Address: s.22(1)

Q1. Your comments

I am in complete support of this application. This brings much needed social housing to the city and neighbourhood.

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: 413

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 18:32:16 pm

Last Seen: Oct 30, 2021 18:32:16 pm

IP Address: n/a

Q1. Your comments

I am concerned about school children's safety

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 414

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 18:58:06 pm

Last Seen: Oct 31, 2021 02:23:59 am

IP Address: s.22(1)

Q1. Your comments

Keep this project away from 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: 415

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 19:13:27 pm

Last Seen: Oct 30, 2021 19:13:27 pm

IP Address: n/a

Q1. Your comments

A well zone planning should pose less adverse impact on neighborhood, and children safety must be considered. However, this large supportive house project imposes burden to a very busy end-of-line subway and bus loop and an already congested traffic area. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this. 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. Once the supportive housing is built, it would leave long term adverse effects to the neighborhood, that need continued solutions and further resources, outweighing the targets expected from the 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: 416

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 20:09:30 pm

Last Seen: Oct 30, 2021 20:09:30 pm

IP Address: n/a

Q1. Your comments

The building is out of scale with the neighbourhood, and a storey taller than what was originally described during an initial consultation in spring 2021. This indicates that the initial feedback, which roundly opposed such a development, was not taken seriously. While the programming of the space is separate from the rezoning application, it is troubling to see that the proposal makes no reference to mitigating the impact on the adjacent school. Rather, the impacts considered are wholly in terms of massing, shadowing and the like. While these efforts are appreciated, there is no reference to environmental design elements that would encourage a healthy separation of project residents from the adjacent school, something the experience of Florence Nightingale Elementary School near the Biltmore suggests would be wise. I cannot endorse this project at 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: 417

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 20:28:18 pm

Last Seen: Oct 30, 2021 20:28:18 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: 418

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 21:35:34 pm

Last Seen: Oct 30, 2021 21:35:34 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: 419

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 20:39:14 pm

Last Seen: Oct 30, 2021 20:39:14 pm

IP Address: n/a

Q1. Your comments

As a resident of Kitsilano s.22(1) from the site of the rezoning application), I have many concerns regarding the proposed project and oppose it, in its currently proposed form, wholeheartedly. The Council must consider: - at 13 storeys, the project is far greater than a modest height increase from the current standards as recommended by the Broadway Plan; - at 140 units, the project far exceeds the guidelines put forth by BC Housing itself, which previously stated 50-60 units as the target for supportive sites as this number of units aligns with best practices for successful integration into the community for the benefit of the tenants and the community; - there has been NO MEANINGFUL information shared regarding the specifics of the support services that will be available to tenants; the information shared to date indicates that the supports available at this housing project will be less than those made available to buildings featuring a smaller number of units (such as Sanford Apartments at 62 units). The prospect of real recovery for the tenants of this project, and the safety of the surrounding community, will be severely compromised without adequate supports and intervention resources (such as first responders) being made available; - there has been NO MEANINGFUL consideration of the cumulative impacts of this project, coupled with the terminus subway station and bus loop being constructed on the corner of Arbutus and Broadway (there are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have been brought to the attention of the Province, City and TransLink, but have not been addressed), on the immediate neighbourhood, including in particular a toddler park, a day care, an elementary school that are all across the street from the project site. There are also 3 other elementary schools in the near vicinity. I note that 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; - previous feedback provided by the community has been ignored (for example, the previously proposed building height was 12 storeys, which was strongly opposed - now the proposal is for a 13 storey building); and - the signage placed at the site and project renderings are misleading. In closing, I admire the ambitiousness of this project and understand the need for supportive housing, but this project in particular has been ill-considered and does not take into account the needs of the surrounding community or, frankly, those of its intended tenants.

Q2. Your overall position about the application Opposed

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



Respondent No: 420

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 20:42:40 pm

Last Seen: Oct 30, 2021 20:42:40 pm

IP Address: n/a

Q1. Your comments

Due to the close proximity of this project to residents in a transition house, a school for elementary students, a pre-school, a park for small children, a seniors' home, these populations' needs must be considered in tandem with the goals for housing. Be it in the design of the building, in the choice and number of the demographic this project will serve, and the particular on-site supports the residents will be provided with, there should be careful thought and consultation into the ways in which this project can be truly successful in integrating with the neighbourhood and caring for its future residents. The proposal has completely ignored the public's input at the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been democratic. There has been no attempt to accommodate or respond meaningfully to the concerns raised by those who work and live in this neighbourhood. Almost all concerns and suggestions have been rejected or delayed indefinitely. The proposed design is substantially out of scale with the surrounding residential buildings. The tallest buildings in the immediate area are 3-4 storeys. Yes, transit nodes usher density, but this site is a few blocks off Broadway, not on Broadway, and so, a low-rise building seems more appropriate to the neighbourhood that isn't on the main artery. At 13 floors, this project is one storey higher than previously proposed, and monolithic compared to the neighbouring residences. 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. Recognizing the need for supportive housing in the context of our Housing Crisis, BC Housing must make a concrete commitment (beyond just a promise) that adequate funding will be provided to truly support the needs of the residents in a long-term and sustainable way. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. The density proposed for this project will yield 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 that 50-60 units is 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. Can this project be a collaboration with stakeholders in the neighbourhood in an ongoing way to ensure a successful model of supported housing in a densely populated neighbourhood and transit node? We can and we must do better at this planning stage and in the execution of this needed project! We need to rethink: how can a very busy end-of-line subway and bus loop, an out-of-scale 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 and the foot and vehicle traffic these institutions have in their daily operations be safe for everyone here? 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. Please seriously consider these issues raised in the spirit of collaborating with stakeholders who understand the need for this project and for this city, but who must live and operate within our communities' needs. Furthermore, is there a way for BC Housing to have transparency and strong accountability measures in place to help sustain and maintain the services provided to future residents?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 421

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 20:53:34 pm

Last Seen: Oct 30, 2021 20:53:34 pm

IP Address: n/a

Q1. Your comments

A project like this is not aligned with the neighborhood. Kitslano is a residential area, with young families that flock into the playground and school from which this building will be a few meters from. Other places in the city are more suitable for this kind of construction. As a parent, I don't feel safe nor comfortable knowing that heavy drug and mentally instable users will be roaming close to my children's school and daycare. The sad thing is this is more about politics than inclusiveness. And families are being drag into this mess.

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:** 422**Login:** s.22(1)**Email:****Responded At:** Oct 30, 2021 21:01:08 pm**Last Seen:** Oct 30, 2021 21:01:08 pm**IP Address:** n/a**Q1. Your comments**

I am a resident of Kitsilano in Vancouver, and I am writing in opposition to the rezoning application for 8th and Arbutus to permit the construction of a 13 storey social housing development. My family and I will be directly impacted by the development. I believe in a model of care and support that is less institutional, smaller in size and more home and community based than being proposed by BC Housing. My children attend St. Augustine School, which is directly adjacent to the proposed development. The school and community are prepared to be involved in the supportive housing process, to serve on its community advisory board and to be part of the recruitment of the organization that will operate it. A 13 storey development dwarfs, by a significant margin, all existing construction in the area. 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. I also note that a similar-sized development nearby at West Broadway and Arbutus was rejected recently. There should be sufficient and consistent support for residents of the supportive housing site. Making a successful transition from homelessness to the first steps in recovery requires significant direct care, including appropriate indoor and outdoor amenities. The BC Housing proposal does not provide anywhere near the level of effective care for the number of people who would live there. The supportive housing proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. This means living spaces need to be much more diverse than exclusively single resident units as currently proposed. The immediate and surrounding neighbourhood gets hit twice – first a 13-storey supportive housing complex and, right across the street, the Arbutus subway station and bus loop. We have two major developments within 25 metres of over 400 pre-school and elementary school-aged children. We were not properly consulted on the subway station and bus loop and after more than 18 months of trying to work with the City, TransLink and the Project, many critical questions related to public health and safety have yet to be answered. Stakeholders in the community have made countless proposals to find a way of better co-existing with both the station/bus loop and the housing proposal – all essentially rejected. Please know that this is not NIMBY-ism. Unfortunately, like many debates in society today, people's viewpoints are being described in the binary: you are either totally in support of non-market, social or co-op housing, or you're dead against it. The reality on the ground is quite different. I support supportive housing at this location. My concerns are with respect to this project and what is being proposed - I have asked BC Housing for examples of other successful projects that they have been involved in to this scale and despite following up, I have not received a response. I can't help but think that without specific examples to point to, what is being proposed for Arbutus & 7th Avenue is fundamentally different to BC Housing's other successful projects. BC Housing should be required to follow the lead of those other projects, rather than triple the size of the development, dismiss concerns about the project as unrealistic, and cross their fingers and hope for the best. It's hard to believe that in 2021, we would be subjected to this level of poor planning and insufficient public consultation, especially when the immediate community within 450 m of the site cares for more than 1,700 children. Thank you for your 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: 423

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 21:26:36 pm

Last Seen: Oct 30, 2021 21:26:36 pm

IP Address: n/a

Q1. Your comments

This is an area beside a school, it doesn't see appropriate to have people with more vulnerable condition and possibly drug issues living so close 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: 424

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 21:28:51 pm

Last Seen: Oct 30, 2021 21:28:51 pm

IP Address: n/a

Q1. Your comments

I'm writing to oppose the rezoning application at 2086-2098 W 7th Avenue and 2091 W 8th Avenue. This building is 25 metres from an elementary school, preschool and toddler park. The building will include 140 units for single adults at risk of homeless. As per BC Housing, Criminal record checks will not be done on residents and there will be space for them to use drugs on site. Despite the fact that many of these people require supports, according to BC Housing there will be no drug treatment and mental health programming on site for these people. How is this a safe environment for the 140 residents living in the building and for the 400 children attending St. Augustine's School and Reach for the Stars Preschool across the street? I agree there is a need for supportive housing, but a smaller scale project (40- 50 units instead of 140) that includes families and has adequate on-site supports is necessary for this site and any future proposed supportive housing projects.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 425

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 21:35:13 pm

Last Seen: Oct 30, 2021 21:35:13 pm

IP Address: n/a

Q1. Your comments

It seems as though the proposal did not consider (or consult with) the surroundings at all especially the elementary school and preschool right across the street. It is very busy traffic right now and it will get even worse after the bus terminal set up in the future. This high rise will just make it even worse and threat small kids safety.

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: 426

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 21:55:21 pm

Last Seen: Oct 30, 2021 21:55:21 pm

IP Address: n/a

Q1. Your comments

I am strongly opposed to the height, massing, and number and type of units being proposed. This site is directly across the street from an elementary school and pre-school. A shorter, less-obtrusive building that respects the current zoning policies is needed to help foster community acceptance. The current proposal, with it's shortsightedness, is completely disregarding the key ingredient for success in a building that houses marginalized populations: community respect and acceptance.

Q2. Your overall position about the application Opposed

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



Respondent No: 427

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 22:00:11 pm

Last Seen: Oct 30, 2021 22:00:11 pm

IP Address: n/a

Q1. Your comments

Putting kids that go to school near the location at danger.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 428

Login: S.22(1)

Email:

Responded At: Oct 30, 2021 22:03:26 pm

Last Seen: Oct 30, 2021 22:03:26 pm

IP Address: n/a

Q1. Your comments

There is a school in the area. So we are worried the children safety during the construction

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: 429

Login: S.22(1)

Email:

Responded At: Oct 30, 2021 22:03:47 pm

Last Seen: Oct 30, 2021 22:03:47 pm

IP Address: n/a

Q1. Your comments

The proposed 13-storey seems out of place in our community. I am a resident as well as a parent who is sending their children to the school nearby. While I believe in supportive housing, my preference would be a low rise residential structure in this community.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 430

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 22:09:11 pm

Last Seen: Oct 30, 2021 22:09:11 pm

IP Address: n/a

Q1. Your comments

This has not considered the overall safety of large supportive housing complex, in addition to subway station and bus loop, all within 25m of 400 school children, aged 3 to 12 yr

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: 431

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 22:09:39 pm

Last Seen: Oct 30, 2021 22:09:39 pm

IP Address: n/a

Q1. Your comments

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 should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighbourhood. No attempt to create housing for a diverse group of tenants ie single parents and seniors and 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. No proper definition of social housing ambiguity and misleading terms being used 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: 432

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 22:28:18 pm

Last Seen: Oct 30, 2021 22:28:18 pm

IP Address: n/a

Q1. Your comments

There is an elementary school and daycare centre directly across the street. Less than 25 ft". The safety and well being of the young children and staff should seriously be considered.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 433

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 23:35:42 pm

Last Seen: Oct 30, 2021 23:35:42 pm

IP Address: n/a

Q1. Your comments

The young children directly across the street should be 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: 434

Login: S.22(1)

Email:

Responded At: Oct 30, 2021 23:12:37 pm

Last Seen: Oct 30, 2021 23:12:37 pm

IP Address: n/a

Q1. Your comments

I have concerns that there has not been enough consultation and planning to implement a solution that increases density, provide supportive housing, while ensuring long term communal goals for existing members, including nearby school, church and residents.

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: 435

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 23:14:04 pm

Last Seen: Oct 30, 2021 23:14:04 pm

IP Address: n/a

Q1. Your comments

It is incredibly hypocritical of the city to approve this 13-storey tower when earlier this year, you rejected an 11-storey tower just a block away (2103 West Broadway) based on it being too high. It is nothing short of corruption when the city does not follow its own rules.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 436

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 23:21:24 pm

Last Seen: Oct 30, 2021 23:21:24 pm

IP Address: n/a

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. 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. 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).

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: 437

Login: s.22(1)

Email:

Responded At: Oct 30, 2021 23:50:46 pm

Last Seen: Oct 30, 2021 23:50:46 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: 438

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 00:31:05 am

Last Seen: Oct 31, 2021 00:31:05 am

IP Address: n/a

Q1. Your comments

The proposal has completely ignored Kitsilano residents 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. - 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. - 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. - 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. - 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. There is a children's park to the north. 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). Child safety should be this government's 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. 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. 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: 439

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 01:21:43 am

Last Seen: Oct 31, 2021 01:21:43 am

IP Address: n/a

Q1. Your comments

The proposal has completely ignored Kitsilano residents 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. - 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. - 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. - 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. - 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. There is a children's park to the north. 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). Child safety should be this government's 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. 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. 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: 440

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 01:24:01 am

Last Seen: Oct 31, 2021 01:24:01 am

IP Address: n/a

Q1. Your comments

The proposal has completely ignored Kitsilano residents 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. - 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. - 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. - 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. - 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. There is a children's park to the north. 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). Child safety should be this government's 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. 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. 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: 441

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 00:55:18 am

Last Seen: Oct 31, 2021 00:55:18 am

IP Address: n/a

Q1. Your comments

Thank you for allowing us to comment on this important topic. Calling this project social housing is erroneous and misleading to the public where, in fact, we are talking about supportive housing that is planned. This is an abuse of vocabulary, yet the nuance is critical when you know an elementary school is literally across the street from it. Add to this, a bus loop with high traffic (not represented on the drawing), a liquor store less than a block away, and 140 male adults with drug and/or alcohol addiction. Not only, it is highly unlikely to be successful given most supportive housings in Vancouver are less than 60 apartments and are often causing community challenges, but it is highly dangerous for everyone's safety. I understand that everyone has to do his/her part, to help the weakest of all of us but this does not mean, this should be to the expense or the safety of the people living in the area, especially the kids from a large elementary school across the street. Would you put your kids in a school that is across the street of the largest supportive house in Vancouver? Especially when you know that checking the criminal record of the people that are placed in supportive housing is illegal? Who is going to be responsible when a sexual offender out of jail rapes a 10 year old kid? Who can tolerate to take such risks for a community? I totally agree that this area of Vancouver could do its part by welcoming some people in need but it does not mean that we should have a 13 story building which is far higher than any buildings in the surroundings and it does not mean that he has to be exclusively male with often drug/alcohol addictions. It could actually be social housing with single moms, elderly...It would still make a difference and would have a greater chance of success, more than an electoral promise.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 442

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 02:19:51 am

Last Seen: Oct 31, 2021 02:19:51 am

IP Address: n/a

Q1. Your comments

This rezoning proposal should be rejected. The proposal has completely ignored the 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 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 adjacent school building and playground in the morning hours throughout the year. There should not be height increases from current zoning standards to ensure the building fits into the neighborhood. Proposed building is 4 x the permitted height of current RM-4 zone. The proposed building concentrates 5.9 x the density permitted in the RM-4 zone. 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. 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). 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, and close to Lord Tennyson School, St. John School, Madrona School and numerous child care facilities. 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 low barrier 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. 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. 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, as well as numerous other schools and child care facilities in the area. Other cities in the province and elsewhere have policies to maintain minimum distances from schools, women's recovery shelters from housing facilities like 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: 443

Login: S.22(1)

Email:

Responded At: Oct 31, 2021 06:49:52 am

Last Seen: Oct 31, 2021 06:49:52 am

IP Address: n/a

Q1. Your comments

I am a parent at St. Augustine's School located across the street from the proposed housing. While I recognize the need for social housing in our city, I feel that the size and scale of this building is not appropriate in this neighborhood. There are no other buildings in the area that are this size, most being a maximum of 3 or 4 story apartments. In addition, I have concerns about the safety of our children. We personally live on W.1st Avenue near Olympic Village and in the past 5 years we have seen 3 supportive housing units go up within a four block radius of our home which has really had some negative impact on and safety issues in our neighborhood. We have young children and have on numerous occasions found used hypodermic needles, human feces and individuals passed out from drug use around our building and on our front steps. I fear that this could be an issue near the school, daycare and playground where children play. We need to keep our children safe. I propose that this social housing be used for a more mixed demographic of individuals- perhaps the elderly, people with mobility issues, or single and low income parents to help them find a safe and accessible place to live. Thank you for your 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: 444

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 06:53:27 am

Last Seen: Oct 31, 2021 06:53:27 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. - 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. - 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: 445

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 07:12:40 am

Last Seen: Oct 31, 2021 07:12:40 am

IP Address: n/a

Q1. Your comments

The building is too large for the site and too close to a busy family park and a school.. If smoking is not allowed on site, which is unknown, the tenants will use the park. The proposed tenants don't have any on- site support or rehabilitation programs available. The neighborhood is more conducive for family social housing and not single individuals as proposed. Without on site security , which needs to be determined, the proximity to public transit will allow illicit drug dealing to flourish. What plan is in place to prevent tenants who are evicted to not set up outside the building..?

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 446

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 07:41:46 am

Last Seen: Oct 31, 2021 07:41:46 am

IP Address: n/a

Q1. Your comments

The size and scale of this housing proposal is of concern. This proposal is incongruent with the surrounding skyline. More importantly, this community does not have adequate services to support the safety and well-being and of community members with such a sudden massive increase of density. A reduction in the number of units and height would be more appropriate to achieve a healthy, thriving 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: 447

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 07:49:37 am

Last Seen: Oct 31, 2021 14:53:59 pm

IP Address: s.22(1)

Q1. Your comments

It's a very small road, will be difficult to handle all that additional traffic and with an elementary school right across.

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: 448

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 08:34:18 am

Last Seen: Oct 31, 2021 08:34:18 am

IP Address: n/a

Q1. Your comments

It seems like the proposal completely disregard the surrounding, especially the elementary school next to it. In the design of this building, it clearly shows significant shadowing to the school classrooms, resource center and playground in the morning hours throughout the year. In addition, there is insufficient health support services for a proposed facility with 140 tenants. I'm question about the decision of putting a supporting housing that's so close to an elementary school, within 25 meters of 400 school children, aged 3 to 12 years and whether their safety was put into consideration. Was the decision of putting a supporting housing so close to an elementary school made based on past statistical references? Or an experimentation to the planner? If no assurance can be made on the impact to the adjacent school and the students, who will take the legal responsibility should detrimental impact happen to the student of St.Augustine in the future because of this 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:** 449**Login:** s.22(1)**Email:****Responded At:** Oct 31, 2021 08:48:40 am**Last Seen:** Oct 31, 2021 08:48:40 am**IP Address:** n/a**Q1. Your comments**

I completely and whole heartedly oppose this BC housing rezoning proposal and it must 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: 450

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 09:02:59 am

Last Seen: Oct 31, 2021 16:07:14 pm

IP Address: s.22(1)

Q1. Your comments

-The current proposal (number of units, available supervision and level of support) does not ensure the safety and protection of the neighbourhood children (elementary school students, child care centre children, Delamont Park users) and the neighbourhood senior population. -The ability to successfully integrate tenants into the community without providing the necessary support just transfers the problem to other areas of the city and province (as is the case in Penticton which now boasts the highest crime rate in the Province) and doesn't address the tenants' recovery needs. -The tenant demographic is not appropriate for the area and proximity to more than 400+ children. The safety and protection of the neighbourhood children and elderly must be prioritized. The proposal must be modified to provide space for single parents, seniors, and those with disabilities.

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: 451

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 09:46:27 am

Last Seen: Oct 31, 2021 09:46:27 am

IP Address: n/a

Q1. Your comments

There should be more meaningful engagement be done in a respectful manner and timeline for this proposed project. Mere updating, informing and request for submission of feedback are not enough or significant. There has not been any engagement session to further share on what feedback have been collected, what the city have heard and how the city would do or proposed to do in response to suggested changes being made, and integrate feedback into the proposed plan. In particular, the proposal has completely ignored St. Augustine input to the Let's Talking Housing BC public feedback sessions in March 2021. Nothing has changed from the first proposal and there has been no attempt to accommodate the School's concerns. There's 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's no change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. 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. Full hour services and wrap around support is very important to assist people who are in need of transition. However, the current mentioned health support services for a proposed facility with 140 tenants is also obviously insufficient. BC Housing's proposal should also 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. Disappointingly, no change was made to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 452

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 09:30:49 am

Last Seen: Oct 31, 2021 09:30:49 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. This consultation process has been misleading and in meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. The language used is ambiguous and misleading. For example: Continuing to use the term social housing without clearly articulating the meaning of the definition. It is very misleading to the public, who do not fully understand the composition of tenants this building is intended to house. 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. It is gross neglect not to consider the surrounding area and demographics. There is an elementary school and child care centre right across the street to the west. Why would planners ever agree to such a location for supportive housing where, the city itself has confirmed, the use of drugs will be allowed. They justify this with the terms "safe space" and "supervised". There is nothing safe or responsible about allowing its tenants to consume or inject drugs, safe space or not, within such close proximity to innocent children who will become the 'at risk' population to the unpredictable and often dangerous and volatile behaviors such actions facilitate from users. Additionally it fails to describe the women's recovery home that backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north as well as several other elementary schools within a 4 block radius and a terminus sky train station will be adjacent to the south. Also, there has been no change to the height of building. In fact, at 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to St Augustine's school, 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. There has been no change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. Why is this? Again, 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. 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. 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. 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. 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 should be of 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. Combatting homelessness and risk of homelessness, and creating more affordable and accessible housing is an effort I support, but it can not be an 'at all costs' initiative. It is unfair and grossly negligent and thoughtless city planning to go forward with this development at its currently proposed location. I disagree completely as will be disappointed with our elected officials if they allow for this to proceed as proposed.

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

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



Respondent No: 453

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 09:57:12 am

Last Seen: Oct 31, 2021 09:57:12 am

IP Address: n/a

Q1. Your comments

I understand that the city needs more affordable housing and I applaud the city for that but a lot of planning and consideration needs to be taken into account. The fact that there will be an on premise drug injection site when this is steps away from a pre school and elementary school is outrageous. Also wouldn't it make sense to have more complex health care needs tenants and less mental health tenants for the same reason?? What about criminal background screening?? Is the city of Vancouver deliberately putting these kids at risk by placing sex offenders feet away from them?? What if that happens??? I love the "what "is being done but I have many concerns as to "how" this is going to be implemented. Please do not let the community concerns fall on deaf ears or there might be serious implications. Sincerely

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 454

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 09:58:14 am

Last Seen: Oct 31, 2021 09:58:14 am

IP Address: n/a

Q1. Your comments

Locating social housing across from an elementary school is incomprehensible. The immediate area is already going to be a huge challenge for the school with the location of the sky train station and bus turnaround already planned in the next block. Why was the social housing not planned to be built on top of the station on Broadway thereby removing it from direct interaction with the school. The lot would have been well suited for co-op townhouses with a two bedroom unit on the ground level and a three bedroom unit above.

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: 455

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 10:00:43 am

Last Seen: Oct 31, 2021 10:00:43 am

IP Address: n/a

Q1. Your comments

As is, the area is already way too congested. The amount of traffic due to a school with 400 children plus a busy neighborhood causes significant annexed and stress. Walking, biking or driving the children to school is already very difficult for parents and citizens working in this area. The area is simply just too congested and adding a 140 unit complex seems very short sighted. I certainly hope we can trust our elective officials to look at other areas for this project, and hear the concerns of those in the area which it will negatively impact.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 456

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 10:04:33 am

Last Seen: Oct 31, 2021 17:03:58 pm

IP Address: s.22(1)

Q1. Your comments

The City is deliberately misrepresenting the nature of this project on the rezoning application signage. The signage calls the project "social housing". It is supportive housing. When the City was seeking automatic rezoning for 12-storey social housing, supportive housing was expressly excluded from the definition of social housing. Now all of a sudden, supportive housing is within the scope of social housing when the City wishes to whitewash the nature of the proposed project. Why is the City acting in bad faith by failing to indicate on the signage that the intended residents of this project are the hardest-to-house homeless? The community has asked BC Housing and the City to consider other supportive housing alternatives to the project. We have communicated our support for 5 or 6 storeys of housing for women at risk and their children, with a daycare below. The neighbourhood is in need of more daycare spots, and it is an ideal location for children to make their home. We have completely ignored. Why don't you engage in a good faith manner with the community so you can have community support instead of mass opposition? The current rezoning application should be withdrawn to allow for proper consideration of the community concerns. Why doesn't the City assemble a community panel of stakeholders (such as the St. Augustine school) to provide input on the most suitable type of supportive housing for the site, and THEN seek rezoning? Why are you ramming a project down the throats of taxpayers who are trying to offer alternatives? Utilizing this site for women and children who are homeless or at risk of homelessness would have the backing of the community because it would allay the very real and serious safety concerns posed by 140 units of low-barrier housing immediately adjacent to a daycare, elementary school, toddler park, and the Arbutus Greenway. There is a home for seniors 100m away that is 80% women, plus the Santa Maria sanctuary house for women fleeing violence. There is a liquor store one block away, and the low barrier nature of the house means that the new subway station at Broadway and Arbutus will generate a stream of drug dealers serving the residents of the tower. The current nature of the project is entirely misconceived for this site. The people who should be housed adjacent to a subway station are people who have employment and can benefit from easy access to the subway to travel to work, like single moms and people who have mobility disabilities. How can you place 140 of the hardest to house homeless within a few metres of children and not require criminal records checks? Does the City want to deal with the fallout if a child at the school or the playground is harmed by a resident of the tower, or by discarded needles? When the community raises concerns about crime, the response is that we are impermissibly stereotyping the prospective residents. It seems that the City and province are far more concerned with political correctness than the safety of the citizens they serve. The Marguerite Ford project saw a 600% increase in calls to police in the first year. Now the City had to pay for permanent security to protect the residents of neighbouring buildings. The City has been warned by the VPD of the consequences of this kind of project in a residential neighbourhood, and the VPD DOES NOT SUPPORT this project. The City's response has been to stop inviting the police to speak at meetings related to these kinds of projects. In Nanaimo, the temporary supportive housing projects resulted in fires being set and the occupants threatening neighbours with razor blades. Who is going to protect the users of Arbutus Greenway? If community members feel unsafe using the Greenway, this important amenity will fall into disuse, which would be a tremendous loss to the community. 13 stories is not appropriate for this location. Everything in the area is 3-4 storeys. Why is such a high density planned for this site? The tower will be a blight on the landscape. This kind of density belongs on the corridors, not in the middle of a residential neighbourhood. At a minimum, the density should be halved to reduce the impact of an influx of 140 low-barrier residents on the community. However, I do NOT support low barrier single-room housing at this site. Women at risk and women-led families are the appropriate residents for this site, as well as the disabled who would particularly benefit from being only one block from the subway station.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 457

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 10:07:31 am

Last Seen: Oct 31, 2021 17:07:32 pm

IP Address: s.22(1)

Q1. Your comments

This is not the right location with a school so close.

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: 458

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 10:15:32 am

Last Seen: Oct 31, 2021 10:15:32 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored St. Augustine School's 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: 459

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 10:46:12 am

Last Seen: Oct 31, 2021 10:46:12 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. While I 100% believe in providing supportive housing to those in need, I do not feel that the city is considering all key stakeholders in this process. Locating this facility literally across the street from an elementary school, park and day care facilities that support over 400 children on a daily basis is prioritizing those who need supportive housing over my children's safety, which is ludicrous. Additionally, I thought we have a democratic process when it comes to rezoning applications where community input is considered, however, that appears to just be a check box exercise and not a true process where a "win-win" outcome is achieved for all parties based on the additional points below: The proposal has completely ignored mine and our 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 my 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 my children's 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 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 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 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. I 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. 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. 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. My children's safety is my 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. As mentioned at the top of this response, I wholeheartedly oppose this proposal by BC Housing as it deprioritizes the safety of my children and the proposal is not reflective of BC Housing OCN findings for success, which is a smaller facilities for 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: 460

Login: S.22(1)

Email:

Responded At: Oct 31, 2021 12:13:16 pm

Last Seen: Oct 31, 2021 12:13:16 pm

IP Address: n/a

Q1. Your comments

I am am strongly opposed to this rezoning

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: 461

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 13:31:59 pm

Last Seen: Oct 31, 2021 13:31:59 pm

IP Address: n/a

Q1. Your comments

I am strongly opposed to this action

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: 462

Login: s.22(1)

Email:



Responded At: Oct 31, 2021 12:26:04 pm

Last Seen: Oct 31, 2021 12:26:04 pm

IP Address: n/a

Q1. Your comments

The building is too big for this area plus we have a school and a kids park in front of and a church supper close. This won't fit on this 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: 463

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 12:26:30 pm

Last Seen: Oct 31, 2021 12:26:30 pm

IP Address: n/a

Q1. Your comments

How to maintain the separate yet combined integrity of the surrounding? Any effort to keep the safety? What is the criteria for future inhabitants of the build 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: 464

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 12:27:50 pm

Last Seen: Oct 31, 2021 12:27:50 pm

IP Address: n/a

Q1. Your comments

I have several serious concerns about your proposal. 1- Consultation process has been a farce with no attempts being made to address the community's concerns 2- Failure to acknowledge and address the proximity to elementary school within 25m. 3- The existing residential district zoning for the proposed supportive housing site, which falls within the Broadway Plan, permits building heights of up to about four storeys. The proposed plan has a height of 14 storeys. Notably, a proposal for 11 storey building to replace the Shell at the intersection of Broadway and Arbutus was rejected by the City of Vancouver's Development Permit Board- height was the main issue and yet no consideration for height of supportive housing is being made.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 465

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 12:47:42 pm

Last Seen: Oct 31, 2021 12:47:42 pm

IP Address: n/a

Q1. Your comments

I'm strongly opposed. This is a missed opportunity to do something really great for the vulnerable people in our city by choosing a project that would have incorporated the school across the street and collaborated with the neighbors, instead of alienating everyone. A project for single mothers or the elderly would have been ideal and very successful with 100% support. Just ask... people have great 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: 466

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 13:07:45 pm

Last Seen: Oct 31, 2021 13:07:45 pm

IP Address: n/a

Q1. Your comments

I am a parent of a child attending St. Augustine School across the street from this location, I am concerned about the affects of this project on the school community. Not only is there already construction from the skytrain development causing major traffic disruption, but building such a large development will add to the already congested streets. A second concern is the 140 units of social housing. As much as I completely support social, the reality of it is it will impact the community. And having the structure directly across the street from an elementary school is of great concern. Will there be additional law enforcement to keep our children safe? Will there be added support for this community to maintain our current secure lifestyle? I have seen first hand what social housing can do to a community. And in those experiences, none were built so close to an elementary school. I ask that his rezoning application be reconsidered. Thank you.

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:** 467**Login:** s.22(1)**Email:****Responded At:** Oct 31, 2021 13:11:49 pm**Last Seen:** Oct 31, 2021 13:11:49 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: 468

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 13:16:10 pm

Last Seen: Oct 31, 2021 13:16:10 pm

IP Address: n/a

Q1. Your comments

The City and BC Housing need to truly consult with the neighbourhood and the school community. Three key points: Consultation and Trust Feedback from the previous comment period has clearly been ignored. The new rendering is misleading. Will the community (and Council) go through the expected confrontational process of hundreds of submissions and presentations, or will there be real dialogue? Building form The building will tower over the school, which is not shown in the rendering. It's no higher than previously proposed. There is no acknowledgement of the impacts of the building on sunlight or privacy. It's a very high FSR (4.42) and the impact of a building of this size on the surrounding neighbourhood has not been examined. Support, Services, and Security There is little information on the level of necessary supports that will be in place to tenants. There is no discussion or consideration of the safety of children at the daycare and elementary school. Overall, this is a rushed, risky project sited next to over 350 children. It's time to engage and do this correctly or predictable confrontation and increased mistrust will take place, to the detriment of all involved.

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: 469

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 13:21:10 pm

Last Seen: Oct 31, 2021 13:21:10 pm

IP Address: n/a

Q1. Your comments

This would be the largest building in the area. Locating a high rise with vulnerable people next to a school is concerning. Why are we not support families with one income or single parents in a large building like this.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 470

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 13:27:33 pm

Last Seen: Oct 31, 2021 13:27:33 pm

IP Address: n/a

Q1. Your comments

Hi, I am writing as a concerned parent as my children attend St. Augustine's school. This proposed bc housing building will tower over everything in the neighbourhood. A building of this size with such a large number of units housing a population of people, who need mental health and drug reliance support is not suitable to be placed directly across an elementary school. The city does not seem to be listening to the community at large here at all. It's without a doubt that there is a housing crisis in our city however we please ask the building be scaled down in size and that there is a diverse group of people considered for housing here. Why not consider more single parent families for this complex who are in need of housing? I just ask the community of residents and St. Augustine school stop being ignored. We all have a role to play to make this housing project a success for all, we just ask that the city listens. Our school already has a bus loop being created across from our children's school playground. This worry's us from the perspective of air quality, noise and traffic safety. This building is just another major concern for the potential safety of 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:** 471**Login:** s.22(1)**Email:****Responded At:** Oct 31, 2021 13:30:37 pm**Last Seen:** Oct 31, 2021 13:30:37 pm**IP Address:** n/a**Q1. Your comments**

The size of the proposed building is completely incompatible with the surrounding neighbourhood. As a 13-storey building, this is proposed as a high-rise in an area with no other high-rise buildings. The imposing height of the building would cast a shadow over the surrounding area, including parks, playgrounds and adjacent school, depriving children of sunlight. This cannot be acceptable for the sake of these children's health and welfare. If this rezoning application was approved, this would set a ruinous precedent for other neighbourhoods looking to maintain the health and wellbeing of their citizens. As for the use of the building, the rezoning proposal describes it, misleadingly, as social housing, when in fact the BC Housing project defines it as supportive housing. In particular, the BC Housing project intends to use this site for single males to recover from addiction. Placing a site with this objective in a location immediately surrounded by children (an elementary school, playground, daycare and park are within a stone's throw from this proposed site) is extremely counter-productive and will take the City backwards in terms of achieving its goals. This environment will not allow these men in need of help to integrate with society and it is needlessly dangerous for the children to be in such close proximity to these men who are more likely than most to have unpredictable behaviour due to their history of addiction. As a local s.22(1) who frequently spend time in this area, I am extremely worried for their safety if this plan, in its current form, goes ahead. As such, I am in complete opposition to this proposal. If it is to meet the city's priorities of helping those most in need, the proposed site needs to have a mix of tenants that can make better use of, and feel at home with, the facilities nearby; for example families, recovering women and seniors. It also needs to be smaller so the level of care provided is sufficient and so that these new tenants feel part of the local community and not more isolated. In addition, the messaging from the city on this proposal has been inconsistent from the start and the input given by the community so far has been completely ignored. This process needs to be fixed or city voters like myself will be alienated. There is an opportunity here to create something great but up to now the planning and the approach taken by the city has been entirely the wrong one.

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



Respondent No: 472

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 13:32:21 pm

Last Seen: Oct 31, 2021 13:32:21 pm

IP Address: n/a

Q1. Your comments

I believe this proposal negatively impacts the area, property values, and community. The area is already a dense residential neighborhood and increasing the influx of people by disrupting the community with construction, noise, is not a solution to solving affordable housing - it reduces livability. There are plenty of areas in Vancouver where these types of constructions might make sense without disrupting the lives of the community that thrive and invest in their own 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: 473

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 13:40:21 pm

Last Seen: Oct 31, 2021 21:33:11 pm

IP Address: s.22(1)

Q1. Your comments

Dear BC Housing, We understand that there is a serious problem with housing in Vancouver, but 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application proposal should be rejected. There has been no changes from the first proposal. I have s.22(1) St Augustine's School across the proposed building and have many concerns regarding safety s.22(1) The proposed building is far too large at 13 floors which is actually higher than previously proposed. This will not only significantly shadow the school classrooms and playground throughout the daytime and school year. Such a high building does not fit in the neighbourhood as it is far too large. 50-60 units is usually a target for supportive housing with more supports, but this proposed facility is for 140 tenants without adequate support. The nearby Sanford Apartments which has 62 units has more support than proposed for this site. Also, I also am worried that there has been no change to create a more diverse group for this social housing to include single parents, seniors or those with accessibility issues. There seems to be no consideration of overall safety of the large supportive housing complex or the 400 plus students that will be across the street no more than 25 meters away. I am worried about safety s.22(1) attend this school. There should be a safety policy for a minimum distance from schools and supportive housing facilities, for example, Penticton has set a minimum distance of 150 metres. Thank you for reading my letter and ask that this rezoning application be rejected or that there be significant changes to the proposal, such as reducing the size of the size of the housing unit to 50-60 units, increase the level of supports and also to allow for more diverse groups to be included in the planning of the housing configurations in the complex. Thank you for taking the time to read my letter, 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: 474

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 13:54:53 pm

Last Seen: Oct 31, 2021 13:54:53 pm

IP Address: n/a

Q1. Your comments

This is absolutely not the right place to put a 13 storey building right in the middle of low-rise expensive housing. I understand that a 12 storey building at the corner of Arbutus and Broadway, which is prime business real estate, was not allowed due to the fact that it was "too high". So why would the city allow a 13 storey building, housing addicts and hardest to house people, right opposite a primary school, childrens playground, many other schools and daycares in the area, a liquor store, and coming, end of the line transit. We already have problems around the liquor store area with garbage and drugs in that area. Please find a spot away from this location. I know that in the past generally the comments from neighbours are pretty much ignored but this application should definitely be re thought.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 475

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 14:08:32 pm

Last Seen: Oct 31, 2021 14:08:32 pm

IP Address: n/a

Q1. Your comments

s.22(1) and often pick up material from the s.22(1) suppliers located in the same neighborhood as the Sanford Housing Society and Yukon Shelter and Housing Center. The alleys and, frankly the front doors to the businesses in the area, are the injection sites to the drug users that inhabit these facilities. There clearly isn't enough support for the addicts and mentally ill at these facilities and it appears that this new proposed project will have less supports available than these current facilities do and for more people. It does not seem like this project was planned with the proper supports to ensure the health and well being of the residents. Delamont Park, adjacent to this development, and a beloved hangout for the neighborhood and the adjacent St. Augustine's school will soon become the injection site for the residents, just as the alleys adjacent to these other facilities have become. This facility will require 24 hours support for this many residents and it's astonishing that this is not a part of the proposed plan, given the proximity to the adjacent 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: 476

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 14:19:22 pm

Last Seen: Oct 31, 2021 14:19:22 pm

IP Address: n/a

Q1. Your comments

To the members of City Council of the City of Vancouver, I am concerned about this application. I am a parent at St. Augustine's School which is directly across the street from where this building is proposed. My concerns are the following: - BC Housing has described the project as "supportive housing" whereas the application indicates it is "social housing." Which is it? Implications are different. - This area will already have a huge amount of congestion as there will be a skytrain station and a bus loop. This will have a significant impact on safety for the children in this area. - the height of the building and the number of units will have an enormous effect on the character of the neighbourhood and overshadow the school. - the drawing of the proposed building is deceptive as it does not take into effect the already congested nature of the area which will increase substantially. I believe that social housing can be done in a more effective way and should take into account the input from the St. Augustine 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: 477

Login: S.22(1)

Email:

Responded At: Oct 31, 2021 14:19:57 pm

Last Seen: Oct 31, 2021 14:19:57 pm

IP Address: n/a

Q1. Your comments

I believe that the safety of the children at school may be at stake due to these developments. Also increase the traffic and pollution in the area is not healthy for the young group age.

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: 478

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 14:21:04 pm

Last Seen: Oct 31, 2021 14:21:04 pm

IP Address: n/a

Q1. Your comments

The proposal is virtually unchanged from what BC Housing 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. BC Housing's rezoning proposal should be rejected. 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. 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. 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: 479

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 14:27:18 pm

Last Seen: Oct 31, 2021 14:27:18 pm

IP Address: n/a

Q1. Your comments

I object to the rezoning application to allow 13 storeys. I agree with a comment written by another person for the BC Housing Public Comments site: "The proposed site is across the street from St. Augustine's Elementary School, a small park and playground utilized mainly by families and young children. It's next to the Arbutus Greenway which is heavily used by cyclists, joggers, and pedestrians. Adding 140 units to house residents who may require support for mental health and substance abuse issues is too large a number to be safely integrated into the community." Go with 4 storeys, be a part of the neighbourhood. The application for zoning change to allow 11 storeys on 2103 West Broadway was properly rejected on February 8, 2021 given the nature of the neighbourhood. If the addition of the Arbutus Station is the grounds for increasing density in this area, then follow the same guidelines as the ones for the Cambie and King Edward station, which is also a family-oriented neighbourhood. "Just last week residents living in townhouses near 200th Street and 64th said a pedestrian path on the west side of the road, opposite Creek Stone, has become a haven for drug dealers." From January 22, 2020 Aldergrove Star. Crime shifts to Creek Stone from near Langley homeless shelter: RCMP – Aldergrove Star (<https://www.aldergrovestar.com/news/crime-shifts-to-creek-stone-from-near-langley-homeless-shelter-rcmp/>)

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 480

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 14:37:57 pm

Last Seen: Oct 31, 2021 14:37:57 pm

IP Address: n/a

Q1. Your comments

We are opposed to the rezoning of this site for the following reasons. 1. Size There is no precedent for a building of this height or proposed occupancy in this neighbourhood. 2. Environmental impact Loss of mature trees and green space Shadowing on the adjacent school especially on a bright learning environment. Wind flow and noise reverberation from traffic 3. Safety We cannot understand with the amount of land owned by the city, why this site was deemed suitable for this type and size of development. Other safety issues are already worrisome with the end of line transit hub. Children's safety is a significant 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: 481

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 14:45:24 pm

Last Seen: Oct 31, 2021 14:45:24 pm

IP Address: n/a

Q1. Your comments

So far this process has not listened to any feedback to this feels pointless to continue commenting, but this is important so I will continue to state ways that this project would better fit in with the community. This building is far too high for the neighborhood, it will shadow all buildings around it, including the school where over 400 kids attend. This building also does not have adequate support set up for the residents and needs 24 our support to ensure it does not affect the school children across the street.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 482

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 14:51:56 pm

Last Seen: Oct 31, 2021 14:51:56 pm

IP Address: n/a

Q1. Your comments

I understand the need for social housing, s.22(1) and i see it everyday, I also see the need to provide the right support for people with mental health and addictions. Just stop by at emergency department at SPH. Creating a 13 store bldg with minimal support it is NOT the right solution, I want a building that support social housing with the right requirements, the right number of rooms (not a 13 floor building), and with adequate support for the school across the street. Violence is increasing in an alarming rate in Downtown Vancouver, what can we expect with a non controlled building across the street from an ELEMENTARY SCHOOL!!!! please, do the right thing, bring your building in a smaller scale, engaged with the neighbors, we want to help we want to help our society, it will help all of us to do the right thing, and we want to protect 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: 483

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 14:52:05 pm

Last Seen: Oct 31, 2021 21:53:14 pm

IP Address: s.22(1)

Q1. Your comments

Hello. I am concerned about this re-zoning application for a few reasons: Community engagement: The current proposal has ignored input from the St Augustine community as part of the Let's Talking Housing BC public feedback sessions in March 2021. Engagement with key local community organizations, and support from them as part of this re-zoning and subsequent development is critical to the success of the project in the long term. St Augustine's community is incredibly active in community support initiatives in the area, as well as other community organizations (neighbourhood groups etc). Density: Rezoning for 13-storey, 140 dwellings on this area of land is outside of best practice guidelines for supportive housing (BC Housing guidelines, as well as other good practice transition housing arrangements). Child safety: As above, engagement from St Augustine school to assist with managing the potential risk to child safety and impacts on the environment as a result of the development has not yet been reciprocated, only rejected or delayed indefinitely (according to communication from our school leadership). This is incredibly disappointing and I do not agree that the re-zoning, and the eventual development, can go ahead without this essential liaison.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 484

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 15:09:00 pm

Last Seen: Oct 31, 2021 15:09:00 pm

IP Address: n/a

Q1. Your comments

100% OPPOSED to what can be described as nothing short of the most ridiculous rezoning application the city has been asked to consider. 13 stories will leave the elementary school in perpetual shadow. 13 stories of of supportive housing across the street from 400 elementary students cannot be beneficial for the neighbourhood. Proposing a safe injection site across the street from an element school and daycare and kids park defies common sense.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 485

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 15:44:34 pm

Last Seen: Oct 31, 2021 15:44:34 pm

IP Address: n/a

Q1. Your comments

I have two major concerns about this proposed project - the size of the building and lack of mindfulness and consideration for its residents as well as the neighbourhood itself; a 13-story building is out of proportion for this neighbourhood. It will be an outlier in the neighbourhood where you do not see such buildings; the imposing height of the building would overshadow the surrounding establishments, including the parks and adjacent school. Neighbours won't welcome such a tall building (concrete) in this neighbourhood as it won't be seen as a part of the existing architectural seamless chain of buildings that consist of low and mid rise buildings; some of them are heritage buildings. You demolished a daycare and now you are aiming to put this type of building right next to an existing school and a playground? I oppose this tall building! If this rezoning application was approved, this would set a ruinous precedent for other neighbourhoods looking to maintain the health and wellbeing of their citizens. This cannot be acceptable for the sake of these children's health and welfare. My second major concern is the misleading definitions you are using interchangeably when presenting proposals for this project. Last time I was listening to the city counseling sessions, the city counselors among themselves did not unanimously agree on the definition of a social housing. I am losing confidence in the group managing the voting as it seems that the team managing Public Relations is intentionally trying to quit us, the residents of this neighbourhood, to allow you to move with this project. BC housing defines this as a supporting housing project. Those are two different definitions. You are misleading the residents. In particular, the BC Housing project intends to use this site for single males to recover from addiction. Placing a site with this objective in a location immediately surrounded by children (an elementary school, playground, daycare and park are within a stone's throw from this proposed site) is extremely counter-productive and will take the City backwards in terms of achieving its goals. You have an obligation not only to the current tax payers of this city, but also to the residents of this future facility. I see this as a quick way to meet the mayor's agenda, so he can say that under his leadership he created XX number of housing units. This is not the right place for those types of clients, please reconsider this and start thinking long term! This environment will not allow these men in need of help to integrate with society and it is needlessly dangerous for the children to be in such close proximity to these men who are more likely than most to have unpredictable behaviour due to their history of addiction. I am s.22(1)). At the moment, we spend a lot of time in that neighbourhood and ride our bikes there. I am extremely concerned about the consequences the residents of this housing project will have on children and seniors; a lot of them are doing the best they can to live their lives independently without burdening our system and requesting assistance. By approving this project the way it's proposed, you will divide the neighbourhood, increase the police calls related to various disruptions/concerns and will negatively affect the healing process for residents of that building. I am extremely worried about the safety s.22(1) kids as well as myself. As such, I am in complete opposition to this proposal. As for the use of the building, the rezoning proposal describes it, misleadingly, as social housing, when in fact the BC Housing project defines it as supportive housing. I am for supporting projects that make sense and have a plan ensuring that the clients are set for success as well as neighborhoods welcome them and are a part of the journey. The proposed site should have residents that are not dangerous to children and other vulnerable residents already living here; for example families, single mothers, seniors. The building should fit within the community, therefore 3-4 story building would work well and would create a sense of the community for the residents. The selected residents should feel a part of the community so they can integrate easier, have less worries how the neighbors would react to them and take care of the troubles they are experiencing currently. In addition, the messaging from the city on this proposal has been inconsistent from the start and the input given by the community so far has been completely ignored. This process needs to be fixed or city voters like myself will be alienated. There is an opportunity here to create something great but up to now the planning and the approach taken by the city has been entirely the wrong one. I am yet to see that a city has a long term plan and not just randomly taking over certain neighbourhoods to tick on a box. As a resident of this neighbourhood, I will be very disappointed if you go ahead with 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: 486

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 15:50:41 pm

Last Seen: Oct 31, 2021 15:50:41 pm

IP Address: n/a

Q1. Your comments

This is not the place for such a building. Further consultation is required to determine a better location for this project in order to ensure the safety of those in the community and make sure those individuals in need get the help and the services that they require.

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: 487

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 15:54:18 pm

Last Seen: Oct 31, 2021 15:54:18 pm

IP Address: n/a

Q1. Your comments

How can the city let this happen ??? What is going on here? Changing the culture of vancouver neighbourhoods... terrible planing and who are the these people planning our city. The last people that built this place made city popular because of protecting its character now you want to sell out to developers and political ideology? 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.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 488

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 16:19:15 pm

Last Seen: Nov 08, 2021 23:50:31 pm

IP Address: s.22(1)

Q1. Your comments

I am strongly opposed to the development of this project in its proposed form. This development was initially proposed to the public in February 2021. The City of Vancouver (the "City") and BC Housing purported to engage the local community for feedback at that time. Having participated in one of the Zoom meeting discussions in March 2021, it is clear that the City and BC Housing have chosen to ignore all of the concerns expressed by local residents. As one very clear example, the initial proposal involved a 12 storey building. Despite the local community expressing concerns that a 12 storey building would tower over all of the other 3 storey developments in the area (which should also have been obvious to BC Housing and the City), BC Housing has now decided to add an additional storey to the building. It is also notable that this has been done in the face of the City's own failed attempt to amend its zoning bylaws to generally permit social housing developments of up to 12 storeys all over the City earlier this year. I oppose this project for a number of reasons, which include the following: 1) The proposed height of the building is not appropriate for the proposed site, nor is it compatible with the neighbourhood context. 2) The proposed building and current development proposal does not take into account that it will be constructed within 18 metres of an elementary school, daycare and children's playground. No consideration has been given to the safety of the children who currently populate this area. The development proposal makes it clear that this building will be used to house individuals with addiction issues. While assisting with recovery is a noble goal, the reality of the situation is that many of the occupants of this building will require ongoing professional supports (medical, psychological and other) to assist in their recovery. None of these supports exists within the development proposal and the neighbourhood does not have these supports in place. The lack of such supports and the proximity to hundreds of vulnerable children is a recipe for disaster. It is no secret that these types of facilities are often plagued by numerous safety issues such as significant violence, so it is beyond astonishing that BC Housing and the City would continue to push forward with this project. If their goal is to create danger for children going to school and safety issues in what is otherwise a safe neighbourhood, then BC Housing/the City are accomplishing this goal. The risks and dangers are clear and foreseeable. I fully expect both BC Housing and the City will end up being sued if one of the school/neighbourhood children are injured. 3) The proposed building contains 140 studio apartments, although this area of Kitsilano is filled with families. Instead of using City land to help families, they have designed a building that will exclude families, particularly women with children. 4) The City should be aware that traffic in this area is congested. Adding a building with 140 units, but only six parking spots, is clearly short sighted and will only add to congestion for local residents. In conclusion, I oppose this building in its proposed form. The City and BC Housing have been provided with ideas that would be more acceptable to the local community (ie: a six storey mixed use social housing building rather than a supportive housing project). Unfortunately, the City and BC Housing continue to turn a blind eye to the obvious problems that this project will create in this neighbourhood, only some of which have been mentioned above.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 489

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 16:22:50 pm

Last Seen: Oct 31, 2021 22:55:32 pm

IP Address: s.22(1)

Q1. Your comments

I am truly dismayed by the City's continued lack of meaningful public consultation with respect to this project. In the last year, the City and BC Housing have already received local community feedback raising serious concerns regarding the scale / height of this proposed development relative to the surrounding buildings, and its precarious proximity to vulnerable members of our neighbourhood: children; persons in recovery; persons fleeing domestic violence. Not one of these concerns has been accounted for in the application materials provided for further so-called feedback. Indeed, the scale of the project has increased. Without question, the proposed building design dwarfs other nearby buildings in the community. It does not reflect any local commercial or residential buildings in terms of its height, scale or aesthetic. No residential or commercial development of this magnitude exists on Broadway, Arbutus, or any of the adjacent residential side streets. This typical "downtown tower" design does not appear to have been conceptualized for this specific site, and conflicts with the City's own stated goals of creating predictable developments with its supportive housing initiatives. As it (quite literally) stands, this proposed 13- storey building overtakes rather than integrates with the surrounding neighbourhood. Predictable? Not by a mile. Actually, not by several miles. Safe, decent and stable housing for the most vulnerable members of our community require a collaborative, considerate, and integrated approach. There must be an appreciation for the existing neighbourhood and a mindfulness of the available resources and practical limitations present in the community. In this case, the proposed development undermines existing community supports that have been in place for years. It further eliminates the housing potential for seniors, families and children at risk of homelessness who have already found and would continue to find support at this very location. This site is in a community of low-rise residential homes and condominiums, low-rise commercial buildings, an elementary school, a day care, and a recovery house for women. Building supportive housing takes more than a building; it requires a real community and a genuine consultation, which is clearly lacking from this project. This development is being set up for failure.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 490

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 16:25:57 pm

Last Seen: Oct 31, 2021 16:25:57 pm

IP Address: n/a

Q1. Your comments

I am writing to express my opposition to the BC Housing proposal to build a 13 storey 140 unit supportive housing building. I am summarizing my opposition as follows: 1) The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. 2) There has no change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. 3) 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). 4) 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. The project clearly does not follow neighborhood plan. There are no developments in the surrounding area anywhere near 13 storeys, with the majority being under 10. A proposed building at the corner of Arbutus and Broadway (currently the Shell station) at 11 storeys was rejected so why should this one be allowed at 13. Im a supporter of social housing but not a project of this size right across the street from a school for elementary school 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: 491

Login: S.22(1)

Email:

Responded At: Oct 31, 2021 16:28:15 pm

Last Seen: Oct 31, 2021 16:28:15 pm

IP Address: n/a

Q1. Your comments

We have a school nearby. The new housing could 'conflict' the school for desired environment. The new housing while help one side but could change the other existing 'harmony', and it is not easy to prioritize both.

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: 492

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 16:34:13 pm

Last Seen: Oct 31, 2021 16:34:13 pm

IP Address: n/a

Q1. Your comments

I disagree of the proposal that the COV is trying to push through. The area for the proposal make no sense for what the surrounding area . Bc housing should find a different area to build that could better suite this project I firmly 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: 493

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 17:37:32 pm

Last Seen: Oct 31, 2021 17:37:32 pm

IP Address: n/a

Q1. Your comments

I disagree of the proposal that the City of Vancouver is trying to do. This building does not suit for this area. Let's protect our little people. I firmly disagree

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 494

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 17:13:19 pm

Last Seen: Oct 31, 2021 17:13:19 pm

IP Address: n/a

Q1. Your comments

Are you freakin crazy? Across from 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:** 495**Login:** s.22(1)**Email:****Responded At:** Oct 31, 2021 17:14:25 pm**Last Seen:** Oct 31, 2021 17:14:25 pm**IP Address:** n/a

Q1. Your comments

I write to express my opposition to the rezoning application for supportive housing on Arbutus and 8th. BC Housing is proposing an institutional design consisting of single self-contained units targeted at a high-risk population, with no accompanying complex supports. BC Housing indicated there might be 1-2 staff present on site. In the absence of complex supports, the difference between the much-maligned SRO model and this proposal is marginal - instead of shared bathrooms, there will be private bathrooms at the proposed site. I noticed with great disappointment that the board erected on the proposed site describes units as 'social housing'. This really erodes my and my family's trust in the City of Vancouver's consultation process because it deliberately misleads the public about the nature of this development. The City of Vancouver's own 10 Year Affordable Housing Delivery and Financial Strategy clearly defines social housing (subsidized housing for low-income populations) as opposed to supportive housing (for homeless populations). The information board on the site, and other materials published on the City of Vancouver's website, should be updated to unambiguously indicate that this is a rezoning application for supportive housing. To put it simply, the public has the right to know the truth about what is proposed. I have expressed my concerns previously to the City Council and to BC Housing, both during the very rushed consultation period that BC Housing held in March 2021, and in relation to a motion that was debated by the City Council in May 2021 regarding the height of social housing buildings. At this point, I am utterly dismayed and disappointed that not a single point of concern that I and many others have raised has been taken into consideration. As a matter of fact, the rezoning application is even more extreme than the original proposal, raising the height of the building to 13 storeys from 12. Are you even listening? My key worry remains about the type and scale of the target population intended for this site, and the resulting impacts on public safety in the neighbourhood: 140 adults with serious addiction and mental health issues are likely to experience serious behavioural problems. Placing them in the midst of a family neighbourhood, filled with schools, daycares (including right across the street) and seniors' housing is honestly beyond comprehension. BC Housing makes a point of not doing any criminal background checks on the grounds that this would be too restrictive. Ample, and growing, evidence from other neighbourhoods where this type of 'supportive' housing was introduced indicates that this development will most certainly introduce violent crime and anti-social behaviours to our neighbourhood. The scale of the housing project is all but a guarantee of it. This rezoning application also flies in the face of the City Council's decision on October 5, 2021, to evaluate the City of Vancouver's actions on neighbourhood safety, specifically in relation to transitional and supportive housing (per motion by Councillor De Genova). I sincerely invite you to reconsider and think very hard about the impact that concentrating such a high-risk population at Arbutus and 8th will have on our whole neighbourhood. I strongly believe you have chosen the wrong use for that very valuable plot of land. This location has advantages that make it comparatively better for stable family housing, such as for families facing separation and hardship due to lack of stable housing. Many parents lose custody of their children when they become homeless and aren't able to regain custody until they have stable housing again. The location at Arbutus and 8th, right in the middle of schools, daycares and clean parks is ideal for housing geared to reuniting families or to low-income families. The proximity to public transport also plays an important role, as it would encourage employment and self-sufficiency by giving the ability to commute easily. As a former resident of the Olympic Village, I have direct knowledge of the experience of Marguerite Ford Apartments. Such a large development (comparable in size to what is being proposed in Kitsilano) has had a strong and negative impact on the whole Olympic Village neighbourhood. Additionally, there are daily reports in the media of random, violent attacks and other crimes committed by individuals with addictions and mental health issues across Downtown. The large scale of this trend has also been recently confirmed by VPD. High-risk populations require extensive, and more focused, supports which are sorely lacking in this proposal. In a recent CBC interview, Attorney General David Eby said that we currently do not have reliable models for complex care required by individuals with mental health and addictions. How can you then place them in the middle of a family neighbourhood, while knowing full well that the required care is non-existent and failing, and that they'd be putting children, seniors and women in the neighbourhood at sustained risk? An additional point of concern is the building height and design. It is totally out of proportion with the neighbourhood - 13 storey in a 4 storey neighbourhood. It will tower over the rest of the neighbourhood. Renderings clearly show significant shadowing to the school across the street. In addition, the plot is one of the few green spaces remaining in that section of Arbutus, with a nice grove of very mature trees.

The proposed building is not only visually unappealing and aggressive in design, but also without any green spaces nor offsets around it. It looks like a detention institution, not like homes, featuring a metal grille that lends it a very hostile look. It would sit next to the all-concrete new Arbutus station, so the whole area will be completely grey and bereft of any green spaces. Heavy traffic from the bus loop and the stream of emergency vehicles that will serve the building's tenants make the whole area hard to recognize and completely unusable for others, especially the children population in the school across the street. The fact that mistakes have already been done elsewhere, by concentrating high-risk populations in large complexes within other neighbourhoods, is no reason to keep on repeating them everywhere. Results are plain to see where these experiments have been carried out. They are not good. Please think carefully about which locations are suitable for housing high-risk individuals and the supports they require (a family-oriented neighbourhood certainly is NOT). This plot of land at Arbutus and 8th has a high social value, can generate great social benefits, and can be developed without detriment to the neighbouring community. I humbly invite you to reconsider this proposal and modify it to make it work both for the new occupants and the people who already work and live in the neighbourhood. Sincerely, s.22(1) (Kitsilano resident)

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

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



Respondent No: 496

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 17:48:24 pm

Last Seen: Oct 31, 2021 17:48:24 pm

IP Address: n/a

Q1. Your comments

I am very concerned with the proposed application as it will bring too much traffic to this 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: 497

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 17:51:11 pm

Last Seen: Oct 31, 2021 17:51:11 pm

IP Address: n/a

Q1. Your comments

I am very concerned with the proposed development as it has no safety consideration for the children at the nearby school. It is simply too close to it.

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: 498

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 17:53:07 pm

Last Seen: Oct 31, 2021 17:53:07 pm

IP Address: n/a

Q1. Your comments

4 Architectural Principles of Project 1) High quality, durable and dignified homes that create a precedent for future supportive housing projects. Technology is unproven and durability uncertain. We don't know how long it's going to last for and how well it can be maintained. Hence operations costs are unknown. Nexxi containers haven't been used in such a tall structure before. The design is not dignified. It looks institutional, like a prison, with the building encasing the entire property, like you're trying to prevent something from getting out. The design intentionally withdraws the inhabitants from the rest of the community. All the trees on the property have been cut. The building abuts the Greenway and removes the green from it. Re: Precedent, you should look at who is involved with the project and figure out what precedent you are setting: <https://www.nexii.com/nomadic-partners-with-nexii-as-a-certified-installer-in-north-america/> <https://www.nexii.com/leadership/> Executive Vice President of Strategy + Partnerships is former Vancouver Mayor Gregor Robertson. 2) Demonstrate excellence in sustainability by being the first modular steel tall building to be Passive House certified. Steel requires a lot of energy and carbon. Is it coming from a foreign, highly polluting country? This is not an environmentally sound project. Why aren't you using sustainable compressed timber, for which B.C. has expertise? Putting in a little garden in a courtyard does not take back all the carbon pollution that this project produces. The area is not zoned for 13 storeys and such a tall building is offensive to the area. How well is this Passive House working if you have to provide energy-consuming air conditioning to the building? 3) Design a contextually relevant building that respects the unique neighborhood character. Nothing in this design respects this neighborhood of 450 school and preschool children, toddler park, seniors apartments and townhomes. The area is friendly, peaceful and green. There is a Greenway. This structure is cold, unfriendly and looks dead like a mausoleum. There is nothing green. It looms over everything. It will shade the school playground and block the sky. It rains 6 months of the year while children are in school, and children need the sun. I do not believe the city's shading study as they have misled the shading issue in the South False Creek multi-tower proposal. No considerations have been made to the area residents and users who wanted a lower level building or buildings. Also, having a terminal bus loop in the area will bring transients into the area that could spend their time tracking the school children. Their safety is my priority. City staff do not care about the children. They do not care if they create more trouble for parents in getting their children to this school with 2 major infrastructure projects ongoing and the ensuing traffic problems. The area needs mentally and civically engaged residents that watch the goings on in the bus loop and station and offer area protection. This SRO project offers no engagement. 4) Provide a wide spectrum of amenity spaces, from highly social to very quiet, so that residents and staff have a variety of spaces to relax and connect. I don't find the encounters or greetings map credible. Do people in a regular apartment building go out of their way to greet or meet each other inside the building? This sounds all made up. Intentionally, there is no engagement with the surrounding community. The building and its inhabitants do not want to be involved with the community. It is a personal prison.

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: 499

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 18:06:19 pm

Last Seen: Oct 31, 2021 18:06:19 pm

IP Address: n/a

Q1. Your comments

The design is nice but totally out of character with the neighbourhood, it looks like it should be downtown! We want people to welcome and accept these type of developments not resent them. The shadow studies show the elementary school is going to be in darkness in summer, that school is a really valued part of the neighbourhood. The kids play in Delamont after school, which, to be honest, is likely to be a problem with such a high number of units and little outdoor space for all the residents. If it were for low income families I could see the possibility of integrating those families into the neighbourhood but that's not what is suggested here. The renderings are not realistic, which is a little annoying! Where are all these open spaces and big trees? I walk this street every day and am dreading that big tower looming over our low rise friendly buildings. Why is the building so big? I understand a larger building is more efficient to build but it's going to entirely change the neighbourhood already changing due to the subway. This will change the entire fabric of a neighbourhood that has developed its character over several 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: 500

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 18:43:33 pm

Last Seen: Oct 31, 2021 18:43:33 pm

IP Address: n/a

Q1. Your comments

The building does not fit the City's goals and priorities. It is interesting that the City is providing in the application package a one page policy document last updated 30 years ago, but has no working definition of 'social housing' of which supportive housing is a category of. The City should not transform a functional and peaceful neighborhood in a retrofit of Downtown EastSide "with priority given to housing the existing long term Downtown South residents" as per housing policy attached with the application. The design is not contextually relevant and does not respect the unique neighbourhood character. The unique neighbourhood character is primarily determined by the size of surrounding buildings, which the proposed tower greatly exceeds. Trees inside the lot will be eliminated as the whole lot is encased by the build. The only memory of the trees is GREEN mentioned in View South along Arbutus Greenway from 8th Avenue, page 14 of 18. It says GREEN but it's actually brown and absurd. With that aggressive grill facing Arbutus and South it looks like a massive prison desperately trying to retain it's content. The building aims to provide a wide spectrum of amenity spaces, from highly social to very quiet, so that residents and staff have a variety of spaces to relax and connect. But not for neighbours. The terrace over the lower part of the building provides a perfect observation deck for any activity in the school learning commons or the toddler park. Students can be observed as they go to church. Nobody finds being tracked from a high rise desirable or safety inducing. The building impacts severely the neighbourhood. Changes needed to address concerns: Reduce overall footprint of the building to allow continuity of green and a sense of space. Include administration in the main tower. Reduce the height of the tower to something that the operator selected, MPA, has proven it can manage and BC Housing own guidelines of 45-50 units per building. Design all units for disability, which is part of the building code in the City of Vancouver. What happens if a tenant becomes disabled and can't continue in the suite? Imposing newly disabled to move is short sighted and uncaring. Among the PR tactics used by the BC Housing applicant in previous consultations is to call warehousing 'discriminatory'. The fact that anybody who becomes disabled while in residency will very likely have to move is short sighted. In this situation, people will be shuffled in and out, just like packages in an Amazon warehouse. Request proper zoning, which is Residential Care. Under Residency Tenancy Act, nobody is under any obligation to accept treatment, even people with active drug and mental health issues or a long history of psychotic episodes. Carfentanil and Crystal meth are life-destroying drugs, not only for the user, but also their families and anybody who comes in contact with them. There is no guarantee that tenants will get adequate care unless there is correct property use designation and credential monitoring. Design for safety. Inspector Dawn Richards, District Commander of police operations and crime control in the Kitsilano area confirmed that there was NO consultation about the combined impact of the Broadway Subway station and this building proposed. Allison Dunnet, senior planner with CoV claimed the opposite in the neighbourhood dialogue session Mar 18th, 2021. There are major safety concerns about having no criminal checks on tenants in immediate proximity to an elementary school and major transit hub. Sex offenders and violent criminals cannot be placed in this area, especially during dark hours when students, both local and UBC, are waiting in the bus loop or walking in the area. With the proximity to the bus loop and subway station, there will be chaos of drug dealers/users moving into tenants' suites and there will be needles and crime all around. You are making the area worse without major mitigation. With the two MAJOR projects of the subway/bus loop and this building, there needs to be a formal safety impact study with area residents and school parents, (not activists that don't even know what lots the projects belong to and have to be trucked in Mercedes vans), VPD, Transit police, BC Ambulance, Vancouver Fire Dept, Translink, city planners and city councilors BEFORE any rezoning or moving forward with this project. There are already major traffic constraints due to the bus loop. Your city planners did not even consider the safety impact of both projects on each other and on the immediate area. It is irresponsible to expose government organizations like VAHA, CoV, and BC Housing, the individuals involved and taxpayer funds to any liabilities resulting from poor decisions about and operation of this project. Design for future. Provide a design that considers not only the two projects already approved, but also the added structures that the Broadway Plan is likely to include.

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: 501

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 18:54:33 pm

Last Seen: Oct 31, 2021 18:54:33 pm

IP Address: n/a

Q1. Your comments

Four Architectural Principles of Project ## 1. High quality, durable and dignified homes that create a precedent for future supportive housing projects. Technology is unproven and durability uncertain. We don't know how long it's going to last for. Nexxi containers haven't been used in such a tall structure before and long term quality and maintainability, hence cost to operate, is unknown. The design is not dignified. It looks institutional, like a prison, with the building encasing the entire property, like you're trying to prevent something from getting out. The design is intentionally withdraws the inhabitants from the rest of the community. If this is meant to be an institution, they zone it as a Residential Care Facility and not Residential Tenancy, so the proper amount of supports can be applied to it. All the trees on the property have been cut. The building abuts the Greenway and removes the green from it. Re: Precedent, you should look at who is involved with the project and figure out what precedent you are setting: <https://www.nexii.com/nomadic-partners-with-nexii-as-a-certified-installer-in-north-america/> <https://www.nexii.com/leadership/> I find the conflict of interest here objectionable, the former mayor cashing in on his contacts and building many homeless towers all over the city after he didn't stop homelessness. Also objectionable, the citizens of Vancouver don't know this is going on, the DTES being spread over Vancouver. How is this part of the Vancouver Plan? ## 2. Demonstrate excellence in sustainability by being the first modular steel tall building to be Passive House certified. If it's the first, how do you know it's excellent or sustainable? Steel requires a lot of energy and carbon. Is the steel going to be sourced from high polluting sources in far away places? This is not an environmentally sound project nor it supports Canadian producers. Why aren't you using sustainable compressed timber, for which B.C. has expertise? Putting in a little garden in a courtyard does not take back all the carbon pollution that this project produces. The area is not zoned for 13 storeys and such a tall building is offensive to the area. How well is this Passive House working if you have to provide energy-consuming air conditioning to the building? ## 3. Design a contextually relevant building that respects the unique neighborhood character. Nothing in this design respects this neighborhood of 450 school and preschool children, toddler park, seniors apartments and townhomes. The area is friendly, peaceful and green. There is a Greenway. This structure is cold, unfriendly and looks dead like a mausoleum. There is nothing green. It looms everything. It will shade the school playground and block the sky. It rains 6 months of the year while children are in school, and children need the sun. I do not believe the city's shading study as they have misled the shading issue in the South False Creek multi-tower proposal. No considerations have been made to the area residents and users who wanted a lower level building or buildings and mixture of tenants with singles and families. Also, having a terminal bus loop in the area will bring transients into the area that could spend their time tracking the school children. Their safety is my priority. City staff do not care about the children. They do not care if they create more trouble for parents in getting their children to this school with two major infrastructure projects ongoing and the ensuing traffic problems. The area needs mentally and civically engaged residents that watch the goings on in the bus loop and station and offer area protection. This SRO project offers no engagement. ## 4. Provide a wide spectrum of amenity spaces, from highly social to very quiet, so that residents and staff have a variety of spaces to relax and connect. Intentionally, there is no engagement with the surrounding community. The building and its inhabitants do not want to be involved with the community. It is a personal prison. The assigned service provider MPA supplies meals to the community and likes providing purposeful activities for mentally disabled people. Why don't you make this a mixed use building with a shop, like an ice cream store or novelty shop, since it is beside a major transit hub? You could offer enhanced food security, since there is no food bank here and IGA is very expensive, plus provide employment and community engagement.

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: 502

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 19:33:18 pm

Last Seen: Oct 31, 2021 19:33:18 pm

IP Address: n/a

Q1. Your comments

The scale of the proposed supportive housing, as well as it is very close to a kindergarten and an elementary school, seems to be no consideration of the overall safety impacts on the neighbourhood. We should provide a safe environment for the best of kids. A well zone planning is not supposed to mix them all together. Issues may arise, which are suffered by the people living 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:** 503**Login:** s.22(1)**Email:****Responded At:** Oct 31, 2021 20:24:25 pm**Last Seen:** Feb 01, 2022 23:50:26 pm**IP Address:** s.22(1)**Q1. Your comments**

As I am sure you are aware, I think you would be hard-pressed to find a less-suitable location for a "supportive housing" project which is designed to cater to people with mental-health and drug addiction challenges, not to mention potential criminal records. There is an elementary school right across the road – it is practically the closest building to the site. Several other elementary schools are situated within 2-3 blocks of the site – indeed, the neighbourhood has an unusually high concentration of elementary schools. One of the key parks (Delamont) utilized by many families and children in the neighbourhood is also right across the street. This is not an appropriate location to situate a housing complex for people with these special needs. Stating that "the private health-care needs" of the potential residents is not a subject for discussion completely ignores the reality that such needs are well-known to become very public very quickly. I am a long-time resident of the neighbourhood, living very close to this proposed high-rise "supportive housing" tower. I also have two daughters who attend local schools. I am very strongly opposed to this proposal on two grounds: (1) Despite the responses of the city/community liaison staff from prior incarnations of this consultation website that dismiss serious, legitimate concerns of the neighbourhood residents, the reality is that my children's safety and the safety of the children attending the elementary school right across the road will be substantially compromised by this project and that is unacceptable. There is ample evidence from other related sites in the city that a large increase in property crime, a significantly lower level of personal safety (especially for single women and younger children), and a proliferation of dangerous needles, human faeces etc. – real dangers for children in particular - generally materialize in the close vicinity of these special housing sites and the associated "mental-health and drug addiction facilities". Please stop brushing aside these concerns as "NIMBY"-ism. There are highly legitimate, well-founded fears of a community that can see what has resulted in other areas from such projects, is greatly concerned about the safety and welfare of the high concentration of young children directly around this site and does not want their neighbourhood to be destroyed by this proposal. It is utterly unacceptable to be gambling with the safety of our children in the name of supporting "people working through mental health concerns and/or substance abuse" (as per the Let's Talk Housing website) and telling the community that the "operational staff would work with residents and the neighbours... to foster good neighbourhood relations" is inconsistent with managing the finding of needles in the neighbourhood, an increase in crime and substantially lowered safety for our children. Stating that these issues are groundless and that neighbours need to "become informed about the causes of homelessness and the important role supportive housing plays" is simply not being honest with the community. (2) Irrespective of the nature of the housing, it is completely inconsistent with the neighbourhood to propose any building of 13 stories at this site (it is also dismaying that the primary response to the negative controversy around this site has been to add another floor). The surrounding housing (which includes several co-operatives) is all 4 stories or below. Current zoning would obviously not allow such height, and although the city can change the zoning, plopping a 13-story behemoth into the middle of this family-oriented low-rise housing neighbourhood is irresponsible and diminishes the quality of life of all residents in the area. Simply stating dismissively that "This height is necessary because there is an immediate and urgent need to create warm, safe homes with supports for people who are experiencing or at risk of homelessness" effectively states that the needs, safety and vibrancy of the existing community and neighbourhood are of no concern to the City, and the opinion and safety of the families that live in the area are irrelevant; this surely cannot be the case! I would also note that the immediate neighbourhood has already "taken one for the team" by having the Arbutus subway terminus and associated bus loop right in the same location and thus the local community should not be asked to sacrifice itself yet again. A different land-use proposal for below-market lower-income rental apartments for families, at a 3-5 story height (consistent with the rest of the neighbourhood) would certainly receive positive support from the community and would also address related housing challenges in the city without causing the immense damage and destruction to the neighbourhood that the current, misguided proposal will undoubtedly wreak.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 504

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 20:45:54 pm

Last Seen: Nov 01, 2021 03:45:54 am

IP Address: s.22(1)

Q1. Your comments

The plan currently being considered is not suitable for this location because there are i) many schools and daycares within 1-3 blocks of the site, ii) insufficient support services easily accessible within or near the development, and iii) several rental facilities housing a significant number of seniors within 1-3 blocks as well. I am in favour of housing the targeted population on Vancouver's westside but social housing for 15-30 people would be much more appropriate and planning for those facilities could include space for the types of social supports needed and mentioned in this proposal. Spread the 4-6 storey facilities out over a larger area served by public transit - Dunbar, Kerrisdale, Shaughnessy, Fairview, West Point Grey. Smaller groups of people - 15-30 - housed in a single multiunit facility with space for socializing and social service offices would yield far more supportive relationships than housing 140+ in a single facility where single moms with children and single women would be constantly stressed and 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: 505

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 20:46:36 pm

Last Seen: Oct 31, 2021 20:46:36 pm

IP Address: n/a

Q1. Your comments

This project is located right. Next to an elementary school and with the new skytrain station coming to arbutus we worry about our children's safety. Strongly opposes this project. No thought has been given about the residents and children 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: 506

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 20:59:32 pm

Last Seen: Oct 31, 2021 20:59:32 pm

IP Address: n/a

Q1. Your comments

The following are concerns I have regarding the proposed development. As a parent of a child at St. Augustine School, I can't comprehend how this housing is even being considered directly across from educational facilities, caring for kids as young as 3 years old. I urge you to not be callous in this decision and recognize that the SAFETY and WELLBEING of these children SHOULD be the City's utmost importance. The concerns are as follow: 1. No change to the height of the building. At 13 floors, it's one storey higher than previously proposed. 2. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. 3. 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. 4. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 507

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 21:35:41 pm

Last Seen: Oct 31, 2021 21:35:41 pm

IP Address: n/a

Q1. Your comments

The following are concerns I have regarding the proposed development. As a parent of a child at St. Augustine School, I can't comprehend how this housing is even being considered directly across from educational facilities, caring for kids as young as 3 years old. I urge you to not be callous in this decision and recognize that the SAFETY and WELLBEING of these children SHOULD be the City's utmost importance. The concerns are as follow: 1. No change to the height of the building. At 13 floors, it's one storey higher than previously proposed. 2. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. 3. 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. 4. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues.

Q2. Your overall position about the application Opposed

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



Respondent No: 508

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 21:10:33 pm

Last Seen: Nov 01, 2021 04:34:17 am

IP Address: s.22(1)

Q1. Your comments

I oppose to this development the way it has been proposed as it does not take the children, school and neighborhood's safety 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: 509

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 21:20:28 pm

Last Seen: Oct 31, 2021 21:20:28 pm

IP Address: n/a

Q1. Your comments

I would like to understand the following - a structure of this size would not be acceptable as a private commercial development in that lot. Why is acceptable for this use. - BC housing used a video testimonial of a tenant in a similar development that they would expect to see similar tenanted in this development. In the video the tenant noted that her home provided by BC housing first allowed her not to need to continue in prostitution and now she no longer even wants to continue in prostitution. What resources will be provided to ensure tenants of this development will not be continuing in prostitution or other risk activities? What restrictions will be put in place in the development to ensure prostitution and other high risk activities are not being conducted in the units. - BC housing has noted that there is a requirement for this form of housing in the neighborhood based on current homeless / at risk population that list Kitsilano / Vancouver West as there current home. What proof is required for tenants to show they are now or previously resided in the neighborhood prior to their current situation. - why was the decision to build directly across from a elementary school / daycare. - why was there a decision to build steps away from a BC 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: 510

Login: S.22(1)

Email:

Responded At: Oct 31, 2021 21:45:42 pm

Last Seen: Oct 31, 2021 21:45:42 pm

IP Address: n/a

Q1. Your comments

It is too bad to have this kind of building 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: 511

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:02:32 pm

Last Seen: Oct 31, 2021 22:02:32 pm

IP Address: n/a

Q1. Your comments

This application is negligent and should be rejected. The lack of concern for student safety, and well-being for the overall community (including the incoming vulnerable residents) is careless. We are a family that greatly supports social housing developments, in particular care for vulnerable individuals, especially those suffering mental health and addiction issues. I am s.22(1) her time for the last s.22(1) to support those that are homeless and women in transitional housing. Please know that we do not take this application and our request for it to be rejected lightly. We understand the imperative need for housing, both social and supportive but there are numerous factors that need to be considered when planning such an important project and clearly this has not happened. BC Housing's level of care is totally insufficient for 140 tenants and most BC Housing supportive housing complexes are much smaller than what is being proposed here. There are Insufficient health support services for this proposed facility. Integration into the community for the benefit of the tenants and the community will not be successful. The lack of consideration for 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 is deeply concerning. Would the City of Vancouver really allow a large supportive housing complex next to a very busy, end-of-line subway and bus loop, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children? Please tell me you care more about the community and helping vulnerable individuals than approving such a project. Thank you for your 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: 512

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:30:32 pm

Last Seen: Oct 31, 2021 22:30:32 pm

IP Address: n/a

Q1. Your comments

To Whom it May Concern, This application is surprising. The lack of concern for student safety, and well-being for the overall community (including the incoming vulnerable residents) is careless. We are a family that greatly supports social housing developments, in particular care for vulnerable individuals, especially those suffering mental health and addiction issues. s.22(1) who spends his career dedicating his time to helping such individuals. I also spend s.22(1) to support those that are homeless and women in transitional housing. Please carefully consider the following: First and most important, Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents 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. Furthermore, there has been 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. 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). 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 and most BC Housing supportive housing complexes are much smaller than what is being proposed here. The proposal completely ignores the elementary school's input to the Let's Talk 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 concerns. At 13 floors, it's one story higher than previously proposed. The building clearly shows significant shadowing to St. Augustine's 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. 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. BC Housing's rezoning proposal should be rejected. 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: 513

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:06:26 pm

Last Seen: Oct 31, 2021 22:06:26 pm

IP Address: n/a

Q1. Your comments

Putting up this building will affect the community in a negative way. Due to the close proximity of the nearby school it will affect the safety and well-being of the elementary students there.

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: 514

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:17:00 pm

Last Seen: Oct 31, 2021 22:17:00 pm

IP Address: n/a

Q1. Your comments

The utilization of the location being proposed is not ideal for the immediate neighbouring facilities, most specifically the 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: 515

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:22:11 pm

Last Seen: Oct 31, 2021 22:22:11 pm

IP Address: n/a

Q1. Your comments

To whom it may concern, We are long-term Kitsilano residents and s.22(1) attend St Augustine's School. s.22(1) in the community, we recognize and understand the challenges and needs of our vulnerable population members that this proposal seeks to help. While we absolutely support the provision of safe and warm housing for these vulnerable members of our community, we have significant concerns about this proposal. First: Proximity to a Day Care, Elementary School and Toddler Park Placing two vulnerable populations (those at risk for homelessness and young children from ages 3-12) across the street from each other is fraught with risk. These children walk and bike to school, play in the nearby parks, etc. Their safety must remain paramount. How is this being addressed? Second: Size and Composition of the Housing Project Constructing a 13-storey building with only studio units will limit the clientele that can be served. It will not meet the needs of single parents. The proposed building provides insufficient indoor and outdoor space to meet the recreational and social needs of the residents. This is, at present, a quiet residential neighbourhood with no buildings of this size. Adding 140 people to an area that will be densified, with the addition of a major transit station and bus loop, will have a serious negative impact on this area. Third: A 13-storey building will cast a huge shadow on the school: The warmth of sun will be blocked and the school's classrooms and playground will become colder and will not be in the best interest to the health of the school's population. More energy will be required to heat the classrooms. Fourth: Lack of Established Supports for the Residents As physicians, we understand we need proper support systems in place for our vulnerable patients to recover and thrive. Without easily accessible mental health and addiction programs, social and educational supports, etc., we risk failing this population. Fifth: Poor Community Planning Bringing a major transportation hub to the Arbutus corridor is already a massive project. It will bring increased traffic, environmental and safety concerns to this area. The addition of a 13-storey housing development that dwarfs the surrounding low-rise buildings is poor urban planning at best. We should be, instead, continually strengthening and growing safe communities in a measured and well thought out way. This plan is simply too much, too quickly and will jeopardize a thriving neighbourhood. Sixth: Inadequate Engagement and Consultation with Community A decision of this magnitude requires in-depth and genuine consultation with all members of the surrounding community. So far, the proposal has been hastily presented and few details outlining plans for success have been shared. Thus far, there has not been meaningful engagement and dialogue. The concerns our community raised during the consultation period this past spring have been completely ignored. We are asking our elected officials and trusted decision makers to listen to and address our concerns. Thank you for taking the time to hear our concerns. We are committed to working together to address the homelessness problem in Vancouver. In the meantime, however, we ask that this proposal be rejected and a more viable and safe solution be found.

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: 516

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:22:31 pm

Last Seen: Oct 31, 2021 22:22:31 pm

IP Address: n/a

Q1. Your comments

I support supporting the vulnerable in our community, but I can't support this project as it is presented. Why can't you build a project with more diversity, some single resident units, but also units for low-income families, single parent families and seniors? The Kitsilano neighbourhood has a long and proven history of supporting these residents in needs. These groups will thrive with the existing community support and the new transit facilities currently being implemented. More than 400 elementary school-aged and preschool children and their families will be directly impacted by this decision, as well as numerous residential and business neighbours and students from neighbouring schools. The number of vulnerable children in the immediate area far exceeds the number of at-risk residents that are proposed. I have significant concerns on the impacts to public safety, environmental health, and traffic management that can be minimized by meaningful consultation and working with the existing communities or if not properly mitigated, will degrade the whole community with far reaching effects, potentially compounding and adding to the issue the city and BC Housing is trying to solve by introducing 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: 517

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:25:37 pm

Last Seen: Nov 01, 2021 05:31:28 am

IP Address: s.22(1)

Q1. Your comments

I am very concerned (negatively) about this proposal. I have many concerns, the most pressing of which are: 1. The proposed development is a "supportive" housing plan as per BC Housing, not a "social" housing plan as stated in the proposal. There is a massive difference between the two. The misleading characterization suggests awareness on the part of the proposal drafters of the problematic issues surrounding building supportive housing in that space. 2. Supportive housing implies transitioning people from homelessness. This is a group that has myriad problems surrounding them including drug use and mental illness. Locating them less than 25 metres from an existing pre-school and elementary school with over 400 children between the ages of 4-12 borders on criminal callousness. 3. The proposed development intends to house 140 single resident units. This is way greater than the traditional BC Housing supportive housing target of 50-60 units. The reason one shouldn't go beyond this smaller number is that transitioning homeless people with mental and drug dependence issues requires significant individual and systemic support located within the premises and in the vicinity. BC Housing does not have the infrastructure for providing the required amenities for 140 such residents. This then raises immediate issues of safety and vagrancy in the area once the development is put in place. 4. A smaller development with a diversity of residents including single parents, seniors, and possibly some social housing (which means subsidized housing) for families would be a much more holistic and sustainable initiative for the community at large than the current 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: 518

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:28:38 pm

Last Seen: Oct 31, 2021 22:28:38 pm

IP Address: n/a

Q1. Your comments

This is a small and vibrant community which includes an elementary school, child care centre, women's recovery home, residences and a very well used children's park. This community is already facing significant change with the addition of the Broadway line subway station and bus loop. Adding another project to the area, particularly one of this size, at the same time is too much. Please be reasonable and thoughtful in the sequencing and implementation of large scale change so that communities are able to adapt, modify and continue to thrive. Diversity and inclusivity are good things but if you don't plan effectively, you won't be successful in growing these types of communities.

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: 519

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:35:03 pm

Last Seen: Oct 31, 2021 22:35:03 pm

IP Address: n/a

Q1. Your comments

Hello, I would like to bring to the attention of the rezoning committee several points pertinent to this application: 1. The proposed development is just within a few meters from a daycare and an elementary school and across the street from children's playground where kids from the school and the entire neighborhood gather regularly. In its current form the proposal does not ensure sufficient support to the supportive housing to ensure safety of the children in the nearby sites. Child safety must be top priority when proposals like this are evaluated. 2. The proposal provides insufficient health support services for projected 140 tenants. At 140 tenants, site support should be more than doubled (24 hours a day). Moreover, addition support for the proposed safe injection site is desperately needed. Please think this through, do not transfer the entire responsibility for this site on the neighbourhood and the community of the elementary school! Thank you for reading my comments!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 520

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:48:47 pm

Last Seen: Oct 31, 2021 22:48:47 pm

IP Address: n/a

Q1. Your comments

Any supportive housing so close to an elementary school and daycare needs to have much more support and care for the residents. This building is completely out of step with the rest of the neighbourhood. It is too big for this thriving but little community. It only helps one group of people. It should not just be single resident units. It should be designed to allow a diverse group of tenants to be housed including single parents, seniors and those with accessibility 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: 521

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 22:56:53 pm

Last Seen: Oct 31, 2021 22:56:53 pm

IP Address: n/a

Q1. Your comments

We appreciate the opportunity to submit comment regarding 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application ("Application"). This comment letter ("Comment") is submitted by the s.22(1) a family sending a child to St. Augustine's School ("School") located at 2154 West 7th Avenue, Vancouver, BC. This Comment is submitted to make BC Housing aware of the dramatic impact of the the supportive housing proposed in the Application ("Proposal") on the School children's health and safety, and to urge BC Housing to reconsider the design and implementation of the Proposal. In addition, this Comment makes specific recommendations regarding how supportive housing can work in this area. The composition of the supporting housing and impact to our child's safety We understand there is limited consideration on the overall safety impacts of the proposed supporting housing complex, in particular its potential residence, to its immediate surroundings, including but not limited to the School, which is within 25 metres of +400 school children, aged 3 to 12 years. Here are some of our key concerns: • no screening for criminal backgrounds on potential residence • no complex care despite 80% of homeless suffering from mental illness and multiple addictions • on-premises, unsupervised drug injection site • insufficient health support services for a proposed facility with 140 tenants. We understand other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. We understand 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, including but not limited to the below: • close distance to diesel bus emissions and noise impacts to the School children's health • lack of planning on traffic management in an already congested traffic area to accommodate a very busy end-of-line subway and bus loop, and the proposed supportive housing complex • height of the proposed supportive building is a key concern as the currently proposed height (13 storey) clearly shows significant shadowing to the School classrooms, resource centre and playground in the morning hours throughout the year Specific recommendations regarding how supportive housing can work in this area We understand a 18-points mitigation plan has been developed by the School and communicated to the relevant authorities (<https://docs.google.com/document/d/1VvUmUBZoSRXw5smE668mBdMqu13dYoPAeUpJWvj-Aeg/edit>) however it has been ignored. Nothing has changed from the first proposal and there has been no attempt to accommodate the School/the community's concerns. Here is the model we think would work in the area: • a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing • a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities • the supporting housing should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues, with sufficient level of care In conclusion, BC Housing's rezoning proposal should be rejected in its current form. The Proposal is deceptive and not well planned. Limited mitigation measures to the impact on community's health and safety are considered. It is therefore vital that the Application 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: 522

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:30:35 pm

Last Seen: Oct 31, 2021 23:30:35 pm

IP Address: n/a

Q1. Your comments

We appreciate the opportunity to submit comment regarding 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application ("Application"). This comment letter ("Comment") is submitted by the s.22(1) a family sending a child to St. Augustine's School ("School") located at 2154 West 7th Avenue, Vancouver, BC. This Comment is submitted to make BC Housing aware of the dramatic impact of the the supportive housing proposed in the Application ("Proposal") on the School children's health and safety, and to urge BC Housing to reconsider the design and implementation of the Proposal. In addition, this Comment makes specific recommendations regarding how supportive housing can work in this area. The composition of the supporting housing and impact to our child's safety We understand there is limited consideration on the overall safety impacts of the proposed supporting housing complex, in particular its potential residence, to its immediate surroundings, including but not limited to the School, which is within 25 metres of +400 school children, aged 3 to 12 years. Here are some of our key concerns: • no screening for criminal backgrounds on potential residence • no complex care despite 80% of homeless suffering from mental illness and multiple addictions • on-premises, unsupervised drug injection site • insufficient health support services for a proposed facility with 140 tenants. We understand other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. We understand 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, including but not limited to the below: • close distance to diesel bus emissions and noise impacts to the School children's health • lack of planning on traffic management in an already congested traffic area to accommodate a very busy end-of-line subway and bus loop, and the proposed supportive housing complex • height of the proposed supportive building is a key concern as the currently proposed height (13 storey) clearly shows significant shadowing to the School classrooms, resource centre and playground in the morning hours throughout the year Specific recommendations regarding how supportive housing can work in this area We understand a 18-points mitigation plan has been developed by the School and communicated to the relevant authorities (<https://docs.google.com/document/d/1VvUmUBZoSRXw5smE668mBdMqu13dYoPAeUpJWvj-Aeg/edit>) however it has been ignored. Nothing has changed from the first proposal and there has been no attempt to accommodate the School/the community's concerns. Here is the model we think would work in the area: • a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing • a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities • the supporting housing should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues, with sufficient level of care In conclusion, BC Housing's rezoning proposal should be rejected in its current form. The Proposal is deceptive and not well planned. Limited mitigation measures to the impact on community's health and safety are considered. It is therefore vital that the Application 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: 523

Login: S.22(1)

Email:

Responded At: Oct 31, 2021 22:59:13 pm

Last Seen: Oct 31, 2021 22:59:13 pm

IP Address: n/a

Q1. Your comments

A building this large is not appropriate for the neighborhood it is planned to be built in. The added volume of residents will further congest already crowded school zones. A building with this new zoning brings safety concerns to a neighborhood developed for multiple 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: 524

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:00:14 pm

Last Seen: Oct 31, 2021 23:00:14 pm

IP Address: n/a

Q1. Your comments

There are 2 elementary schools in very close proximity to this proposed development. This is a community with many young families. Although I support social housing, this is not a good location for a development of this size. Right between a play ground, 2 elementary schools and a high school is not the right location. Please consider the safety of the youth in 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: 525

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:01:43 pm

Last Seen: Oct 31, 2021 23:01:43 pm

IP Address: n/a

Q1. Your comments

I am a resident of Vancouver and writing in opposition to the rezoning application and current proposal of supportive housing of up to 13 storeys for single persons at 2086-2098 W 7th Ave and 2091 W 8th Ave I am disappointed that the rezoning application did not take into account any of the major points that were put forward by St. Augustine's School in May 2021 to improve the proposal for supportive housing. I am concerned about the building's impact on the neighbourhood, especially about the safety of the elementary school and city playground directly across the street from the proposed building. In addition, with the construction of the Arbutus Skytrain station and bus loop, the construction of this proposed building would cause additional uncertainty to the safety of the neighbourhood. Unfortunately, the debate is being positioned as you're either totally in support of non-market, social or co-op housing or you're dead against it. The reality on the ground is quite different. Based on St. Augustine school's experience on the ground with this work and our knowledge of the neighbourhood, we offer these recommendations: • We believe in a model of care and support that is less institutional, smaller in size and more home and community based than being proposed by BC Housing. We are prepared to be involved very early in the supportive housing process, to serve on its community advisory board and to be part of the recruitment of the organization that will operate it. • 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 13-storey complex. We also note that a similar sized development nearby at West Broadway and Arbutus was rejected recently. • The supportive housing proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. This means living spaces need to be much more diverse than exclusively single resident units as currently proposed. 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: 526

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:13:59 pm

Last Seen: Oct 31, 2021 23:13:59 pm

IP Address: n/a

Q1. Your comments

Totally inappropriate place for this incredulous 13 story development without proper health, social and supports for this type of SRO, which BC housing should be maximum 50 units. Contravenes COV policy guidelines on rezoning and Broadway Corridor Plan - this development needs to be on main arterials and not in residential neighborhoods.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 527

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:17:03 pm

Last Seen: Oct 31, 2021 23:17:03 pm

IP Address: n/a

Q1. Your comments

The proposal at arbutus and 7th is an unreasonable burden to place on this neighbourhood. Already within one block of a school, daycare, and children's playground will be a terminus sky train station and bus loop disgorging thousands of people per day. This proposal does not fit within the guidelines of the Broadway project which recommends only modest changes from current zoning. 13 stories is indeed an increase over the earlier proposal and is far too high to maintain cohesiveness of the neighbourhood. It will cast significant shadows over the school and play area for much of the day. It has no variety in terms of proposed tenants and is larger than the recommended bc housing guidelines for supportive housing, of creating small communities of 50-60 units as a target size. The proposal does not have enough on site support for such a large number of units. There is no consideration for the safety of adding 140 supportive housing units along with the terminus station and bus loop so close to 400 children. This is poorly thought out and irresponsible. Safety for these children must be of top concern, not trying to fit as many units into as few locations as possible. Smaller, more plentiful social housing should be spread through the city, with adequate support and a diverse group at each. Following in the footsteps of other cities in BC, there should be a minimum distance for social housing from child care centres (ie/ 150 metres). This feedback process has not been an honest one. Despite many suggested changes the concerns of those who oppose the project have been ignored. Those who seek feedback on this project should take a hard look at what is being said and attempt meaningful change.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 528

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:18:37 pm

Last Seen: Nov 01, 2021 06:18:19 am

IP Address: s.22(1)

Q1. Your comments

I live within the neighbourhood in close proximity to the site of this proposed project. I have developed relationships with people throughout the community, and feel I have a good understanding of needs and concerns within the neighbourhood. I am opposed to this rezoning application because several aspects of this project fall short of being compatible with both the neighbourhood and, in part, Affordance Housing Policies. I request that the following changes be considered: 1. Reduction of building height - The height of the proposed building is more than 3 times the height of all surrounding buildings. A building of this height may be better suited for a major arterial, like Broadway street, but it is not acceptable for the side street on which it is proposed 2. Housing priority given to single-family parents, and elderly people on limited incomes - The services and supports within the neighbourhood are well suited to families and elderly people. The proposed site is next to a school, day care, and playground. Kitsilano Neighbourhood House currently provides a variety of programs and supports directed at families and the elderly. Both of these groups are identified as priority groups as part of the City of Vancouver Affordable Housing Policies. 3. The details of the Broadway plan, in light of new transit developments, should be fully completed and communicated to the public well in advance of major housing and rezoning proposals such that they can be considered in the context of the plan.

Q2. Your overall position about the application ☒ Opposed

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



Respondent No: 529

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:20:03 pm

Last Seen: Oct 31, 2021 23:20:03 pm

IP Address: n/a

Q1. Your comments

Absolutely ridiculous to have this located next to an elementary school, a playground, and a liquor store. Are we trying to put children at risk? Are we trying to make it as easy as possible for these at-risk adults to get alcohol and slip into old problems? Having lived downtown for many years and constantly stepping over drug paraphernalia and needles, the idea of this being in a family neighbourhood is appalling. This isn't a home to help struggling families. No criminal background checks, an insane density of people in an area that isn't zoned for it. The only explanation I can see for this is whomever came up with this plan wanted to ensure they are out of a job come next election.

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: 530

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:20:13 pm

Last Seen: Nov 01, 2021 06:18:19 am

IP Address: s.22(1)

Q1. Your comments

I live within the neighbourhood in close proximity to the site of this proposed project. I have developed relationships with people throughout the community, and feel I have a good understanding of needs and concerns within the neighbourhood. I am opposed to this rezoning application because several aspects of this project fall short of being compatible with both the neighbourhood and Affordance Housing Policies. I request that the following changes be considered: 1. Reduction of building height - The height of the proposed building is more than 3 times the height of all surrounding buildings. A building of this height may be better suited for a major arterial, like Broadway street, but it is not acceptable for the side street on which it is proposed. 2. Housing priority given to single-family parents, and elderly people on limited incomes - The services and supports within the neighbourhood are well suited to families and elderly people. The proposed site is next to a school, day care, and playground. Kitsilano Neighbourhood House currently provides a variety of programs and supports directed at families and the elderly. Both of these groups are identified as priority groups as part of the City of Vancouver Affordable Housing Policies. 3. The details of the Broadway plan, in light of new transit developments, should be fully completed and communicated well in advance of major housing and rezoning proposals such that they can be considered in the context of the plan.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 531

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:23:50 pm

Last Seen: Oct 31, 2021 23:23:50 pm

IP Address: n/a

Q1. Your comments

I am very concerned about this supportive housing proposal. I am directly impacted by the proposed project since my son attends St Augustine school. I have many concerns, the most pressing of which are: 1. The proposed development is a "supportive" housing plan as per BC Housing, not a "social" housing plan as stated in the proposal. This misleading characterization suggests awareness in the part of the proposal drafters of the problematic issues surrounding building supportive housing in that space. 2. Supportive housing implies transitioning people from homelessness. Locating them less than 25 metres from an existing pre-school and elementary school with over 400 children between the ages of 3-12 is baffling. 3. The proposed development intends to house 140 single resident units. This is much greater than the traditional BC Housing supportive housing target of 50-60 units. The reason one shouldn't go beyond this smaller number is that transitioning homeless people with mental and drug dependence issues requires significant individual and systemic support located within the premises and in the vicinity. BC Housing does not have the infrastructure for providing the required amenities for 140 such residents. This then raises immediate issues of safety and vagrancy in the area once the development is put in place. 4. A smaller development with a diversity of residents including single parents, seniors, would be a much more holistic and sustainable initiative for the community at large than the current proposal. I hope the city considers this before it puts hundreds of innocent 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: 532

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:32:49 pm

Last Seen: Oct 31, 2021 23:32:49 pm

IP Address: n/a

Q1. Your comments

The proposed development at 13 stories is a too far a departure from the existing RM 4 zone in terms of height, building massing and density. The City's own zoning policy would limit such developments to Broadway, the arterial street. Placing the proposed density in a contiguous low rise neighborhood instead of on Broadway is contrary the City's planning policy intentions and good planning principles.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 533

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:35:36 pm

Last Seen: Oct 31, 2021 23:35:36 pm

IP Address: n/a

Q1. Your comments

Why have you ignored previous comments and concerns from local residents and users and made this an even bigger building? You are putting the safety and lives of HUNDREDS OF CHILDREN at risk. There is an elementary school and daycare ACROSS THE STREET and you are putting them in harm's way by putting this building here. Why would you not build in the False Creek Flats closer to the new St. Paul's Hospital? The land is already yours and sitting empty. The building does not have larger units so there would be no families in this building. There appears to be no attempt to blend the social housing residents with the existing neighbourhood residents, let alone the building profile. This is a recipe for disaster. Just like the Marguerite Ford Buildings, which is a similar size building and had over 900 calls to the police in only its first 6 months of operation. Please learn from your mistakes.

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: 534

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 00:25:22 am

Last Seen: Nov 01, 2021 00:25:22 am

IP Address: n/a

Q1. Your comments

Why have you ignored previous comments and concerns from local residents and users and made this an even bigger building? You are putting the safety and lives of HUNDREDS OF CHILDREN at risk. There is an elementary school and daycare ACROSS THE STREET and you are putting them in harm's way by putting this building here. Why would you not build in the False Creek Flats closer to the new St. Paul's Hospital? The land is already yours and sitting empty. The building does not have larger units so there would be no families in this building. There appears to be no attempt to blend the social housing residents with the existing neighbourhood residents, let alone the building profile. This is a recipe for disaster. Just like the Marguerite Ford Buildings, which is a similar size building and had over 900 calls to the police in only its first 6 months of operation. Please learn from your mistakes.

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: 535

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:37:39 pm

Last Seen: Oct 31, 2021 23:37:39 pm

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? 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: 536

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 00:29:50 am

Last Seen: Nov 01, 2021 00:29:50 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? 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: 537

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 00:32:04 am

Last Seen: Nov 01, 2021 00:32:04 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? 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: 538

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 00:34:18 am

Last Seen: Nov 01, 2021 00:34:18 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? 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: 539

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 00:36:32 am

Last Seen: Nov 01, 2021 00:36:32 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? 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: 540

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 00:38:46 am

Last Seen: Nov 01, 2021 00:38:46 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? 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: 541

Login: s.22(1)

Email:

Responded At: Oct 31, 2021 23:59:05 pm

Last Seen: Oct 31, 2021 23:59:05 pm

IP Address: n/a

Q1. Your comments

There is certainly a need for more affordable – social – supportive housing in Vancouver and utilizing this land to provide targeted support for marginalized or struggling populations may win support from the community – but not at this scale. A common sense of bewilderment with the size & scope of this project (at this location) has galvanized an opposition to the rezoning application throughout the surrounding community. Although care and attention has clearly been invested to ensure that the design and architecture reflect elements of integration into the existing neighborhood, attempting to honor the residential, educational, childcare-focused nature of 7th / 8th & Arbutus – those efforts can't hide the fact that 12/13 floors and 140 units will be an overwhelming addition. At 6 floors, this project may be able to elicit a completely different response from the community. If the aim is to build a successful template for future projects to follow – (building on the vision to integrate social / supportive housing into ALL neighborhoods) – wouldn't it make good sense to scale them properly, respecting the considerable investments already made within the area, in order to achieve a successful welcome for the new residents? Otherwise, if you force this project on the community, as is – how do you expect the public to respond when you ask them to support the next 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: 542

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 00:05:14 am

Last Seen: Nov 01, 2021 00:05:14 am

IP Address: n/a

Q1. Your comments

Why have none of the local community's input and feedback (through LET'S TALK BC HOUSING) been incorporated in this rezoning application? The building is now bigger instead of smaller. You put the LOCAL SCHOOL COMMUNITY (hundreds of children from age 3 - 12) who are across the street from this building at risk for their safety. Their blood will be on your hands if something goes wrong. EVERY CHILD MATTERS including the ones in this neighborhood. You may think I am overreacting, but I am not that far from the Marguerite Ford Building, another BC Housing building with 147 single units, very comparable to the one that is being proposed. During this past year, I received notice through a local neighbourhood online forum, that one of its residents threatened a woman and others in the neighbourhood with a knife. The man was arrested but was out on the street again the very next day, to terrorize the community again. Why would you do this to children? That building had 729 police calls in the first 16 months of operation (I put the wrong statistics in my last post) and continues to be a concern for local residents. Everytime I pass by it (which is at least once a week), there are people loitering or lying down on the sidewalk in front of it.

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: 543

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 08:35:17 am

Last Seen: Nov 01, 2021 08:35:17 am

IP Address: n/a

Q1. Your comments

The nature of this housing project is completely inappropriate so close to an elementary school, both for the students and the tenants of this project. at an individual level every tenant will feel like they do not belong there or are not wanted and that will add stress to their already stressful lives. And the building will be so imposing that it will draw even more attention to itself and its residents. This housing is needed but farther from any school and with an eye to having it integrated into the neighbourhood, not being a focal point.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 544

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 08:52:47 am

Last Seen: Nov 01, 2021 08:52:47 am

IP Address: n/a

Q1. Your comments

The scale of the proposed project is disproportionate to the community infrastructure and seems to disregard those being housed as much as the neighbours whose neighbourhood will change immensely.

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: 545

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 08:55:01 am

Last Seen: Nov 01, 2021 16:50:01 pm

IP Address: s.22(1)

Q1. Your comments

Please do not build it. There's a school right beside it and that's too many new people to the neighborhood beside the children playing. Build something smaller or make it 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: 546

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 10:15:20 am

Last Seen: Nov 01, 2021 17:47:29 pm

IP Address: s.22(1)

Q1. Your comments

BC Housing's rezoning proposal should be rejected in its current form for the following reasons: 1. The proposal has completely ignored input from the community at 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: a) No change to height of building. At 13 floors, it's one storey higher than previously proposed. b) The building clearly shows significant shadowing to adjacent school building and playground in the morning hours throughout the year. c) 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. Proposed building is 4 x the permitted height of current RM-4 zone. d) The proposed building concentrates 5.9x the density permitted in the RM-4 zone. 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. e) 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). f) 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 (<https://bchousing.org/publications/Rapid-Response-Homelessness-Program-Framework.pdf>). g) No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. h) 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. a) 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. b) 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. c) 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 low barrier supportive housing (transition from homelessness). d) 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.) 3. Supportive housing can work in our neighborhood. a) Our community knows it's possible because the parish and school 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. b) 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. c) Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. d) 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. e) BC Housing's level of care is totally insufficient for 140 tenants. f) Most BC Housing supportive housing complexes are much smaller than what is being proposed here. 4. Child safety is our top priority. a) 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. b) 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. c) 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. d) Other cities in the province and elsewhere have policies to maintain minimum distances from schools, women's recovery shelters from housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

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: 547

Login: S.22(1)

Email:

Responded At: Nov 01, 2021 10:50:32 am

Last Seen: Nov 01, 2021 10:50:32 am

IP Address: n/a

Q1. Your comments

Safety of the children and neighbours should be accounted for and is the responsibility of the school as well as the City of Vancouver. There will be inadequate supports for the potential occupants. Dangerous!!! Height of the building is also a concern.

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: 548

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 13:41:17 pm

Last Seen: Nov 01, 2021 13:41:17 pm

IP Address: n/a

Q1. Your comments

I am concerned with the overall design of the building. The use of the steel looking façade structure looks quite intimidating and out of place. The height is much too high for this location which is surrounded by lower height buildings (the school, church, subway station) and the Broadway Plan is proposing only moderate height increases in the area. The proposed density is too high. The parkade entrance on Arbutus does not make sense as that stretch of Arbutus is already very congested and heavily used by pedestrians. The setbacks proposed appear to be too small.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 549

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 11:14:37 am

Last Seen: Nov 01, 2021 11:14:37 am

IP Address: n/a

Q1. Your comments

Lack of alignment with community, schools, building specs.

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: 550

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 12:24:46 pm

Last Seen: Nov 01, 2021 19:23:49 pm

IP Address: s.22(1)

Q1. Your comments

As uncomfortable a debate as this may be and is 'nimby' as this may sound, this is not the location for such a building. There will always be objections and at a certain point those taking on the responsibility to care for such social needs must be able to 'put their feet down' and get such essential things done. But beside an elementary school already forced to be beside what will be one of the busiest transit terminus's in the region, and more than a block off of a main corridor into a historically and overwhelmingly 'low-rise density' neighborhood, is a location that will have substantially more negative impact on the immediate neighbors than is reasonable or fair. Folks trying to rise from the situations many in this highrise will be dealing with are reasonably in volatile times of their lives, and may exhibit behaviors that very young children are not reasonably equipped to witness; the building, while close to the Broadway corridor, will be far enough removed to have a very abstract impact on the skyline in the immediate area; and the likely extremely busy location cannot reasonably be a 'positive' for folks dealing with such temporary challenges in their lives. It simply doesn't make sense, however frustrating such an opinion may be for those passionate about this important initiative.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 551

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 12:30:47 pm

Last Seen: Nov 01, 2021 12:30:47 pm

IP Address: n/a

Q1. Your comments

The proposal has completely ignored input to the Let's Talking Housing BC public feedback sessions in March 2021. 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). 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). 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. For the above reason, I oppose this rezoning application.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 552

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 12:32:51 pm

Last Seen: Nov 01, 2021 12:32:51 pm

IP Address: n/a

Q1. Your comments

This amazing to see, finally some real progress on relaxation of parking requirement along serious densification to provide desperately needed housing at various price points.

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:** 553**Login:** s.22(1)**Email:****Responded At:** Nov 01, 2021 12:51:52 pm**Last Seen:** Nov 01, 2021 12:51:52 pm**IP Address:** n/a**Q1. Your comments**

The proposal excludes the most vulnerable of the homeless; single mothers (and fathers) with children and families. Homeless women, in particular Indigenous women, in Vancouver are facing high levels of violence and addictions. The site should include a daycare, a diversity of home sizes and a minimum of 10% of accessible units. Our quiet family-oriented community with toddler park, preschool, elementary school and neighbourhood house presents an opportunity for respite, support & integration. If this proceeds as planned, a women's shelter within 1 block of the site is threatened. The site includes space for injection & has no set plan for security or services to support the complexity of needs. The building does not fit into the community. BC Housing is applying for CD-1 (downtown) zoning for a 12-storey building. The site is currently zoned RM-4, 3-4 storeys. The safety of our elders and 1,700+ school children in the immediate community is our primary concern. Increased density, traffic, and imminent transit terminus will make access challenging for emergency responders. VPD responded to 729 calls in the first 16 months to a Vancouver site similar in size and composition of tenants. The proposed removes a daycare, green space and the sun from a toddler park. The Kitsilano community has not been properly consulted. BC Housing proceeded with planning BEFORE consulting key neighbourhood stakeholders and only offering 36 spots for neighbourhood consultation out of the 43,000 + residents. They have muted and kicked participants off of Zoom consultation sessions. The proposal and process lacks transparency. BC Housing offers no successful comparable example of a well-managed and restorative site of this scale within a similar community character just 17.8 m from a toddler playground, preschool and elementary school. That the operators of the building are not equipped to handle the complexity of care required by the composition of tenants, as was the case with the most comparable project, the Marguerite Ford building. 14 years later, this led to still 400 calls to the VPD in the first 3 months of 2020, and initially, there were attempted suicides, drug dealing, theft, vandalism, objects and people that fell from the building. That is just the Marguerite Ford. In Victoria, machetes, fire arms, ammunition, tasers, drugs and more have been seized from similar projects. Our leadership has and needs to continue to progress in their policies, learning from the earlier oversights and that retroactive planning cannot still be the "plan" as MLA (Vancouver-Point Grey) and Attorney General David Eby suggests. That the institutional architecture proposed remains hostile and controversial in nature. It serves to further stigmatize the residents as institutionalized. Great examples of warm, inviting and visually stimulating architecture is found in many BC Housing proposals including: The Soroptomist project 546 West 13th, The Basketweave Project 1766 Frances Street. That the only planned outdoor green space faces the toddler park, bicycle path, pedestrian paths and Arbutus Greenway. As 70% of these individuals fight addiction, with the number one substance being nicotine, where are the approx 100 individuals going to go to get relief from this dependency? We all know the effects of second-hand smoke and how people could feel about that many dependant on it drifting clouds of it towards any of those spaces filled with children and pregnant mothers. There are better solutions. Lifting the residents up and providing them an upper or mid floor terraced green space facing south could avoid many negative and avoidable encounters. Why impose the tenants with having to face criticism for something that BC Housing could have provided for?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 554

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 13:00:46 pm

Last Seen: Nov 01, 2021 13:00:46 pm

IP Address: n/a

Q1. Your comments

The proposal excludes the most vulnerable of the homeless; single mothers (and fathers) with children and families. Homeless women, in particular Indigenous women, in Vancouver are facing high levels of violence and addictions. The site should include a daycare, a diversity of home sizes and a minimum of 10% of accessible units. Our quiet family-oriented community with toddler park, preschool, elementary school and neighbourhood house presents an opportunity for respite, support & integration. · If this proceeds as planned, a women's shelter within 1 block of the site is threatened. · The site includes space for injection & has no set plan for security or services to support the complexity of needs. · The building does not fit into the community. BC Housing is applying for CD-1 (downtown) zoning for a 12-storey building. The site is currently zoned RM-4, 3-4 storeys. · The safety of our elders and 1,700+ school children in the immediate community is our primary concern. Increased density, traffic, and imminent transit terminus will make access challenging for emergency responders. VPD responded to 729 calls in the first 16 months to a Vancouver site similar in size and composition of tenants. · The proposed removes a daycare, green space and the sun from a toddler park. · The Kitsilano community has not been properly consulted. BC Housing proceeded with planning BEFORE consulting key neighbourhood stakeholders and only offering 36 spots for neighbourhood consultation out of the 43,000 + residents. They have muted and kicked participants off of Zoom consultation sessions. The proposal and process lacks transparency. · BC Housing offers no successful comparable example of a well-managed and restorative site of this scale within a similar community character just 17.8 m from a toddler playground , preschool and elementary school. 1. That the operators of the building are not equipped to handle the complexity of care required by the composition of tenants, as was the case with the most comparable project, the Marguerite Ford building. 14 years later, this led to still 400 calls to the VPD in the first 3 months of 2020, and initially, there were attempted suicides, drug dealing, theft, vandalism, objects and people that fell from the building. That is just the Marguerite Ford. In Victoria, machetes, fire arms, ammunition, tasers, drugs and more have been seized from similar projects. Our leadership has and needs to continue to progress in their policies, learning from the earlier oversights and that retroactive planning cannot still be the "plan" as MLA (Vancouver-Point Grey) and Attorney General David Eby suggests. 2. That the institutional architecture proposed remains hostile and controversial in nature. It serves to further stigmatize the residents as institutionalized. Great examples of warm, inviting and visually stimulating architecture is found in many BC Housing proposals including: The Soroptomist project 546 West 13th, The Basketweave Project 1766 Frances Street. 3. That the only planned outdoor green space faces the toddler park, bicycle path, pedestrian paths and Arbutus Greenway. As 70% of these individuals fight addiction, with the number one substance being nicotine, where are the approx 100 individuals going to go to get relief from this dependency? We all know the effects of second-hand smoke and how people could feel about that many dependant on it drifting clouds of it towards any of those spaces filled with children and pregnant mothers. There are better solutions. Lifting the residents up and providing them an upper or mid floor terraced green space facing south could avoid many negative and avoidable encounters. Why impose the tenants with having to face criticism for something that BC Housing could have provided for?

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: 555

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 13:19:25 pm

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

IP Address: s.22(1)

Q1. Your comments

This proposed building is WAY to large for 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: 556

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 15:25:33 pm

Last Seen: Nov 01, 2021 22:34:24 pm

IP Address: s.22(1)

Q1. Your comments

I am strongly opposed to the proposed 140 unit supportive housing project. The location is not at all an appropriate location for such a residence housing homeless. Having a monster of a building across the street from an elementary school and day care is absolutely ridiculous and frankly puts the safety of the community at risk. I would love to see help for the homeless but not at this location. I would be in support of a smaller project with useful residences for single parents and 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: 557

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 16:02:07 pm

Last Seen: Nov 01, 2021 23:01:52 pm

IP Address: s.22(1)

Q1. Your comments

It's great to see this type of housing located in Kitsilano and adjacent to a future Skytrain station. I would like to see improvements to the building interface with the existing Arbutus Greenway. The Greenway is not lit at night and is a space where locals congregate - both people and sometimes urban wildlife like raccoons and coyotes. It can be pretty creepy at night time given the overgrown bushes on the east side of the greenway. Proposing 'thick buffer shrub planting' on the west side may add to existing safety issues. Instead, consider adding windows to face the greenway and a lighting plan that meets or exceeds basic CPTED requirements. Consider the addition of awnings or other covered spaces for residents to allow social gatherings in all weather conditions. Add drinking fountains to contribute to the public realm. Consider replacing the 'GREEN' sign on the west elevation with public art/murals or get rid of the sign. Consider increasing the size of the common lounge located on each floor to provide opportunities for social activities, children's play, and other functions. Add accessible balconies to common indoor spaces on each level and provide juliette balconies for each unit.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 558

Login: S.22(1)

Email:

Responded At: Nov 01, 2021 16:27:39 pm

Last Seen: Nov 01, 2021 16:27:39 pm

IP Address: n/a

Q1. Your comments

This proposal ought to be rejected for the following reasons: * a 13 floor building in that area, close to subway station, bus loop as well as elementary school is too large for that environment. * the safety of the children 3-12 years of age ought to be prime concerns for the city, as this would congest the area around the school with additional cars, traffic and people. * the city ought to be following the Broadway Plan to ensure that the height of the building fits the culture of the neighborhood * 140 tenants in supportive housing would require well trained staff, greater than 2 to address appropriate their needs. * this reflects poor long term planning on the part of the city.

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: 559

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 16:45:39 pm

Last Seen: Nov 01, 2021 16:45:39 pm

IP Address: n/a

Q1. Your comments

I strongly support this type of supportive housing in this neighbourhood. We need much more!

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: 560

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 17:06:02 pm

Last Seen: Nov 01, 2021 17:06:02 pm

IP Address: n/a

Q1. Your comments

I think this is a great idea to assist people in need of homes! I especially like having extra supports in the building. I know a lot of people who were able to change their life with extra support, and I hope this will be life changing for those in need!

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 561

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 18:48:54 pm

Last Seen: Nov 01, 2021 18:48:54 pm

IP Address: n/a

Q1. Your comments

We have concerns about the BC Housing's rezoning proposal. We are s.22(1) and we have had issues with vagrancy, loitering, littering (as well as urination) and drug use outside our building. We service families including young children and we have concerns about the safety and confirm of our patients and staff. BC Housing's rezoning proposal should be rejected. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate 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. 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: 562

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 19:47:25 pm

Last Seen: Nov 04, 2021 00:14:27 am

IP Address: s.22(1)

Q1. Your comments

The building is designed solely for supportive housing and is meant for homeless drug addicted individuals. It is not social housing which would include low income seniors or single parent families who would fit in with the neighbourhood. The group proposed for this building are high needs and should be housed closer to where medical and counselling services are available. These services are not available in the immediate neighbourhood. This is a residential neighbourhood which is inhabited by the working class and this type of supportive housing will be incredibly disruptive to all. It has been noted how crime rate goes up, and also the increase of daily police and ambulance calls in areas where this type of housing is located. The immediate adjacent areas include a toddler park, an elementary school and the Arbutus Greenway. It is not acceptable that so many should be impacted by the group housed in the proposed supportive housing. The building is too tall for this area and is taller than what first stated. The so called park area of the proposed building is unrealistic and really any green space for the proposed residents. The fact that there will not be addiction medical/counselling services on site is unfathomable. ..why such a dense stance? It is arrogant and overbearing of the City of Vancouver to try and force this project onto a neighbourhood that has a wonderful mix of people who work hard to make this the lovely place it is today. The city has ignored it's obligations to the drug addicted and homeless for decades and this sudden thoughtless and ill-conceived plan is of no value if the residents of the neighbourhood are completely ignored. I have discussed this proposal with neighbours and not one of us agree with this proposal. This proposal is grossly flawed and disrespectful to the neighbourhood residents. If integration is to occur then the issues that drug addicted homeless people are dealing with must be addressed prior to placing them in a highly residential area. Also the manner in which this proposal was presented to the residents was obnoxious and I have lost all respect for the present City council and BC 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: 563

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 19:57:53 pm

Last Seen: Nov 01, 2021 19:57:53 pm

IP Address: n/a

Q1. Your comments

This is the worst idea ever with an elementary school near by and developers couldn't build beyond 3 stories. I hope the city listens and doesn't not approve 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: 564

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 21:37:21 pm

Last Seen: Nov 01, 2021 21:37:21 pm

IP Address: n/a

Q1. Your comments

too big a project for this area, considering nearby schools and future bus and skytrain terminus. im in favour of mixed supportive/housing for mixed families and single people. must include facilities, amenities for surrounding community as it is already a dense populated area and insufficient activities for children through to seniors.

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: 565

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 21:58:25 pm

Last Seen: Nov 01, 2021 21:58:25 pm

IP Address: n/a

Q1. Your comments

Design Elements The Arbutus neighborhood is / was a low rise community. Putting in a significantly higher housing, 13 stories which is 4 times the current zoning, is significantly different and thus will degrade the neighborhood. Team Considerations The primary thing that worries me is that this is to be Social Housing for homeless individuals. The units seem pretty good and there are some nicely contained amenities. But my understanding is that there are no plans to have on site services, support nor any management of the community. Although some people residing there will keep to themselves within the living space; many however will wander around the area and as they are not acclimatized to living within certain social acceptability, will beg, bother people, and exhibit inappropriate behaviors and activities. This area I walk and shop, especially IGA and London Drugs. There are some very nice shops, restaurants, coffee shops and a Community Centre in the area. If the area becomes too difficult or uncomfortable for me to transverse, my solution would be to just avoid the area. I would get in my car and drive to other shopping areas and neighborhoods, thus losing the lovely 'walkability' of this area for which the Arbutus Greenway is known. That would be very sad to lose as that is a huge feature and benefit of 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: 566

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 22:38:41 pm

Last Seen: Nov 30, 2021 23:33:37 pm

IP Address: s.22(1)

Q1. Your comments

Why would you build supportive housing on some of the most expensive property in Canada? Would it not make more sense selling the property at a premium and building more units with the proceeds in an area more economical? Additionally, we do not need kids to be exposed to junkies every day nor find needles in their school yard. It's not the job of parents nor teachers to pick-up needles nor human feces in the school yard. Don't know why city council insists on ruining every neighbourhood. Yaletown and the West End have felt the brunt of the supportive housing and all the garbage that comes with it.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 567

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 23:19:07 pm

Last Seen: Nov 01, 2021 23:19:07 pm

IP Address: n/a

Q1. Your comments

That's a narrower street than these drawings would lead you to believe. This is not a proper representation of the reality of this project. My real concern would be that it is social housing overlooking a children's play yard. All it takes is one mentally unstable wingnut to create a serious nightmare there targeting children. I realize most people in social housing are just poor and not crazy but there is always that one in every building that's "different". I just think this breaks every safety and security rule

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: 568

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 10:03:11 am

Last Seen: Nov 02, 2021 18:45:46 pm

IP Address: s.22(1)

Q1. Your comments

Sounds dreadful. School across the Street. What are you thinking City?? Sky train station, parking in peril fir 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: 569

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 10:56:47 am

Last Seen: Nov 02, 2021 10:56:47 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 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: 570

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 10:57:33 am

Last Seen: Nov 02, 2021 10:57:33 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 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: 571

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 11:04:08 am

Last Seen: Nov 02, 2021 11:04:08 am

IP Address: n/a

Q1. Your comments

Seems out of place for the neighbourhood. What's happening with the lot between Queen E park and Main Street at 33rd avenue ? Seems like a more ideal 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: 572

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 11:14:12 am

Last Seen: Nov 02, 2021 11:14:12 am

IP Address: n/a

Q1. Your comments

I support this application. Vancouver is in a housing crisis and increasing the density of inner neighbourhoods helps alleviate the crisis. Vancouver has a large number of unhoused people that require support and housing. This is an important initiative to support those individuals.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 573

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 11:33:51 am

Last Seen: Nov 02, 2021 11:33:51 am

IP Address: n/a

Q1. Your comments

Social housing is very close to elementary schools, private schools and high schools

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 574

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 11:54:02 am

Last Seen: Nov 02, 2021 18:59:21 pm

IP Address: s.22(1)

Q1. Your comments

This plan's height and density is significantly greater than current zoning which allows for incremental change only. The building location lacks critical and complex care for the proposed tenants, who on many cases suffer from mental health and addiction. The proposed building is a block away from a cannabis's and liquor store. Already we are seeing congregation of homeless single men loitering and drinking around the Broadway/Maple liquor store and surrounds. Furthermore, this is a family neighborhood with many children and schools. There is a women's shelter nearby housing vulnerable women who are fleeing In many cases, addicted and abusive spouses. Plans for this area should house most vulnerable, women and children. Feedback from the March consultations was not respected, nor incorporated into the current plan.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 575

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 12:01:44 pm

Last Seen: Nov 02, 2021 12:01:44 pm

IP Address: n/a

Q1. Your comments

The rezoning application from BC Housing for the site at 8th and Arbutus in Vancouver should be REJECTED. I am very disappointed to see this proposal even come forward in its current form. Community feedback (during the Let's Talk Housing sessions in March) about this development was not only completely ignored - BC Housing has actually ADDED a floor! Is BC Housing purposely trying to antagonize the community in which this housing would be built? They have shown zero good faith towards this community as they try to ram this protract through zoning and approval processes. Our VALID concerns over height and increased density - not to mention concerns over this being a low-barrier facility with zero supports on site or even nearby in the neighbourhood - have not been addressed AT ALL. The Broadway Plan states there should only be MODEST building height increases from what is currently in the area. Thirteen floors is not a "modest" increase in a neighborhood filled with low-rises. There is also no mention of a shadow study in the winter months, when the elementary school across the street will have sun blocked to its playground and classrooms significantly. As well, BC Housing guidelines state that 50-60 units as a target for supportive housing sites. This site would have a whopping 140 units! And worst of all, there are little to no medical supports on site for this large number of people who - according to BC Housing's own literature - will be some of the hardest to house: mentally ill, drug addicted and alcohol dependent. With no supports on site, how will the hundreds of school-aged children across the street be protected? Vancouver Police have also publicly stated they were not consulted on this project. Lastly, the proposal described the project as "social housing." BC Housing has called it "supportive housing"... which is it?! These are two VERY different things and it seems changing the terminology is an attempt to deceive people about what it will REALLY be - a transition home for the drug and alcohol addicted, some of whom are dealing with severe mental illness. As per the community feedback in March, there should be a diversity of tenants, including single-parent families, physically challenged individuals and seniors. Again, I would like to reiterate, I am OPPOSED to this rezoning.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 576

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 12:20:47 pm

Last Seen: Nov 02, 2021 12:20:47 pm

IP Address: n/a

Q1. Your comments

Too close to a school, let alone 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: 577

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 12:51:25 pm

Last Seen: Nov 02, 2021 12:51:25 pm

IP Address: n/a

Q1. Your comments

My community is home to several vulnerable groups of people. Young schoolkids, elderly seniors and severely disabled citizens who are incapable of defending themselves. s.22(1) to 40 families each of whom have a family member with extreme physical disabilities. We live in fear most of the time while out in the public as it is already. Having a project such as this will only serve to amplify those fears and further discourage us from participating in the community outside of our building. Please reconsider forcing the exacerbation of these stressors and worries upon these defenseless demographics. This is not the appropriate location for a proposal of this nature!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 578

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 13:13:49 pm

Last Seen: Nov 02, 2021 13:13:49 pm

IP Address: n/a

Q1. Your comments

I emphatically disagree with this proposal. The design of this building is radically at odds with the surrounding residences. I understand that the City's current guidelines indicate a maximum height of six storeys and 50 units? This proposal's height and number of units far exceeds these guidelines. The building is being presented as one for social housing when in actual fact it is designed for supportive housing. The units are studio units and suitable for one person. There is no accommodation here for families , single working parents or students sharing. This supportive facility is designed primarily for predominantly homeless people who are suffering from addictions and mental illnesses. This not the right location for this kind of facility. Having worked as a school principal in a very impoverished area in Calgary with similar housing nearby, Monday mornings around the school grounds showed clear evidence of drug use and prostitution. Discarded needles were ubiquitous as well as other kinds of debris. I do not wish to have s.22(1) who attend the nearby school to be exposed to these appalling sights. The City would be well advised to locate a supportive housing facility in a more suitable area of the City, close to support services and monitoring availability. 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: 579

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 13:30:55 pm

Last Seen: Nov 02, 2021 13:30:55 pm

IP Address: n/a

Q1. Your comments

I'm strongly in support of this project which uses a well thought out approach to the many challenges faced by a project of this kind. With many of our unhoused Vancouver residents stuck out on the street for whatever reason, it's refreshing to see the City of Vancouver tackling the problem head on. I support this project because it will promote the dignity and success of 140 marginalized people by providing access to a hot shower, a warm bed, a safe private residence, laundry, social services and mass transit.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 580

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 13:31:24 pm

Last Seen: Nov 02, 2021 17:34:46 pm

IP Address: s.22(1)

Q1. Your comments

Hi there, While I am in completely in favour of social housing for those who need financial or logistical support especially the working poor and families, I am not convinced or confident that the city has the current homeless situation under control, especially in the DTES. Its the same sorry slum of down and outs you could see in 19th Century and before. It's truly pathetic. There seems to be a reticence to deal with anti social and / or criminal behaviour through medical and / or policing in Vancouver. Prove you can master that and city residents will be far more willing to see these types of project. Otherwise the majority of people will just assume it will be a proliferation of the endemic problems of the DTES. Saying that this project is part of the solution will not be convincing enough for the majority of people. Looks very nice though, architects did a great design job and prob would have spectacular views.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 581

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 13:51:55 pm

Last Seen: Nov 02, 2021 13:51:55 pm

IP Address: n/a

Q1. Your comments

This building is far too tall. From every angle in the video, one can see that it towers over everything else. It sticks out like a monolith. The proposal wastes a lot of space in the northern low section. If they made a more proportional building, they could have a wider rooftop garden as well as have a more harmonious footprint with the rest of the neighbourhood. Also the gray grill that is added on is unattractive. The fact that it extends above the actual height of the building adds insult to injury. I am all for more housing in the city, but this one misses the mark.

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: 582

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 14:54:27 pm

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

IP Address: s.22(1)

Q1. Your comments

Way too tall.... Lie it down on its side + terrace from 4 to 6 storeys max. Bldg is too big, too fat, too characterless for the site – setback to setback, overwhelming at the sidewalks, medieval prison like. Activate + animate the facades along the sidewalks on Arbutus... Pre-rezoning neighbourhood engagement w/BC Housing has not resulted in 1 positive neighbourhood comment/suggestion being integrated from what was presented 8 months ago... Petroglyph curve in the greenway/neighbourhood/city is forever lost with the bldgs orthogonal response to this history + unique opportunity The beautiful existing tree groves are 'deleted' vs being leveraged, reinterpreted within our green.city mandate. ask to wait for Broadway plan + Vanc plan effort to be completed prior to approving 300% height increase, or approve a project now that fits within current context + zoning • base of building appears purposely 'prison like'.. is this for the protection of the tenants or for the protection of the community?... either way, an indication this proj as conceived is not a fit for this location (as opposed to community urban design principles of: activating street levels + sidewalks, creating interest, eyes on the street etc..as per Broadway plan guidelines developed to date...

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 583

Login: S.22(1)

Email:

Responded At: Nov 02, 2021 15:29:02 pm

Last Seen: Nov 02, 2021 15:29:02 pm

IP Address: n/a

Q1. Your comments

I am in favour if 6 stories, not this height. I am in favour of 12 stories along Broadway itself. This is in order to preserve the character of the neighbourhood, no loss of light/shadow, view corridors, insufficient infrastructure, traffic congestion, insufficient green space. Overall not in favour of expanding downtown and Yaletown style heights in this 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: 584

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 15:54:13 pm

Last Seen: Nov 21, 2021 04:48:46 am

IP Address: s.22(1)

Q1. Your comments

It's unfair and unrealistic to expect individuals with mental health issues and addictions will be able to function in such environment without much support. But most of all I find this to be a serious safety issue in our neighborhood, s.22(1) who is frequently out late, I'm not comfortable nor do I feel safe living right beside this. There's many families and elderly folks in this surrounding area, not to mention a school and playground across the street, this proposed application couldn't be in a worse location. Also, this building is way too tall, will block all light in surrounding complexes. Please for the sake of our community reconsider. OPPOSE, OPPOSE, OPPOSE.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 585

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 15:58:46 pm

Last Seen: Nov 02, 2021 15:58:46 pm

IP Address: n/a

Q1. Your comments

I am shocked that this type of housing would be housing would be put next to a school. Yes, transit will be close, but it already is. Transients already hang out at the closed building next to the construction and BC Liquor where there is "Community" space. We have enough people just hanging around during the day and the safety and cleanliness of the area would be in jeopardy if this building is constructed. Currently, I have yet to see one person removed for living, defecating (yes, that happens), disturbing the peace in any way even passed curfew and people are tired of it. Broadway is not only a main artery of the area but it is home to many people who pay an astronomical amount to live here. It is not okay. This is not the neighbourhood for it.

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: 586

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 16:23:38 pm

Last Seen: Nov 02, 2021 16:23:38 pm

IP Address: n/a

Q1. Your comments

I think this is a horrible idea to put this kind of housing in this proposed area. I can guarantee you that the vast majority of people living in this area, whether they are voicing their concerns or not, feel the same way. It makes absolutely zero sense to put social housing across the street from an elementary school (and a private one at that, where parents pay a lot of money to enroll their kids into a school where the area is safe and clean). Putting this type of housing in this area will change that and possibly put those kids at risk to witnessing violence, lewdness, and possible drug use. In addition to the fact that it's across from an elementary school, it will also be across from a public park. It is common sense that many people, especially those that live in social housing tend to gather and frequent parks to drink/use drugs with their friends. It will make people use the park less, it will create a nuisance to neighbors and it will increase noise levels in the quiet neighborhood. Moreover, the proposed housing is very close to liquor stores and dispensaries within a 5 min walking distance, which is a horrible idea considering many of the type of people who live in social housing have drug and alcohol dependencies. As well, many of those people have mental health problems, which we've already seen an increase in the neighborhood. Adding this social housing will only worsen the existing problems.

Q2. Your overall position about the application Opposed

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



Respondent No: 587

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 17:05:32 pm

Last Seen: Nov 02, 2021 17:05:32 pm

IP Address: n/a

Q1. Your comments

Please do not push through with this. The building is right in front of a school and a park that kids frequent. Please consider the impact this would have to the safety of families with young kids in the neighbourhood. As a parent, I would be more inclined to not have this project push through for the sake of my little one's safety.

Q2. Your overall position about the application ☒ Opposed

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



Respondent No: 588

Login: S.22(1)

Email:

Responded At: Nov 02, 2021 17:20:33 pm

Last Seen: Nov 02, 2021 17:20:33 pm

IP Address: n/a

Q1. Your comments

Too dense .Building should be lower in keeping with 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: 589

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 17:30:27 pm

Last Seen: Nov 02, 2021 17:30:27 pm

IP Address: n/a

Q1. Your comments

Do not put drug users addicts and mental health issues in this building you will put everyone's lives in jeopardy !! These ppl need to be put in a special area !! Not with families beside schools ect

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 590

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 17:39:52 pm

Last Seen: Nov 02, 2021 17:39:52 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: 591

Login: s.22(1)

Email:



Responded At: Nov 02, 2021 17:56:59 pm

Last Seen: Nov 02, 2021 17:56:59 pm

IP Address: n/a

Q1. Your comments

I think this proposed development is poorly placed and too large. It is very close to three elementary schools. The complex will not be "supervised" or provide mental health services which will potentially negatively affect 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: 592

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 18:30:33 pm

Last Seen: Nov 02, 2021 18:30:33 pm

IP Address: n/a

Q1. Your comments

This is unacceptable! We paid a fortune to move to kitsilano for our kids education and a better environment for them to grow up. We didn't move to kitsilano so that our kids see drug addicted everyday in the neighborhood. If there are accidents, who will be responsible for it? The city? Why don't you ask yourself how you would feel if there are going to be 140 social housing right beside your house? You tell 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: 593

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 18:30:36 pm

Last Seen: Nov 02, 2021 18:30:36 pm

IP Address: n/a

Q1. Your comments

A project of this height is out of line with the neighbourhood. It will greatly reduce neighbouring properties sight lines and light exposure. The height of this building should be greatly reduced to no more than the maximum normally allowed in the area. This will be the one of tallest buildings north 16th ave and west of Burrard st, not to mention on a narrow street that is Arbutus street. What an eyesore it will be if approved at this height.

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: 594

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 18:52:16 pm

Last Seen: Nov 02, 2021 18:52:16 pm

IP Address: n/a

Q1. Your comments

What kind of social housing? Is a 13-storey residential building allowed under the current rezoning?since when? Why not to build it on top of the metro Station on Broadway?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 595

Login: s.22(1)

Email:



Responded At: Nov 02, 2021 19:17:37 pm

Last Seen: Nov 02, 2021 19:17:37 pm

IP Address: n/a

Q1. Your comments

The supportive housing aspect of this proposal needs to be highlighted. I really hope to see a space for help and support for the currently unhoused population of Kitsilano.

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: 596

Login: S.22(1)

Email:

Responded At: Nov 02, 2021 19:18:36 pm

Last Seen: Nov 02, 2021 19:18:36 pm

IP Address: n/a

Q1. Your comments

Please keep it residential ONLY!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 597

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 19:29:54 pm

Last Seen: Nov 02, 2021 19:29:54 pm

IP Address: n/a

Q1. Your comments

How many units are there proposed to be in total? Why are there only six car parking stalls?

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: 598

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 19:55:56 pm

Last Seen: Nov 02, 2021 19:55:56 pm

IP Address: n/a

Q1. Your comments

Looks like a well thought out project. Well done. There is a desperate need for supportive housing on the west side of Vancouver.

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: 599

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 20:30:45 pm

Last Seen: Nov 02, 2021 20:30:45 pm

IP Address: n/a

Q1. Your comments

This is not fair proposal. I work very hard so that I can afford living with family in Kits area. I do not ask for anyone's financial help. However, City is going to say, "good for you, keep working hard, but some people have priority", since they can "qualify" for living in Kits based on someone's criteria. Here we are not talking about LIVING IN ANY AREA, we are talking about LIVING IN AREA WITH HIGHEST LAND COST IN CANADA. So, not by their own hard earned money, and free market living, but by someone's policy / regulation, "who lives where", some people get rewarded. Can City help me with my mortgage? Some of my friends work hard and need to commute long distances to work in Kits, but they will not qualify for subsidized living in most upscale location in the City, since they will be "above income threshold". This is demoralizing and sends wrong message. It undermines human ambition. Why working hard? Why working at all? Let's all become welfare recipients, maybe we qualify for social housing subsidy IN KITS. This is what Vancouver is promoting. So demotivating for work! The policy makers are out of touch with reality. They live in their imagination and colorful world of equal outcomes, instead to promote equal opportunities. Taxpayers money is indefinite source of budgets for these out-of-touch-with-reality projects. Why social housing is not being promoted in areas away from city core? The land is cheaper in Chilliwack or Hope. Why do hard working people must live in Abbotsford and commute to downtown every day, and pay hefty taxes, while people who barely pay any tax get all the advantage? This is clearly not land of equal opportunities, but policies of equal outcomes, which is very characteristic for Communist systems, but even in those, everyone gives and gets something equally, and not only some people pay and others receive.

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: 600

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 20:39:13 pm

Last Seen: Nov 02, 2021 20:39:13 pm

IP Address: n/a

Q1. Your comments

Who in their right mind would put social housing next to 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: 601

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 20:57:34 pm

Last Seen: Nov 03, 2021 00:35:12 am

IP Address: s.22(1)

Q1. Your comments

I think that the proposal in its current form will have a negative affect on the immediate surroundings for the following reasons. 1 . Height of building. The proposed 13 storey building will tower over the two-three storey buildings in this neighbourhood, which is currently zoned RM.4 The proposed height will not only be out of character in the area but will also at various times throughout the day and year block the sunlight on its neighbours- St.Augustine School to the west and Maple Creek Housing Co-Op to the east. According to the Shadow Studies in the application, shadows will be cast on St. Augustine School's playground, classrooms and resource center in the mornings through the fall, spring and summer. (No information was given of shadowing in the winter.) Maple Creek Housing Co-op will be shadowed during the afternoon at various times through the year. The building will also block the sunlight on the Arbutus Corridor at various times during the day . I would like to see a building of a size that is more in keeping with the neighbourhood. 2. Lack of Diversity in the Living Spaces The fact that the 140 units are single room studios excludes the possibility of families, or single parents with children living there. It would also mean that couples would be separated and required to live in separate units. I would like to see more diversity in the living spaces to insure a mix and diversity of age and gender. 3. Number of Residents In my opinion the proposed number of 140 residents , some perhaps with substance abuse or mental health issues is too large. Will there be enough staff on site and available services in the area to support such a large number of people who are making the transition from homelessness to recovery? Non of the other residences managed by MPA Society has this many residents. I would like to see a project that is smaller in size and with fewer residents. 4. Location of residence Is this the best site for such a large supportive housing project?. The property is located across the street from an elementary school and childcare centre. To the north there is a children's park. A women's recovery home is close by. Will the sudden influx into the neighbourhood of such a large number of people, some of whom may be dealing with mental health and substance abuse challenges be seen as a threat to safety in the community? I believe it could . Therefore, if this city owned site is used for a supportive housing project, I hope for the sake of the new residents in the supportive housing complex , as well as for the current members of the community , that the proposed project be much smaller and with fewer residents. Thank you for listening to my 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: 602

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 20:57:44 pm

Last Seen: Nov 03, 2021 03:44:11 am

IP Address: s.22(1)

Q1. Your comments

This building will be overcrowded with people living in inadequate living space. This looks like an SRO, this type of housing is dehumanizing and not conducive toward creating a healthy supportive 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: 603

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 21:39:19 pm

Last Seen: Nov 02, 2021 21:39:19 pm

IP Address: n/a

Q1. Your comments

While I think affordable housing in Kits is an excellent goal, it is unbelievable that the city thinks it's a good idea to put it next to an elementary school and a park with a children's playground. Children at school and play shouldn't be at risk from drug addicts, alcoholics, and pedophiles that the city will place in social housing there. Unless there are income thresholds or some sort of criteria that need to be met in order to live there, it is unconscionable that the city would do this to children. How is it that a liquor store cannot be placed within a certain distance from a school, but an apartment block full of drug and alcohol abusers can? If the city wants to make housing more affordable then why did the council raise property taxes? All that will do is raise rents on everyone. Thank you for making it even harder to be low income in this city. In the meantime, every child that gets harassed, assaulted, or molested at that school and park is on your hands. You should be ashamed at yourselves of even suggesting this. I wouldn't expect to see a project like this near Saint Georges or Crofton House, as our council's children all probably attend these schools. Sickening.

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: 604

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 21:47:56 pm

Last Seen: Nov 02, 2021 21:47:56 pm

IP Address: n/a

Q1. Your comments

In support of this proposal. There needs to be more of this type of housing available in this part of town.

Q2. Your overall position about the application

Support

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

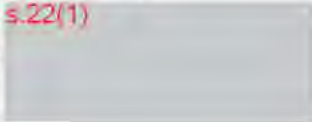
not answered



Respondent No: 605

Login: s.22(1)

Email:



Responded At: Nov 02, 2021 21:58:31 pm

Last Seen: Nov 02, 2021 21:58:31 pm

IP Address: n/a

Q1. Your comments

Concerned about increased rate of corm 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: 606

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 22:54:25 pm

Last Seen: Nov 03, 2021 05:59:58 am

IP Address: s.22(1)

Q1. Your comments

This looks like it would not fit in with the other surrounding buildings the general area. 13 stories would be much higher than any other building and similar developments of this size have all be turned down in recent years. Why the change now for social housing? A proposed 11 storey building was recently rejected by the city because of its height at the intersection of Broadway and Arbutus. If one 13 storey building is approved, others will apply for similar rezoning and why would they not also be approved? This could displace even more people in the area. If this is the beginning of increasing the density in the neighbourhood, is all the other infrastructure in place - i.e. storm, sanitary sewer, water , gas, hydro etc.? Or what are the plans to address the increased demand that would be put on these utilities? Street Parking in the neighbourhood is also already at a premium and hard to find. With 6 parking stalls it sounds as if the assumption is that the residents won't own a vehicle? Or that any visitors will also not arrive in a vehicle? This doesn't seem realistic and will put even more pressure on the already limited parking in the area. Lastly, is the best place for social housing next to an elementary school with young kids? Thanks for your 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: 607

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 23:09:33 pm

Last Seen: Nov 02, 2021 23:09:33 pm

IP Address: n/a

Q1. Your comments

This location has schools surrounded and very concern the safety and environment issues for the this neighborhoods 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: 608

Login: s.22(1)

Email:

Responded At: Nov 02, 2021 23:24:46 pm

Last Seen: Nov 03, 2021 06:22:12 am

IP Address: s.22(1)

Q1. Your comments

Poor fit into the neighbourhood. Non-compliance with the existing Regulations, Policies and Guidelines. Lack of sensitivity. 13-storey building is way too high! As depicted in your video, it would overshadow its neighbours. This building does not fit the character of the neighbourhood where an average building is 4-storey or less. 11-storey building across the road was rejected over its height. Would not be an improvement but a potential eyesore visible for blocks away. Proximity to schools and daycares: Supportive housing for those who have mental illness and drug or alcohol addictions is totally inappropriate for a building next door to a school, daycare, and playground in an area that has a very high concentration of school and preschool age children. As per the CoV own Broadway Plan, this area targets families with 40% of residents being children. There are concerns about having people with drug problems and some criminal records so near so many children. The outdated "tower-in-the park" approach will foster stigmatization. Multiple sites and smaller buildings would fit the neighbourhood much better. Four buildings at 4-storey would give you comparable density without stigmatizing 'at risk' individuals by forcing them into one building. If you want to promote a sense of community and belonging, high rises are not the way to go. Fire hazards are an extreme risk to occupants of high-rise buildings. People who use alcohol or other drugs are at greater risk for injury as substance use can affect your judgment, vision, and coordination. Risk mitigation. The proposed scale of the building may mean that any potential problems (with tenants, maintenance, etc.) will become larger and harder to handle than in a smaller scale building. Safety concerns: Unfortunately, addiction and crime go hand in hand. There is a subset of people who are dealing with addiction and turn to crime to obtain the escalating amounts of drugs required to get high or stave off withdrawal. There has been an increased theft, house break-ins, assault, and car break-ins in neighborhoods in Vancouver where similar buildings have been placed, such as Olympic Village, Yaletown, and East Vancouver. Noise and traffic concerns - similar social housing building in the Olympic Village generated almost 800 police calls in its first 16 months of operation and 200 calls in 2020. Adding more noise and traffic will make this neighbourhood less livable. We already deal with more than our share of emergency vehicle noise and traffic. Inefficient use of public funds. You could create a lot more "warm, safe homes" on a cheaper real estate. This is inefficient use of public money. More social housing is needed in rural and remote communities where many homeless originate from. Loss of green space. Urbanization has already drastically reduced the green cover in Broadway/Arbutus area and parks make a small percentage of space. We need to protect, grow and renew parks rather than eliminate them. This project will further reduce green-space in our neighbourhood. Also, there is a need for services and amenities to support a growing population in this area before you bring thousands new residents to this neighbourhood. Proximity to liquor stores. The location of this proposed development near a liquor store is completely inappropriate for this type of development housing drug and alcohol users, many with mental health issues. The area near the liquor store has already become a convenient meeting place for people drinking and smoking resulting in lots of litter (cigarette butts, discarded liquor boxes and, on occasion, human waste). Proximity to new metro station/Arbutus Greenway: The residents will no longer feel safe when using these public spaces due to the safety concerns mentioned above and lack of safety in the metro stations located near high drug use areas. Displacement, Current residents may be forced to move due to the drastic change in the character of their neighbourhood, increased crime, noise and safety 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: 609

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 07:50:18 am

Last Seen: Nov 03, 2021 14:49:32 pm

IP Address: s.22(1)

Q1. Your comments

This building is not suitable for the neighbourhood - too high and too dense. The target clients will have absolutely NO SUPPORT from mental health or addictions teams. Kits Mental health team is moving from the area. Many of them will be addicts, with criminal histories. The City is deliberately ENDANGERING the vulnerable children, the disabled and the seniors in that area, exposing children to drug transactions and placing children in harmful situations. The area is too congested for the ambulances and fire trucks and police vehicles that will be in constant attendance there for overdoses and violent behaviours. Please help the working poor who are struggling to afford a place to live in Vancouver and have to move to Surrey, or low income families who would love to live in Kits.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 610

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 08:13:01 am

Last Seen: Nov 03, 2021 08:13:01 am

IP Address: n/a

Q1. Your comments

I do not support this development because I do not agree with its location. Arbutus and W 7th/8th are already small/medium-sized roads; the Skytrain station will already increase traffic and I wonder whether it can support a high-rise building, too. Moreover, there is an elementary school across the street. From earlier stages of consultation I remember it being said that the tenants may be struggling with addiction and would not go through background checks. There is a co-op housing building on W 8th and Heather and I have been harassed by (presumably tenants) outside the building while walking by myself. If there will be similar tenants in this building, it is absolutely not ideal for children to be across the street. I understand the need for social housing but I am certain there must be another location that is more ideal, even a few blocks over on a Main Street that's not near where children are.

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: 611

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 09:17:11 am

Last Seen: Nov 03, 2021 09:17:11 am

IP Address: n/a

Q1. Your comments

Putting this development in this location is a huge mistake. It will be a perfect storm of addicted and mentally ill people next to a skytrain station, a liquor store, a transition home for women fleeing violence, and an elementary school. There is no support in Kits, and it will be difficult for the residents to access the resources they need. I'm not sure what your logic is in choosing this location. If it's based on some kind of twisted guilt about people in Kits being well off compared to the homeless, you should know that, unlike those homeless, many people, including myself, have spent a lifetime working and saving in order to be able to live in Kits. If we have money, it's because we've worked hard for it. For years I held down 2, and for a while 3 jobs, and saved my money. Now, in the location I worked so hard to be part of, there will be junkies shooting up in the local parks, we'll have to look over our shoulders when we're out for a walk, and our apartments will be plagued with constant break ins. Not to mention the hundreds of vulnerable women and schoolchildren nearby whose lives will be put in danger. This is an illogical and ill-conceived plan. It should not proceed.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 612

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 09:17:57 am

Last Seen: Nov 03, 2021 16:52:20 pm

IP Address: s.22(1)

Q1. Your comments

13 stories is very tall, the building will tower over the surrounding homes and the school across the street. Consideration for a 8-10 storey building? It is obviously a narrow plot of land, but is there a way to have a building that is more interesting than a tower? Missing middle housing should resemble the neighbourhood a bit more. Strathcona has good examples of architecture that mixed higher density housing with site-specific architecture. The building doesn't even have balconies for planters or chairs... Also, the building does not engage with the streetscape. No benches, or shared seating space. No planters, or garden beds. Maybe because it is a rendering, but the building seems unengaged with the neighbourhood. A Suggestion: make it affordable housing prioritizing teachers and nurses?

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 613

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 09:39:32 am

Last Seen: Nov 03, 2021 09:39:32 am

IP Address: n/a

Q1. Your comments

13 stories of social housing? That's twice the height of the highest commercial neighbourhood buildings. My building, one block away, is 3 stories. You're asking us to consider a 13 story apartment building bordering an elementary school, a park, and surrounded by 3 story residential buildings? Of course we'll fight this.

Q2. Your overall position about the application Opposed

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



Respondent No: 614

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 10:08:05 am

Last Seen: Nov 03, 2021 10:08:05 am

IP Address: n/a

Q1. Your comments

It's upsetting that the city is even considering affordable housing in one of the most beautiful neighborhoods of Vancouver.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 615

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 11:05:12 am

Last Seen: Nov 03, 2021 11:05:12 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored the community's 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 concerns of the community/neighbours. For example: - There is 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 should be the 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 the 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. - 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. - The building clearly shows significant shadowing to St. Augustine's classrooms, resource center and playground in the morning hours throughout the year. - BC Housing's level of care is totally insufficient for 140 tenants. 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. - 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. - There should be 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. - Most BC Housing supportive housing complexes are much smaller than what is being proposed here. 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: 616

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 16:03:05 pm

Last Seen: Nov 03, 2021 16:03:05 pm

IP Address: n/a

Q1. Your comments

I absolutely love that this project is being proposed and think it's a PERFECT location. s.22(1) and look forward to welcoming our new neighbours. Putting this type of housing in an accessible place across from a future SkyTrain line will make this housing so impactful for the people that need it.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 617

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 12:34:05 pm

Last Seen: Nov 03, 2021 19:34:06 pm

IP Address: s.22(1)

Q1. Your comments

This is a NO-BRAINER. Yes, everyone deserves a home. This is a great project, BUT THE WRONG LOCATION! To build a 13 story project to support 140 residents with mental illness and drug addictions across from a kindergarten, elementary school and adjacent to the children's Delamont Park, is just ludicrous! Surely, the City can find another property near transit that can be located closer to support services for this kind of project. Locating it in the middle of younger family neighbourhoods? Seriously? Just one child assaulted, accosted and/or molested is too much! There are NO GUARANTEES that children would not be harmed and there are no guarantees that there aren't any pediphiles that would be living there either. Having 6 staff for 140 people with issues is not enough. Furthermore, there are also not the resources in this particular area to support the mentally ill, nor is there enough police and paramedic resources in a strained system, for the potential forthcoming crime wave and drug overdose possibilities. THIS IS JUST WRONG. GO BACK AND FIND ANOTHER LOCATION THAT ISN'T NEAR SCHOOLS AND PARKS!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 618

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 12:35:12 pm

Last Seen: Nov 03, 2021 19:34:06 pm

IP Address: s.22(1)

Q1. Your comments

This is a NO-BRAINER. Yes, everyone deserves a home. This is a great project, BUT THE WRONG LOCATION! To build a 13 story project to support 140 residents with mental illness and drug addictions across from a kindergarten, elementary school and adjacent to the children's Delamont Park, is just ludicrous! Surely, the City can find another property near transit that can be located closer to support services for this kind of project. Locating it in the middle of younger family neighbourhoods? Seriously? Just one child assaulted, accosted and/or molested is too much! There are NO GUARANTEES that children would not be harmed and there are no guarantees that there aren't any pediphiles that would be living there either. Having 6 staff for 140 people with issues is not enough. Furthermore, there are also not the resources in this particular area to support the mentally ill, nor is there enough police and paramedic resources in a strained system, for the potential forthcoming crime wave and drug overdose possibilities. THIS IS JUST WRONG. GO BACK AND FIND ANOTHER LOCATION THAT ISN'T NEAR SCHOOLS AND PARKS!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 619

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 12:44:41 pm

Last Seen: Nov 03, 2021 12:44:41 pm

IP Address: n/a

Q1. Your comments

If this is the low income housing application I am opposed to it. Not only will it increase traffic in the area there is potential for increased crime 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: 620

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 13:38:22 pm

Last Seen: Nov 03, 2021 20:38:22 pm

IP Address: s.22(1)

Q1. Your comments

This proposal makes no sense at all! - Elementary and preschool across the school and the traffic that a dense development would bring would be very dangerous. - West 7and 8th are not main corridors so why are we allowing a high rise in this neighborhood? We are allowing developers to build wherever they want. - There is a safety issue with this development being next to a main train station? How are single mothers and children allowed to feel safe in an exposed site?

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: 621

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 13:45:02 pm

Last Seen: Nov 03, 2021 13:45:02 pm

IP Address: n/a

Q1. Your comments

Oppose

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 622

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 14:03:28 pm

Last Seen: Nov 03, 2021 14:03:28 pm

IP Address: n/a

Q1. Your comments

The planned project is not appropriate for this area. Firstly, it is directly across the street from an elementary school, multiple preschools, park and green way. Additionally, the neighborhood does not have the appropriate supports for the individuals that will be living here. There are no community mental health or addictions resources near by. Additionally, children going to and from school, daycare, parks should not be exposed to this type of behavior. We used to live on 7th and Ash, it was a great neighborhood. Once the modular housing came in at 6th and Ash there was a substantial increase in crime in the area. Every morning my husband would find a pile of needles behind our condo building. The path down to the sea wall that passes by the modular housing was consistently covered with needles and unsafe for my young child. We eventually moved from that neighborhood due to these reasons. I fear for the safety of the community that uses the park and Arbutus greenway if this housing project moves forward. There will be needles all over the place once this housing project goes in. If the city wants the community to support these types of projects they need to do a better job at keeping community members safe around these areas. There needs to be daily cleaning of parks and sidewalks around these types of housing projects along with increased police support in these areas. It is not right that parents need to worry about needles in their child's sports field or playground. The city also needs to look at the supports for these individuals close by. There is nothing in this area, as it is an upper class neighborhood. This site would be much better suited for low income single families and seniors as there are many great schools and family activities near by. Additionally, it has great access to grocery stores etc for seniors. I have heard that this building is very political and that the builder is friends with someone within the mayors office or had pull within the mayors office. Sad that money always influences decisions. Find it very interesting how quickly the police moved that homeless couple away from the mayors condo building, that was the biggest not in my backyard move I have ever seen.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 623

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 14:21:15 pm

Last Seen: Nov 03, 2021 14:21:15 pm

IP Address: n/a

Q1. Your comments

I strongly support more development and larger towers in Vancouver and am excited for this development.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 624

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 15:05:17 pm

Last Seen: Nov 03, 2021 15:05:17 pm

IP Address: n/a

Q1. Your comments

this area should be only a 3 story high building to rezone just so one can have 13 stories is a shame to destroy the area also 140 units means it has no plans for low income families with children which is needed .

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 625

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 15:16:13 pm

Last Seen: Nov 03, 2021 15:16:13 pm

IP Address: n/a

Q1. Your comments

I support putting social housing on the site, but the building pictured is not in keeping with the architecture of the surroundings. The design is too brutalist and institutional and domineering for the residential neighborhood you're putting it in. I also have concerns about the lack of parking in the plan. There is limited street parking and there are no large commercial parking lots to rent spaces in the immediate area so increasing the demands on the extremely limited street parking is problematic.

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: 626

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 15:33:49 pm

Last Seen: Nov 03, 2021 15:33:49 pm

IP Address: n/a

Q1. Your comments

I think the addition of social housing is needed in this city and I think this is a good place for it. HOWEVER I've heard rumours that the social housing will cater to males who are in rehab of some kind or have recently left jail. The housing should be allocated to single parent families with the focus on women, children and the elderly. Please take into consideration that the building is adjacent to an elementary school as well as a women's safe house around the corner. Having social housing for males only would only create problems. Please give women, their children and the elderly priority.

Q2. Your overall position about the application

Mixed

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

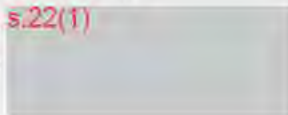
Yes



Respondent No: 627

Login: s.22(1)

Email:



Responded At: Nov 03, 2021 15:46:31 pm

Last Seen: Nov 03, 2021 15:46:31 pm

IP Address: n/a

Q1. Your comments

The size of this building is too tall for the neighborhood. Also it does not make sense to put that building next to 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: 628

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 16:28:17 pm

Last Seen: Nov 03, 2021 16:28:17 pm

IP Address: n/a

Q1. Your comments

s.22(1) and think it is a bad idea to put this social housing building next to the pre-school and elementary school-- that much is obvious, I'm not even sure how this idea has progressed any further upon knowing that. The building design is an eyesore. I want density in this area and we should get rid of the height restrictions, but this location for social housing (and a very ugly building) is not the best idea, and only the best ideas should succeed. An alternate idea would be to build a regular rental building in the same location (since this area is mainly renters anyways) or condos for purchase (at least 6 stories, preferably taller), but not social housing right there next to the pre-school and elementary school... I mean, come on lol.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 629

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 16:57:39 pm

Last Seen: Nov 03, 2021 23:42:04 pm

IP Address: s.22(1)

Q1. Your comments

1. How it affects the immediate surroundings - this proposal does not fit at this location. The proposed use of social housing should not be adjacent to an elementary school on one side and a toddler's playground on the other side. This is a potential safety hazard and very uncomfortable for all young children using these existing facilities and their parents. Second, the proposed height of the building does not fit with the neighborhood. The surrounding area does not have any buildings near that high and if constructed would not only destroy the neighborhood ambiance but set a precedence for other tall buildings to follow. This proposal 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: 630

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 17:02:14 pm

Last Seen: Nov 03, 2021 17:02:14 pm

IP Address: n/a

Q1. Your comments

Ugly ,Too Tall ,sticks out like a sore thumb! Totally inappropriate for 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: 631

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 19:52:08 pm

Last Seen: Nov 03, 2021 19:52:08 pm

IP Address: n/a

Q1. Your comments

It should not be used for social housing for the homeless, nor drug injection site. There are many preschool, elementary schools, especially one right across the street from the site. The liquor store right near Broadway and Arbutus is not a good location for recovering drug/alcohol addicts as well. If it is purely to help with low income families, or the elderly, it is a nice proposal. But drugs, and addicts should not be introduced into a children populated 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: 632

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 19:58:25 pm

Last Seen: Nov 04, 2021 02:53:50 am

IP Address: s.22(1)

Q1. Your comments

I think it looks good. I strongly approve.

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: 633

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 19:59:06 pm

Last Seen: Nov 03, 2021 19:59:06 pm

IP Address: n/a

Q1. Your comments

Due to the residential building being opposite a School and a children's playground. What will the screening process be for the potential tenants.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 634

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 21:16:04 pm

Last Seen: Nov 03, 2021 21:16:04 pm

IP Address: n/a

Q1. Your comments

There couldn't be a more inappropriate and unsuitable building to drop into a 2-3 story neighborhood, with a children's park and young Children's school. It resembles a Soviet Politburo building or prison from 20th century USSR. I also can't imagine a 140 unit building with only 6 parking spaces. Visitors, staff, and some residents might need a place to park, as well, and will soak up the street parking in the area. And, the volume of a single building containing the same number of people who are inhabiting both sides and spread out along the single blocks in the area seems wildly out of sync with the quiet, family orientated houses and apartments in the surrounding blocks. And, where are these inhabitants going to spend their days? Hanging out in the Children's Park across 7th Avenue, smoking and driving out the families and kiddies that this park is dedicated to.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 635

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 22:01:07 pm

Last Seen: Nov 04, 2021 05:01:07 am

IP Address: s.22(1)

Q1. Your comments

Love this! Great use of space near bike paths and walkable amenities. More income diversity in the neighborhood will be a welcome addition to the culture

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 636

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 22:27:39 pm

Last Seen: Nov 03, 2021 22:27:39 pm

IP Address: n/a

Q1. Your comments

Is this serious? If I understand this correctly, the city wants to place a city sponsored crack and rape den next to an elementary school? How about you don't raise the property taxes! s.22(1) in the neighbourhood and the last thing we need is rents increasing because some hacks in city hall are too rich too comprehend the impact they have on every day citizens. You are driving hard working normal people from this city because of arrogance of city hall. Time to pack up and leave.

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: 637

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 22:45:41 pm

Last Seen: Nov 03, 2021 22:45:41 pm

IP Address: n/a

Q1. Your comments

I strongly object to this proposal. This is the wrong location for such an ambitious project. The building would completely change the character of the surrounding neighbourhood. The building is about 10 storeys too high, and the density is about 10 times too much for the area, especially considering the location being next to the terminus of the skytrain extension, and being surrounded by schools. Please scrap this glaring error and either find another location for this building or drastically scale down its size.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 638

Login: S.22(1)

Email:

Responded At: Nov 04, 2021 06:45:27 am

Last Seen: Nov 04, 2021 06:45:27 am

IP Address: n/a

Q1. Your comments

Not suitable for the area with surrounds schools in close proximity.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 639

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 07:10:53 am

Last Seen: Nov 04, 2021 07:10:53 am

IP Address: n/a

Q1. Your comments

I am very concerned about the location of the housing as it's directly across from, and overlooking, an elementary school. It'll be putting children too close to a risky environment. While I believe social housing is good, I don't believe it should impact the lives of one of our most vulnerable and impressionable populations: children. Please reconsider.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 640

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 08:47:59 am

Last Seen: Nov 04, 2021 08:47:59 am

IP Address: n/a

Q1. Your comments

I am completely opposed to a building of this size and design being built in the Broadway and Arbutus 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: 641

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 10:39:30 am

Last Seen: Nov 04, 2021 17:39:30 pm

IP Address: s.22(1)

Q1. Your comments

It's good to see supportive housing being built. The height should be reduced to 125'. Typically floor to floor heights are about 8.5 - 9' but this project proposes those at 10.5' which is not typical. This sets a bad precedent for future projects of over-height proposals due to increases in floor to floor heights. I don't support the proposed 152' but would consider supporting 125' if I could view shadowing diagrams with a particular focus on the shadow impacts on children's play spaces to the north and west. The shadowing during the winter months of the school yard and Delamont park is particularly worrisome because these spaces are very well used by children and their parents.

Q2. Your overall position about the application ☐ Opposed

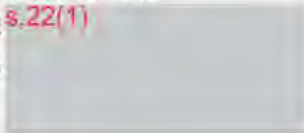
Q3. I would like to be contacted about this application in the future ☐ Yes



Respondent No: 642

Login: s.22(1)

Email:



Responded At: Nov 04, 2021 14:28:48 pm

Last Seen: Nov 04, 2021 14:28:48 pm

IP Address: n/a

Q1. Your comments

The tower at 13 stories is too high. It is incompatible with the surrounding buildings on Broadway which are a maximum of 6-7 stories. The height should be lowered to fit in with the character of the 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: 643

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 15:58:15 pm

Last Seen: Nov 04, 2021 15:58:15 pm

IP Address: n/a

Q1. Your comments

This supportive housing proposal is being met with much criticism and opposition from local residents. Does this mean Kitsilano neighbours do not want to help the homeless? Of course they do, but the logistics of placing a twelve story building directly adjacent to multiple schools, a children's park, and several liquor stores is poor planning. The City has rejected the application from a developer for an eleven story building at Broadway and Arbutus and now they are trying to rapidly pass the supportive proposal through. This is a bad idea. The residents that would occupy the 150 resident supportive housing building have individual backgrounds, some with complex drug addictions that would require special medical care by trained professionals. The City does not guarantee safety for the nearby schools and this causes fear and apprehension from the schools' parents, and major concerns that it will lead to a hollowed out neighbourhood as people choose to send their kids elsewhere and leave this family area. Children and families should feel safe within their buildings, and in the playground directly opposite. It's also worth nothing that many in Kitsilano are not opposed to this development outright, but the number of residents and storeys should be drastically scaled down to fit with the three-storey rises of the neighbourhood. Before passing this through, please listen to the community, its neighbours, schools, and the lasting legacy to the area that many have called home for decades. If you pass this proposal through, I guarantee that none of the city council will be re-elected by the Kitsilano voting block.

Q2. Your overall position about the application ☒ Opposed

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



Respondent No: 644

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 19:34:06 pm

Last Seen: Nov 04, 2021 19:34:06 pm

IP Address: n/a

Q1. Your comments

In no way does this building fit with the character of the neighbourhood - something that is continually touted by the various agencies pushing this project. It is completely out of scale and the initial design is a vastly larger footprint than the original design indicated. And concentrating 140 individuals with complex needs into one building without sufficient onsite mental health and addictions support will fail. A smaller building with a lesser number of tenants would be fine; housing for low-income families, particularly for single mums would be welcome. This is not, it will fail and the neighbourhood will be forever changed in a negative way. I plan on listing my home and selling before the doors open.

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: 645

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 17:49:40 pm

Last Seen: Nov 04, 2021 17:49:40 pm

IP Address: n/a

Q1. Your comments

I disagree with this project affect the area and changes the current ufamily environment. I would prefer that my taxes Been used in a more efficient way and where really are needed.

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: 646

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 18:54:54 pm

Last Seen: Nov 04, 2021 18:54:54 pm

IP Address: n/a

Q1. Your comments

Great looking project, I hope we continue to see this level of density on the West Side.

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: 647

Login: S.22(1)

Email:

Responded At: Nov 04, 2021 18:13:24 pm

Last Seen: Nov 04, 2021 18:13:24 pm

IP Address: n/a

Q1. Your comments

There are 140 units but only 6 parking spaces? The Arbutus street is quite narrow at that section so I wonder if you intentionally eliminate the parking spaces. The School of St. Augustine, playground, and future skytrain are just on the opposite side to this project. I hope you can consider the impact on the traffic in the neighborhood. Thanks

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 648

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 19:39:23 pm

Last Seen: Nov 04, 2021 19:39:23 pm

IP Address: n/a

Q1. Your comments

This building is way, way, way too tall for this neighbourhood. It completely dwarfs all the surrounding structures. I understand an application for another building nearby at 11 stories was rejected as "too tall". To now propose a 13 storey tower is ridiculous and wrong!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 649

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 20:18:42 pm

Last Seen: Nov 04, 2021 20:18:42 pm

IP Address: n/a

Q1. Your comments

I am not opposed to social housing, but I am very opposed to several aspects of this project: - 6 parking spots will cause a major parking problem. People who live in social housing may have a car or aspire to have one. They may get a job that requires a car. Having 140 units means there will be a lot more than 140 people living there. Even if only 6 people had cars, 154 bicycle parking spots would not be enough for that number of people. The parking will be a nightmare. And if you attempt to pursue "permit only" parking on all Vancouver residential streets, you will be persecuting those people living in the social housing development who want a car, or need a car for their job. - The height of the building is much higher than any other building in the neighbourhood. There are not even 13 story building North of 4th. It will be out of proportion - There are still some unknowns that the website does not describe: are there more than 140 units in the development? Are there addition market value units? If there are, then the parking situation becomes even worse.

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: 650

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 20:30:09 pm

Last Seen: Nov 04, 2021 20:30:09 pm

IP Address: n/a

Q1. Your comments

I'm very much in favour of this initiative. It's important to me that we have mixed communities and support folks in greater need.

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: 651

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 21:12:16 pm

Last Seen: Nov 04, 2021 21:12:16 pm

IP Address: n/a

Q1. Your comments

This is so out of line with the area's current density and size of buildings. Plus it is going to add so much added density and "traffuc" to an already extremely congested area (try driving north on Arbutus and turning on to 4th Ave at any peak times, with pedestrians, bikers, cars — traffic is already extremely slow moving and backed up for blocks). Increasing the density this much in an area that is already going to experience extreme increases in "traffic" from the new skytrain doesn't consider the logistics of the area. This area is already a bottle neck with many crosswalks, lots of pedestrians, school pick-ups and drop-offs, biking streets, and skytrain traffic to come.

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: 652

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 21:48:32 pm

Last Seen: Nov 04, 2021 21:48:32 pm

IP Address: n/a

Q1. Your comments

With the building being right next to a school, there could be safety concerns. As well, with the area being mainly low-rise buildings it will change the surroundings quite a lot.

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: 653

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 07:07:13 am

Last Seen: Nov 05, 2021 14:09:01 pm

IP Address: s.22(1)

Q1. Your comments

Fully agree with this new project. Will bring new energy to 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: 654

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 08:35:58 am

Last Seen: Nov 05, 2021 08:35:58 am

IP Address: n/a

Q1. Your comments

Generally I am opposed to this proposal, largely due to the lack of foresight and planning on behalf of the city and the housing agency to adequately read the room. There are a multitude of issues with this proposal which I would like to address: - Firstly based on the basic massing and planning guidelines the city provides for the area, I am perplexed how one can propose such a structure within a locality of nominally 3-4 storey buildings. The building is grossly oversized at the height and FSR it proposes, most notably given the city recently rejected a proposal with less height situated on the Broadway corridor (2103 W Broadway / 8 Feb 2021). - Secondly the design and layout of the building makes very little use of the size of the site, instead lop siding the design into a larger, taller mass while the building could be sized better to the locality while maintaining overall FSR. My concern is that the heritage and feel of the neighbourhood will be grossly changed in the future by paving the way for excess density for other developers. Moreover, the street and locality is not suited for buildings of this density, and while I respect the position adjacent a future transit hub, the reality is that deliveries, garbage and services are still required to access the building and need adequate street space to do so. - Thirdly lets talk about the use. I am not sure how, or who decided that providing a space like this for at-risk and homeless people, largely those who are unfortunately mixed up with drugs, decided it would be best placed adjacent a park, a school and a church. The least this proposal could do to address these issues is to provide a safe injection and mental health care within the facility, but yet it is boldly lacking a fix for the problems it will bring to the neighbourhood. Currently the neighbourhood is a desirable and safe one, and I have grave concerns that the quantity and type of residents this proposal will bring is in excess to the currently population of residents of that type in the neighbourhood, vastly changing the shape, safety and community aspect. While I respect that housing and especially mental health advice should be provided to at-risk people, it should also come with a solution to fix the problem, and this is not it. What is being done here is to spread the problem across the city, a problem that so many Vancouverites have supported and funded to fix, and have spent years working hard to avoid for themselves, with the city letting both sides 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: 655

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 08:40:52 am

Last Seen: Nov 05, 2021 08:40:52 am

IP Address: n/a

Q1. Your comments

I do not think this planned building is appropriate for the area and the sizing of the building is too large for the area. The buildings in this area are not anywhere close to 13 storeys so immediately this building would look out of place. The location is not ideal, it will be one block away from an elementary school, daycare, and a park where young families take their children. 2 liquor stores are within 2 blocks and with some tenants likely struggling with drugs/addiction issues I am sure parents from the elementary school would not be pleased with having potential issues stemming from the tenants. Many supportive housing neighborhoods have an increased rate of crime around it, so why is this one block away from an elementary school? With the new subway station construction starting, this will only increase traffic issues as well. I think this planned building size should be scaled back and the rules for the occupants should be revised, I do not think this building is a good fit at all for this neighborhood currently.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 656

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 08:41:52 am

Last Seen: Nov 05, 2021 08:41:52 am

IP Address: n/a

Q1. Your comments

The proposal is too large and too high. It is across the street from an elementary school and from a very active children's playground. A large social housing project on this site is not appropriate. While we support social housing throughout the city, this large and tall project seems excessive for the site and the neighbourhood. A 4 story building would be appropriate for the area. Also, the height of the proposed building will mean that the children's park is constantly shaded. There are no other tall buildings in the neighbourhood. This project would stick out like a sore thumb.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 657

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 09:16:12 am

Last Seen: Nov 05, 2021 09:16:12 am

IP Address: n/a

Q1. Your comments

The proposed residence is for at-risk individuals without children - no children are to be allowed! I fully agree these at-risk individuals need help and housing, but placing them within 50 meters of the Catholic elementary school, 200 meters from a liquor store, 300 metres of Tennyson Elementary school, 500 meters from Henry Hudson elementary, and near the nearby battered women's shelter is incredibly risky given the potential for substance abuse recidivism, s.22(1)

s.22(1) I would fully support this facility for homeless or at risk women-led families and youth under 19. 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: 658

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 09:17:46 am

Last Seen: Nov 25, 2021 23:07:21 pm

IP Address: s.22(1)

Q1. Your comments

Testing

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 659

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 09:17:53 am

Last Seen: Nov 05, 2021 09:17:53 am

IP Address: n/a

Q1. Your comments

This is a terrible idea. We should not be putting social housing in Kits, directly beside schools and senior homes. Also the building is way to tall for the surrounding area. Don't do this!

Q2. Your overall position about the application

Opposed

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

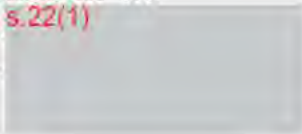
Yes



Respondent No: 660

Login: s.22(1)

Email:



Responded At: Nov 05, 2021 10:20:32 am

Last Seen: Nov 05, 2021 10:20:32 am

IP Address: n/a

Q1. Your comments

Not in favour of this project as it is near 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: 661

Login: S.22(1)

Email:

Responded At: Nov 05, 2021 11:44:01 am

Last Seen: Nov 05, 2021 11:44:01 am

IP Address: n/a

Q1. Your comments

NO DEVELOPMENT WITHOUT PUBLIC CONSULTATION. YOU work for US and you will be brought to heel.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 662

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 11:46:41 am

Last Seen: Oct 31, 2021 18:45:02 pm

IP Address: s.22(1)

Q1. Your comments

Completely 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: 663

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 12:03:54 pm

Last Seen: Nov 05, 2021 12:03:54 pm

IP Address: n/a

Q1. Your comments

This is without question a blight on the neighbouring residents and the adjacent school. This construction belongs on West Broadway on the SkyTrain property. The height is offensive

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 664

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 12:05:27 pm

Last Seen: Nov 05, 2021 12:05:27 pm

IP Address: n/a

Q1. Your comments

Who is behind this project? Who will be running the place?

Q2. Your overall position about the application Mixed

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



Respondent No: 665

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 12:09:00 pm

Last Seen: Nov 05, 2021 12:09:00 pm

IP Address: n/a

Q1. Your comments

I don't want kits to be any more crowded and congested than it already is, and I'm not convinced that making this a "supportive housing" building won't draw in the wrong crowd and turn a nice neighbourhood into a needle-infested wasteland like Gastown.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 666

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 12:11:58 pm

Last Seen: Nov 05, 2021 12:11:58 pm

IP Address: n/a

Q1. Your comments

We need this project.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 667

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 12:31:16 pm

Last Seen: Nov 05, 2021 12:31:16 pm

IP Address: n/a

Q1. Your comments

This building is too close to schools and a women's shelter to be safe for the neighborhood. 13 stories is out of range for this neighborhood. Please reconsider the location and size 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: 668

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 13:11:06 pm

Last Seen: Nov 05, 2021 13:11:06 pm

IP Address: n/a

Q1. Your comments

With regards to social housing what kind of demographics are you targeting here? Are we talking about families, single parents or seniors? Or are you expecting folks with substance abuse and mental health problems like in the downtown eastside? If it is the latter then you are proposing this next to an elementary school with young kids? Are you kidding me!? Also how will the construction of this project affect traffic down the arbutus corridor & broadway? With a building of this size and scope can we expect major disruptions in order to upgrade existing infrastructure like sewage systems? How long will this take and how do expect to reroute vehicle and foot traffic in the meantime?

Q2. Your overall position about the application

Opposed

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

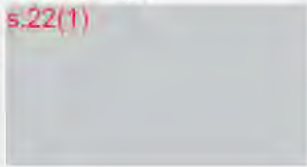
not answered



Respondent No: 669

Login: s.22(1)

Email:



Responded At: Nov 05, 2021 14:03:33 pm

Last Seen: Nov 05, 2021 14:03:33 pm

IP Address: n/a

Q1. Your comments

This is a terrible idea. The building should be maximum 6 storeys. Thirteen is way too much.

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: 670

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 14:30:11 pm

Last Seen: Nov 05, 2021 21:33:50 pm

IP Address: s.22(1)

Q1. Your comments

s.22(1) from the proposed site. I think it's an excellent project and I would be very happy to have it in my neighbourhood.

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: 671

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 14:59:41 pm

Last Seen: Nov 05, 2021 22:07:04 pm

IP Address: s.22(1)

Q1. Your comments

Size and structure not conducive to the area. Too close to School, Daycare and park. Will shadow lower buildings next door. Design and size will totally negatively impact our neighbour. Hard enough that we have to deal with increase of pedestrian traffic due to Skytrain. Will DESTROY the whole character of the neighbourhood. If something has to be built on this sight, no taller than 6 stories and developed for family occupancy.

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: 672

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 15:35:38 pm

Last Seen: Nov 05, 2021 15:35:38 pm

IP Address: n/a

Q1. Your comments

This development is too large both in height and scale for the area. If the city feels it necessary to introduce social housing into the area then I suggest taking a more graduated approach. Something 4 stories with capacity for 30 people would be more appropriate.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 673

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 15:43:51 pm

Last Seen: Nov 05, 2021 15:43:51 pm

IP Address: n/a

Q1. Your comments

The building should be focusing on 2-4 bedroom units - not bachelor units as Kits is a family neighborhood. The location is not ideal. There is a school and park right there. There is also a liquor store across the street (bad idea!) The building height is not in line with Kits neighborhood - it is too tall.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 674

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 16:04:05 pm

Last Seen: Nov 05, 2021 16:04:05 pm

IP Address: n/a

Q1. Your comments

With the recent heat dome and climate crisis, why is the city turning green spaces which help cool our city into concrete heat generators? Not to mention the beneficial qualities that green spaces have on human's mental health.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 675

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 16:14:21 pm

Last Seen: Nov 05, 2021 16:14:21 pm

IP Address: n/a

Q1. Your comments

I am concerned about the building's height /location on the north side side of West Broadway. If this were being considered for the south side of W Broadway, it would blend in better with the already taller format on that side. There are a number of city-owned lots around the beginning of the Arbutus corridor near Fir St. Why not place housing of this nature into those spots - possibly more than one location required to meet the units. As a resident of Kits, I am very worried about the lack of parking proposed for a structure of this size. 6 spots for a building of this height with 140 units is ridiculously low. This will cause people to park their vehicles for long overnight stretches in front of other buildings and homes. Seeing as this is a new build, why not dig down and create a reasonable number of parking spaces now. They could even be earmarked for future rental to other Kits residents if it turns out not all parking is required by tenants in the building. A building like this without effectively any parking seems extremely short sighted as it will undoubtedly create problems for other Kits residents. It is also presumptuous to think a single mother won't either already have or need to have a vehicle for her family.

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: 676

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 16:23:55 pm

Last Seen: Nov 05, 2021 23:22:48 pm

IP Address: s.22(1)

Q1. Your comments

Too high for the rest of the neighbourhood

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 677

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 16:37:37 pm

Last Seen: Nov 05, 2021 16:37:37 pm

IP Address: n/a

Q1. Your comments

Strongly oppose 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: 678

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 17:19:50 pm

Last Seen: Nov 06, 2021 00:03:23 am

IP Address: s.22(1)

Q1. Your comments

I have two concerns regarding shading. 1. The tall tower will shade a significant part of the adjacent school playground in the critical morning time of 8:15 to 8:30 for much of the school year, classes start at 8:30 am.. More importantly the daycare will have even more shade during this drop off time. 2. The residential suites do not have balconies but there is an outdoor terrace on the second floor. Unfortunately the outdoor space is in a location which will be shaded much of the time between 10 am and 3 pm, the ideal times to be outside. The terrace should be relocated to have full sun at these critical times. As is it is most likely that the outdoor terrace will not be utilized very well one of the knock on effects will be that tower residents will then populate the park to the north. This park currently is heavily used by daycares and local parents/children as it is primarily a young child playground. It would be a shame if the park character were to change due to crowding of an older demographic who would be using the park for alternative uses. I hope this helps, I walk by the park a few times a week and would not want to see a drastic change to its enjoyment.

Q2. Your overall position about the application Mixed

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



Respondent No: 679

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 17:36:07 pm

Last Seen: Nov 05, 2021 17:36:07 pm

IP Address: n/a

Q1. Your comments

I am opposed to this project, I think the location is not suitable for this type of building. There is a school at the other side of the street and this project puts kids at risk. Also, the project would change the character of the neighbour. I don't feel safe knowing that there are so many new people coming to live there. The height of the building is too high compared to all the surrounding buildings.

Q2. Your overall position about the application

Opposed

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

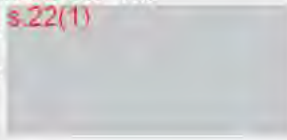
not answered



Respondent No: 680

Login: s.22(1)

Email:



Responded At: Nov 05, 2021 18:32:30 pm

Last Seen: Nov 05, 2021 18:32:30 pm

IP Address: n/a

Q1. Your comments

The proposed size for these development is absolutely too tall and too massive to fit with the neighborhood. A 6 floor building max should be considered. We very strongly oppose this application.

Q2. Your overall position about the application Opposed

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



Respondent No: 681

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 19:33:47 pm

Last Seen: Nov 05, 2021 19:33:47 pm

IP Address: n/a

Q1. Your comments

The proposal does not fit with the surroundings. It dwarfs the adjacent buildings and with the proposed sky train station next door will create a log jam of pedestrian, bicycle and vehicle traffic. The pedestrian and and road infrastructure cannot handle a development of this size and scale. A five story building might be more viable and fit in with the current new built environment of 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: 682

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 21:09:13 pm

Last Seen: Nov 05, 2021 21:09:13 pm

IP Address: n/a

Q1. Your comments

This site would be detrimental to the local school and neighborhood. There are no supports or services to help this many people, and large amounts of children in this area. It's as if no forethought was given to this proposal I understand there is a homeless strategy which is important, but putting this site here does not help to solve the problem, and seems to only try to spread an existing problem to new areas. This should not be here and better suited to this area is true social/affordable housing which has elderly, children and families. Not 140 single rooms . It's almost like their is no accountability for this decision to do 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: 683

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 20:35:55 pm

Last Seen: Nov 05, 2021 20:35:55 pm

IP Address: n/a

Q1. Your comments

I think the proposed SRO building is too large for this residential area. Broadway, a block away is all ready a very busy Street and will be even busier with the new sky train station being built, creating a very congested neighbourhood. A smaller building offering SROs and supportive 1 & 2 bedroom units would be more inclusive and fit in with the surrounding residential area. I did not see any information on the type and degree of support that will be provided to the 140 residents of this 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: 684

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 20:39:05 pm

Last Seen: Nov 05, 2021 20:39:05 pm

IP Address: n/a

Q1. Your comments

s.22(1) as we find that our current location has been negatively impacted by poorly planned and inadequately managed modular housing complexes for homeless at risk, which flank our building. Before I make any further comment, I should add that the Yukon shelter and transitional housing, which is s.22(1) is managed responsibly by Lookout and has never posed a problem for the neighbourhood. The other nearby sites, including the notorious Marguerite Ford Apts, have presented a massive and costly liability for emergency services, and resulted in street disorder and crime in levels that are unprecedented in this area and this became more noticeable with the construction of the modular 'emergency' housing five years ago. We have lived in Vancouver, s.22(1) specifically individuals who struggle with mental health and substance use. Spreading 'transitional' housing around the city in areas which have historically not housed homeless at risk on such a scale, is essentially creating pockets of high need and crime, which cannot be adequately managed by non-profit housing providers which have been tasked with housing individuals in active addiction, at all costs. The cost to communities is high, and skyrocketing, in fact, as the City and a growing number of neighbourhoods within Vancouver are experiencing: - increased risks to personal safety and security - increased street homelessness - a drain on emergency services with frequent 911 calls for street disorder, property crime and violence, aggressive behaviour (toward passerbys), and overdoses - unsafe conditions in parks, walk/bikeways and other public spaces (loitering, vandalism) - deterrents to utilizing public transit due to crime and threats to personal safety around transit hubs and on public transit - break-ins, theft and violent assaults in private homes and businesses We have reached a turning point, with the degradation of neighbourhoods and much-needed public parks and greenways due to the increase in street homelessness, impacting the quality of life of all City residents. Shelters are necessary, but comprehensive, long term treatment for mental illness and substance use is far more critical at this juncture. Housing is a scarce resource in a city where many individuals (and couples) working full time cannot afford to rent a studio apartment, low and moderate income families have no affordable options for housing, and the fastest growing demographic living in poverty is elderly women (who are unlikely to utilize services targeted to low income, and who are highly vulnerable to crime). Consider the mix of housing that will best serve the needs of all residents who are in core housing need, including families with young children, single parents and elderly who are already living in the area. Consider the community who have valid concerns about the impact of street disorder. Consider the overburdened emergency services as you are proposing to concentrate a transient population, many with complex needs related to mental health and substance use, in an area that will see a massive increase in redevelopment due to a rapid transit hub. I am not invested in the outcome of this consultation. I don't live in this area. But as a long time resident of Vancouver, who has experienced the rapid transformation of a neighbourhood that provides a range of housing for a broad socio-economic demographic, and previously enjoyed low crime, I urge the City to reconsider this proposal, specifically to decrease the number of units by 50% (or increase the size of half the units to 2-3 bedroom) and provide a range of housing options for a varied demographic in core housing need, including - families with young children - women who are vulnerable to poverty (single parents, 55+) - individuals with complex health needs requiring wheelchair access - elderly who require longer term housing to age in place

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: 685

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 23:14:30 pm

Last Seen: Dec 28, 2021 01:42:09 am

IP Address: s.22(1)

Q1. Your comments

This is a great project. The low amount of car parking is lot so bike parking aligns this with climate change goals and will reduce car traffic. The 140 social housing units are badly needed. This will be part of the Broadway plan area and fit the context of future development.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 686

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 09:46:34 am

Last Seen: Nov 06, 2021 09:46:34 am

IP Address: n/a

Q1. Your comments

This appears to be an excellent 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: 687

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 11:47:06 am

Last Seen: Nov 06, 2021 11:47:06 am

IP Address: n/a

Q1. Your comments

Will the 140 social housing units be of varying sizes to accommodate families?

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 688

Login: s.22(1)

Email:



Responded At: Nov 06, 2021 11:59:20 am

Last Seen: Nov 06, 2021 11:59:20 am

IP Address: n/a

Q1. Your comments

Please don't fill my neighbourhood full of bums.

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: 689

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 12:02:33 pm

Last Seen: Nov 06, 2021 19:00:38 pm

IP Address: s.22(1)

Q1. Your comments

I completely object to the height of the building. 13 stories in a 4-6 zone is way, way beyond acceptable. I have real doubts about whether this is actually beneficial to the population contemplated and creates a blight to the landscape of 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: 690

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 12:41:56 pm

Last Seen: Nov 06, 2021 19:36:42 pm

IP Address: s.22(1)

Q1. Your comments

supportive housing needs to have wraparound services in place. This location is problematic as there is a grade school right across the street to the west and a park with a playground frequented by young children across the street to the north.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 691

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 13:15:04 pm

Last Seen: Nov 06, 2021 20:13:31 pm

IP Address: s.22(1)

Q1. Your comments

The height of this proposed building seems very high for the neighbourhood and while I understand the need for social housing I do t think this is the appropriate area for it with close proximity to 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: 692

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 13:28:28 pm

Last Seen: Nov 06, 2021 13:28:28 pm

IP Address: n/a

Q1. Your comments

As demonstrated in the past with similar SRO developments (eg, Olympic Village), the area has become problematic with daily ambulance, police and fire calls to these buildings for overdoses, medical, crime and violence calls. Owners and residents we have spoken to in those communities do not feel safe walking around especially at night. Constructing an SRO directly across the street from an elementary school, playground and church is only a recipe for disaster. We can only expect an increase in crime due to the skytrain/bus station. Kitsilano will be hit with more crime and panhandling as it has in all other areas with the SRO's. Proof positive. There must be a better 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: 693

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 14:17:37 pm

Last Seen: Feb 03, 2022 08:40:03 am

IP Address: s.22(1)

Q1. Your comments

Strongly support more social housing, especially near affordable transit and off arterial roads. This building fits the neighbourhood context and I see no issue with it being next to a private school. If it is such an issue for parents, they can relocate the private school and turn that property into affordable homes too. More buildings like this across the city, especially in the west side!

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: 694

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 15:11:53 pm

Last Seen: Mar 16, 2021 17:23:53 pm

IP Address: s.22(1)

Q1. Your comments

I am not opposed to this project but I am concerned it is 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: 695

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 15:35:49 pm

Last Seen: Nov 06, 2021 15:35:49 pm

IP Address: n/a

Q1. Your comments

Just the size and density of this building is against all zoning in our area. Housing for the homeless mere meters away from children's schools and a safe place for abused women does not make any sense. We all know from the experience with this type of housing that this is just a major accident waiting to happen. Add to it a major sky train stop and you add a whole new problem. Drug dealers selling their products to these people that already are high risk is a recipe for disaster. Why this project ever made it past the initial discussion stage is beyond belief.

Q2. Your overall position about the application ☒ Opposed

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



Respondent No: 696

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 15:38:44 pm

Last Seen: Nov 06, 2021 15:38:44 pm

IP Address: n/a

Q1. Your comments

The design does not meet the stated goal of " Design a contextually relevant building that respects the unique neighbourhood character." It's built form, density and height of 12 stories in no manner responds to any neighbourhood character. While this kind of social housing use is highly desirable in Vancouver its location opposite a primary school is highly undesirable and is in conflict. With the anticipated high increase in population along the Broadway corridor the demand for open space will dramatically increase; therefor small areas of green space such as this site will be invaluable.

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: 697

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 15:39:23 pm

Last Seen: Nov 06, 2021 15:39:23 pm

IP Address: n/a

Q1. Your comments

I think this a very important building for marginalized peoples

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 698

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 16:10:21 pm

Last Seen: Nov 06, 2021 16:10:21 pm

IP Address: n/a

Q1. Your comments

I'm very concerned about the safety of my children who go to school across the street from the proposed development. Similar facilities have a proven track record of negatively affecting the surrounding community and with such a vulnerable population so close I feel the city needs to strongly consider revising this plan. Densification is fine. I support supportive housing but I don't think concentrating the city's most challenging individuals across from an elementary school makes sense. Let's not look back at this moment when a child contracts a life changing disease from a discarded needle and say "what could we have done better?" Let's put the building in a safer place away from vulnerable populations and reduce the concentration and design it in a way that the community can support.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 699

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 16:55:54 pm

Last Seen: Nov 06, 2021 16:55:54 pm

IP Address: n/a

Q1. Your comments

I agree we need social housing but across from a daycare and elementary school is very concerning. As well a liquor store very close. If this housing is for recovering individuals it's a bit unfair to everyone involved. Also beside a sky train is concerning as drugs are frequently available there as well. If the house is for families with less income it makes sense but not for those recovering from drugs, alcohol or sexual issues. There's way too much temptation here.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 700

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 17:05:30 pm

Last Seen: Nov 06, 2021 17:05:30 pm

IP Address: n/a

Q1. Your comments

Inappropriate location for this sort of development.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 701

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 17:25:34 pm

Last Seen: Nov 06, 2021 17:25:34 pm

IP Address: n/a

Q1. Your comments

The proposed height of the building is too much. Nothing in the neighborhood is that that. This building should be limited to 8 stories maximum.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 702

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 18:04:34 pm

Last Seen: Dec 15, 2021 21:57:15 pm

IP Address: s.22(1)

Q1. Your comments

s.22(1)

s.22(1)

I agree with the subway at Arbutus subway but this towers are very bad planning idea. 7th ave with its picnic tables. I can also walk dog here too. I may have move if 13 tower . This my dreams home .

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 703

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 20:28:00 pm

Last Seen: Nov 06, 2021 20:28:00 pm

IP Address: n/a

Q1. Your comments

Thank you soliciting input to this rezoning application. I oppose this rezoning application and believe the location for this type of social housing is inappropriate for the following reasons: 1. The social housing residents will require regular access to medical and mental care. As none of that will be provided on-site it would make more sense to develop such housing closer to such amenities. 2. Residents with mental issues will require support and assurance they take their prescribed medication. Without proper support and monitoring it is more likely to create disturbances and interactions with residents who are not capable or trained to deal with people with a history of mental issues and drug use. 3.. It is well known to the police that sky train stations are considered ideal locations for drug dealers. They attract drug dealers, criminals and drug users. Commercial drive is well known for this. So building this unit right next to the sky train station will allow drug dealers easy access to those who are trying to recover. 4. This proposed unit is right next to a kindergarten, pre-school and playground. It is the city's responsibility to protect the most vulnerable (our children) in our society. Any exposure to possibly infected needles or any other harmful interaction will be the responsibility of anyone who decided who accepted this rezoning application. And while none of us can look into the future, it is obvious that housing 140 people with a history of mental issues and drug use increases the risk for those children. So why take that 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: 704

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 20:35:56 pm

Last Seen: Nov 07, 2021 03:41:44 am

IP Address: s.22(1)

Q1. Your comments

As I'm a long time resident in the neighborhood of your proposed 13 stories building, I'm absolutely against your idea of spot rezoning. The city is unfair to their own tax payers, as blocking the sunshine with such behemoth building is evident. I'm also against your plan to house "single, otherwise homeless people" in our family oriented neighborhood, next to schools, daycare schools, seniors homes. All of us know too much what it would bring here, crimes, break inn's, drugs, etc. Why don't you aim to create and offer social housing for low income families, whom work in this area and otherwise can't afford to 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: 705

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 08:41:13 am

Last Seen: Dec 04, 2021 17:47:23 pm

IP Address: s.22(1)

Q1. Your comments

I support more social housing of this type to be built across the city so there is a healthy balance for all neighbourhoods. I live in the s.22(1) neighbourhood and we have welcoming many types of social housing and it creates a healthy mix of diversity and support. It would be great if other neighbourhoods welcomed diverse housing options so that people can live in healthy environments across the city.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 706

Login: s.22(1)

Email:



Responded At: Nov 07, 2021 08:53:31 am

Last Seen: Nov 07, 2021 08:53:31 am

IP Address: n/a

Q1. Your comments

I support as housing foundation to anyone thriving. My main feedback is the height is way out character for the neighborhood. Kits has maintained a neighborhood feel by only letting taller buildings along main streets like Broadway and 4th. Architecturally the height does not make sense and would ask that a building height that better fits the context be considered.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 707

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 11:07:23 am

Last Seen: Nov 07, 2021 11:07:23 am

IP Address: n/a

Q1. Your comments

I participated in the initial community consultation. s.22(1) at the proposed site. I am not opposed to the supportive housing per se, but I am very concerned about the scale of the building in the surrounding neighbourhood. These concerns were raised by many neighbours and it seems the project has actually increased in height and footprint since the initial plans were shown. The impact on the neighbourhood will be extreme. No other Vancouver project of this type is the same size (or # of units) and it seems very ill suited for this location. Reducing the scope to result in an 8-9 story building would still offer many units and not clash so strongly with the height and scale of the rest of the area. Furthermore, the choice of a construction type that makes the building even taller should be reconsidered. Please consult with more architects to find the most space saving design for this building.

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: 708

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 12:36:48 pm

Last Seen: Nov 07, 2021 12:36:48 pm

IP Address: n/a

Q1. Your comments

I'm very aware of the need for social housing, knowing firsthand the difficulty in finding housing that's affordable, that's supportive, & that meets the needs of single men especially. However I'm Not in favour of this location & scope of project in this neighbourhood. School & park across the street as well as already having an existing social housing Co-op right next door on West 8th & Arbutus. I believe these building are three story buildings. This is a family neighbourhood & I feel that the number of units in this large complex doesn't fit the Neighbourhood. I'm also concerned that there may be no support measures on site for this project.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 709

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 12:52:19 pm

Last Seen: Nov 07, 2021 20:52:20 pm

IP Address: s.22(1)

Q1. Your comments

Too tall, too close to schools, playgrounds, women's shelter, liquor store and cannabis store. Does not include homes for handicapped people or women or families. No supervision, support or parking for staff and police. Goes against the neighbourhood plan and current building restrictions in the immediate area. Needs to be setback more from the pedestrian sidewalk. Must be brought down to 7 stories max and open to anyone needing support, not just men. On site mental health support needed and NO drugs to be offered. Very secure bicycle lock up should be offered in the new station 1 block away to encourage cyclists to commute and promise secure parking while they are at work. Police foot patrols in the neighbourhood after dark, especially during the winter months for children's safety and neighbourhood security.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 710

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 14:46:38 pm

Last Seen: Nov 07, 2021 14:46:38 pm

IP Address: n/a

Q1. Your comments

I believe this kind of development is inappropriate for the neighbourhood. There is a lack of services to support the proposed residents and the proximity to a school is concerning. I would be very worried about increased crime for the surrounding residences and businesses and the impact this could have on my community and safety. I also disagree with the proposed height of the building. Thirteen stories is much taller than any other buildings in the surrounding areas and it will tower over the nearby houses. Overall I am opposed to this project. I would be open to a different type of housing development on the site, but I feel that the current proposal does not consider the community that lives around this 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: 711

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 14:49:24 pm

Last Seen: Nov 07, 2021 14:49:24 pm

IP Address: n/a

Q1. Your comments

From similar projects I don't believe this will be good 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: 712

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 15:17:59 pm

Last Seen: Nov 07, 2021 15:17:59 pm

IP Address: n/a

Q1. Your comments

RE: REZONING APPLICATION 2086-2098 W 7TH AVENUE & 2091 W 8TH AVENUE To whom it may concern, I am writing to oppose the zoning variance proposed for the above-mentioned property. My main concerns are as follows: Physical incongruence The neighborhood is predominantly comprised of 2 to 3 storey residential dwellings. I am concerned that a 13 storey building, of any sort, is a stark departure from the neighborhood's existing zoning regulations. The proposed building would be more suitable in a neighborhood that currently allows for high rises, both commercial & residential. Furthermore, the proposed building will create an unsavory precedent in Kitsilano's residential areas. Where do you draw the line? How many more variances for high rises will you allow? This zoning variance approval will create a slippery slope that may deteriorate the quaint feel of the neighborhood that makes Kitsilano so attractive. Safety & Sense of Community Let me begin by stating that I believe in social housing for the disadvantaged and homeless population. However, housing, such as the one proposed, is detrimental to the tenants and the existing community members. It is impossible to create a sense of community in this huge eye sore of a building. I am not a fan of building "space", but rather building "communities" that are healing and nurturing people back to financial and physical health. The proposed building is reminiscent of 'institutionalized' social housing in US cities. We now know for a fact that these large high rises are not creating safe havens. Numerous studies have shown that when these high rises are demolished and the tenants are dispersed throughout and integrated into the community, crime dramatically decreases. What people need are safe spaces that they can call home and a community that will help them and embrace them. We don't want to just park people in shoe box housing and expect miracles to happen just because they are no longer on the street. These people deserve more than just 4 walls. They deserve to be treated properly and integrated into existing communities. I beg you to please take the time to learn from the US social housing mistakes. Please, please, please preserve beautiful Kitsilano. Canadians deserve to live in beautiful safe spaces that you have labored so long and hard to create. In addition, building this 'institution' next to a school is irresponsible and insensitive. Please do not help the homeless while hindering the existing community and the children in the community. There must be a way to service everyone. Possibly building something more to scale with the existing area. Also housing only single moms or families in these smaller housing complexes. Lack of Parking Spaces I am baffled at the number of parking spaces allotted for a building of 140 units. Where will the workers park? Where will visitors park? Where will tenants park. I'm assuming tenants & their friend will have vehicles. The lack of parking for the proposed building will create a traffic/parking issue in the neighborhood and adjacent neighborhoods. Thank you for taking the time to read my letter. I hope that you act in the best interests of all those involved. Sincerely, Kitsilano resident and 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: 713

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 15:24:40 pm

Last Seen: Nov 07, 2021 15:24:40 pm

IP Address: n/a

Q1. Your comments

It is much too high and too dense. This doesn't support families in need in any way as each unit is for a single occupant. It looks like you are warehousing people. You have not let the public know how people will be chosen and what policies would be in place if the person is not a good "fit". With a park and school nearby, will this turn into a place with constant ambulances or sirens to attend to people in distress? I am thinking like the Marguerite Ford Social Housing where police had attended over 700 times in the first year. I pass by this apartment every day on 2nd and notice that the police scanners have finally come down, but people still congregate outside quite often. With this new development having the entrance on 7th, right across from the park, what will you do if people just start loitering or congregating there? In the end, because you do not include families, it makes me assume this would not be a safe place for children. If this is so, why build this so close to a school and park? Plus, the building itself is really, really ugly and looks like it will block the sun to the children's playground for most of the day.

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: 714

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 15:50:01 pm

Last Seen: Nov 07, 2021 15:50:01 pm

IP Address: n/a

Q1. Your comments

I want housing for families in need, not singles.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 715

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 15:53:25 pm

Last Seen: Nov 07, 2021 15:53:25 pm

IP Address: n/a

Q1. Your comments

13 storey 140 unit for transition shelter/supportive housing is NOT suitable for the location. 5 to 6 stories max! Given the location near a school, we need housing for low income families, seniors and the disabled.

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: 716

Login: S.22(1)

Email:

Responded At: Nov 07, 2021 16:32:29 pm

Last Seen: Nov 07, 2021 16:32:29 pm

IP Address: n/a

Q1. Your comments

Too close to a elementary school. Not enough parking.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 717

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 16:41:28 pm

Last Seen: Nov 07, 2021 16:41:28 pm

IP Address: n/a

Q1. Your comments

As a resident of the neighbourhood, I strongly disapprove of this proposal. Firstly, it is right across from an elementary school, so you will have recovering addicts and formerly homeless people in the exact same area as young children. Secondly, there is no plan for parking for this building which will make the street parking situation in the neighbourhood even worse. Lastly, this development will be right near the new skytrain station once built. I fear it will make the area feel unsafe and impact the ability for people to use the new station (ie not wanting to walk there at night 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: 718

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 16:41:37 pm

Last Seen: Nov 07, 2021 16:41:37 pm

IP Address: n/a

Q1. Your comments

This is the wrong spot for this kind of housing. Far too close to two elementary schools. Far too far from required support like drug treatment or mental health treatment facilities.. Address the root problems like homeless migrating here from other provinces, a lack of long term mental health treatment facilities, a lack of enforcement for crimes like bike theft. Just giving housing in family-oriented neighborhoods is unwise and doesn't help the potential tenants or the current 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: 719

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 16:57:47 pm

Last Seen: Nov 07, 2021 16:57:47 pm

IP Address: n/a

Q1. Your comments

I believe this is not a good idea considering the location is pretty close to a few schools in the area. If this development proceeds, please hire a team to filter the future occupants and screen for substance abuse, addictions, and disruptive behaviour.

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: 720

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:09:46 pm

Last Seen: Nov 07, 2021 17:09:46 pm

IP Address: n/a

Q1. Your comments

mental health and addictions services must be provided onsite, and number of units should be reduced (the service provision areas need more space)

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 721

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:10:28 pm

Last Seen: Nov 08, 2021 17:09:09 pm

IP Address: s.22(1)

Q1. Your comments

s.22(1) am vehemently opposed to this building. There is no other building of this height in the area and no reason this one should be allowed. This type of density isn't allowed in any other part of Kits and shouldn't be allowed here. There is a womans shelter close by which manages to operate within the building rules, this one should be the same.

Q2. Your overall position about the application ☒ Opposed

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



Respondent No: 722

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:11:52 pm

Last Seen: Nov 07, 2021 17:11:52 pm

IP Address: n/a

Q1. Your comments

Please don't build social housing across from a school. I'm all for social housing projects, but "housing first" and ignoring the other pillars affecting and creating homelessness is ridiculous. You cannot expect to house 140 single homeless people with no other resource, in the middle of a family dense neighborhood, with zero additional resources. People dealing with homelessness also disproportionately deal with mental health issues and addiction. To ignore this is beyond irresponsible

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: 723

Login: S.22(1)

Email:

Responded At: Nov 07, 2021 17:19:30 pm

Last Seen: Nov 07, 2021 17:19:30 pm

IP Address: n/a

Q1. Your comments

This is wildly inappropriate that the proposal is literally across an elementary school. The chances of needles and human waste found within children play areas is far too high and very concerning.

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: 724

Login: S.22(1)

Email:

Responded At: Nov 07, 2021 17:20:21 pm

Last Seen: Nov 07, 2021 17:20:21 pm

IP Address: n/a

Q1. Your comments

Please stops this rezoning for location 2086-2098 you will put our children at terrible risk you totally ruin everybody's live in this beautiful 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: 725

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:11:02 pm

Last Seen: Nov 07, 2021 18:11:02 pm

IP Address: n/a

Q1. Your comments

Stop this rezoning you are putting our children and grandchildren at terrible 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: 726

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:23:14 pm

Last Seen: Nov 07, 2021 17:23:14 pm

IP Address: n/a

Q1. Your comments

Increased densification of housing is desperately needed in 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: 727

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:40:17 pm

Last Seen: Jan 25, 2022 02:33:26 am

IP Address: s.22(1)

Q1. Your comments

Disgusting proposal. Looks like a vertical prison. Who proposed 13 stories when the surrounding neighbourhood is low rise? Any buildings located east of this so called edifice will never see the light of day. Very poor planning and bad idea!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 728

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:41:54 pm

Last Seen: Nov 07, 2021 17:41:54 pm

IP Address: n/a

Q1. Your comments

Not in favour

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 729

Login: S.22(1)

Email:

Responded At: Nov 07, 2021 17:42:39 pm

Last Seen: Nov 07, 2021 17:42:39 pm

IP Address: n/a

Q1. Your comments

Why passive house or modular when one of the objectives is budget? Why not spend less on a standard design and use additional funds for more housing elsewhere? How will the city ensure that the safety of other residents around is maintained? Downtown is a prime example of how safety has been given up to provide 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: 730

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:45:45 pm

Last Seen: Nov 07, 2021 17:45:45 pm

IP Address: n/a

Q1. Your comments

Absolutely too many schools and therefor future victims of the experiment. No no no.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 731

Login: S.22(1)

Email:

Responded At: Nov 07, 2021 17:47:35 pm

Last Seen: Nov 07, 2021 17:47:35 pm

IP Address: n/a

Q1. Your comments

Dumping homeless to be another neighborhoods problem isn't 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: 732

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:47:59 pm

Last Seen: Nov 07, 2021 17:47:59 pm

IP Address: n/a

Q1. Your comments

Why have you not clearly outlined what is allowed under the CURRENT zoning to make it easier to understand how much this proposal deviates from that? I guess I could spend hours reviewing all the city bylaws but if you truly wanted neighbourhood feedback it would have been better to simply include a jargon free outline. What I can say even without knowing all that detail is that the height of the building is inappropriate and the use of the building is inappropriate for the location. It is not just across the street from an elementary school, but more importantly it is across the street from a small pocket park, one of the few in the area.. And what's with that facade that adds an extra story of height? You say there will be 140 social housing units and it is my understanding that they will serve a very specific population of (currently) homeless people with mental health and substance use issues - across from an elementary school and park doesn't seem like the location of choice. Just because the city owns the land, and has left it derelict and vacant since the Montessori school trailer left, doesn't mean that it's suddenly the place for a development of this nature. With the increased density coming to the neighbourhood with the expansion of the subway line, the property should be used to expand Delamont Park for the use of all the new residents who will be living along Broadway. Why not put this social housing along Broadway? You extract all kinds of other amenities from developers - why not a social housing development?

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 733

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:00:46 pm

Last Seen: Nov 07, 2021 18:00:46 pm

IP Address: n/a

Q1. Your comments

12 floors? It seems taller than the just-rejected 10-floor tower kitty corner on Arbutus & Broadway.

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: 734

Login: S.22(1)

Email:

Responded At: Nov 07, 2021 18:10:04 pm

Last Seen: Nov 07, 2021 18:10:04 pm

IP Address: n/a

Q1. Your comments

I support this rezoning application. This project will provide safe homes for people experiencing homelessness in a safe, transit friendly neighbourhood. Moreover, this will provide mixing of different socio-economic classes.

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: 735

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:28:15 pm

Last Seen: Nov 07, 2021 18:28:15 pm

IP Address: n/a

Q1. Your comments

more housing good

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: 736

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:31:55 pm

Last Seen: Nov 07, 2021 18:31:55 pm

IP Address: n/a

Q1. Your comments

Our family does not support this project. If approved, we will have to move away from the Arbutus and W Broadway area after seeing what's happened in Olympic Village. It's inevitable Kitsilano will change as the Subway is built and more people move into the area, however considering such a dramatic project when so many other mixed use buildings have been rejected seems wrong. Council has told hundreds of Kitsilano renters in recent years that this level of density is not welcome here, yet suddenly a housing project that's larger than most proposed (now failed) mixed use buildings will seemingly go ahead. Why is it that renters don't have a chance to live in Kitsilano, yet those connected to BC Housing can? Comparable sites, like the Marguerite Ford building on W 2nd, show the results of these housing projects in the urban core. Neighbourhoods become increasingly unsafe, public areas become no-go zones (parks, street corners, restaurant and bar patios), and residents are forced to deal with all kinds of issues. I am sympathetic to what the residents of these housing projects deal with; these are social and personal problems I'm fortunate to avoid. Yet the location and overall approach for this housing project is impossible to support. A school is right across the road. There are three liquor stores within blocks. Commuters will soon flock to the busy terminus of the Broadway Subway. The Arbutus Greenway runs right through the property. It's a scary thought to think that core attributes of the surrounding neighbourhood will become available to such a large number of people dealing with substance and behavioural issues almost overnight, effectively overtaking any other users of the immediate space. It will no longer safe be to play on the playground without a needle check. Leaving a bike locked to go into a store for a few minutes will become a risky endeavour, likely resulting in a stolen, never to be found bike. I feel for the small businesses that are now destined to fail, either because of the drop in foot traffic or the repeated broken windows and stolen inventory they'll have to replace over and over again. Connaught Park is a wonderful community amenity that's used hourly by all kinds of people. Kids actually play. People throw balls for their dogs. Adults gather for sports leagues. The farmer's market is a weekend staple. All of those activities are at risk if the park is no longer safe.

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: 737

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:51:01 pm

Last Seen: Nov 07, 2021 18:51:01 pm

IP Address: n/a

Q1. Your comments

Too tall for this area and would be detrimental to the area's character. Fully support social housing, but rev location and design is surely not appropriate,

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 738

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:53:30 pm

Last Seen: Nov 07, 2021 18:53:30 pm

IP Address: n/a

Q1. Your comments

Terrible idea. Junkie housing in a neighbourhood with elementary and high schools 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: 739

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:56:13 pm

Last Seen: Nov 07, 2021 18:56:13 pm

IP Address: n/a

Q1. Your comments

I am overall supportive of transitional housing and social housing, but I don't think this kind of programming is suitable with the neighbourhood. There is an elementary school accross the street and the new subway station could increase disturbances in the area. I would much rather see low-income housing/below-market secured rentals, like the ones being constructed on Arbutus St and Yew (Arbutus Center).

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 740

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:01:28 pm

Last Seen: Nov 07, 2021 19:01:28 pm

IP Address: n/a

Q1. Your comments

This is ridiculous. Why are you putting this across Ana elementary school? Kids and education professional need a safe space to work and learn and play and by doing this you are putting them in harms way. I would NOT want my own children to be put at risk with rampant open drug use, theft, petty crimes, violence, addiction, and who knows what else. Why do these groups always get so much support and housing? They don't appreciate it or use it respectfully and are not good neighbours. There needs to be focus on affordable housing for people who work hard, have jobs, and need support due to the ridiculous low wages and extreme housing prices. People who are respectable people that actually contribute to society and provide essential services. This is a complete waste of tax payers money and very disappointing.

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: 741

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:09:21 pm

Last Seen: Nov 07, 2021 19:09:21 pm

IP Address: n/a

Q1. Your comments

Horrendous idea. Too close to schools, greenway, too dense, too big, not enough parking. Will dramatically increase crime, vandalism and drug use. Will destroy nearby neighbourhood parks, schools and area for young 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: 742

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:14:08 pm

Last Seen: Nov 07, 2021 19:14:08 pm

IP Address: n/a

Q1. Your comments

Geographic isolation leads to social isolation. Why does no one outside of the DTES really care about the homeless? Because they have been placed in a ghetto and are portrayed as "other". When you see people from of all levels of means every day you start to realize everyone is deserving of food, and a roof and care.

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: 743

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:20:56 pm

Last Seen: Nov 08, 2021 03:31:22 am

IP Address: s.22(1)

Q1. Your comments

Completely opposed. Quit trying to sneak this through

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 744

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:30:38 pm

Last Seen: Nov 07, 2021 19:30:38 pm

IP Address: n/a

Q1. Your comments

I'm ok with the diversity the building will bring. Some need more of a helping hand. It's a matter of the compromises the city makes that doesn't jive well. 1. There are only 6 parking spots in this building for all residents and staff. Parking is a big issue for the livability of the neighbourhood already. Staff and visitors will have to park on the street. They even say in the text or the city website for this project that by eliminating the parking, they were able to pay for other parts of the building. Make it shorter and livable for all on that street. 2. Allow a diversity of homeless to live there. It's a great location for at risk single moms so that their children can attend the schools nearby. 3. The elevations leave you and the residents of the building feeling that the building is very institutional. There are no windows on the first floor and the east elevation does not mask the modular aspect of the building. 4. Please address the idea that other housing like this at King Edward or near Olympic Village has become a blight on their neighbourhoods. 5. BC Housing has frameworks that are not congruent with this project. It states that project sizes will average approximately forty to fifty units, depending on community needs, and will include features such as communal amenity spaces, laundry, kitchen and social gathering spaces. <https://www.bchousing.org/publications/Rapid-Response-Homelessness-Program-Framework.pdf> The residents in the building and in the neighbourhood need to accept each other over the long term. This building proposal, is too much density without the amenities it needs, to allow for an understanding to grow.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 745

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:32:38 pm

Last Seen: Nov 07, 2021 19:32:38 pm

IP Address: n/a

Q1. Your comments

Absolutely not. Right in front of an elementary school. Anywhere near we have put up social housing have been littered with dirty needles and vandalism. This will put innocent children at risk. I strongly oppose this rezoning 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: 746

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:32:48 pm

Last Seen: Nov 07, 2021 19:32:48 pm

IP Address: n/a

Q1. Your comments

What are you going to do to ensure that the downtown Eastside's crime problems don't get spread out to this part of the city?

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: 747

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:38:56 pm

Last Seen: Nov 07, 2021 19:38:56 pm

IP Address: n/a

Q1. Your comments

Wrong location for this type of housing. Next to school, kids park and liquor store. Building to tall. Greenway will be used for illicit purposes.

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: 748

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:41:15 pm

Last Seen: Nov 07, 2021 19:41:15 pm

IP Address: n/a

Q1. Your comments

This is an absolute dumpster fire of an idea. Housing over 100 "singles" right across from an elementary school is going to cause countless problems. Furthermore, if you guys sold that land and actually put it into mental health services you would be doing much more for the homeless population than you ever could buy dumping them into an affluent area. Overall this is a completely garbage idea and whoever came up with it should be fired.

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: 749

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:46:33 pm

Last Seen: Nov 07, 2021 19:46:33 pm

IP Address: n/a

Q1. Your comments

I'm skeptical of the on site services being staffed appropriately to support residents. I do not think this city, nor BC housing is directing sufficient resources here. I do not believe the location's proximity to schools or a major transit hub are appropriate.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 750

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:47:08 pm

Last Seen: Nov 07, 2021 19:47:08 pm

IP Address: n/a

Q1. Your comments

This location is not appropriate- it is right across from a school and a kids park.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 751

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 20:39:20 pm

Last Seen: Nov 07, 2021 20:39:20 pm

IP Address: n/a

Q1. Your comments

Building a junkie tower 13 floors tall, wtf!? How is this an actual 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: 752

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 21:00:00 pm

Last Seen: Nov 07, 2021 21:00:00 pm

IP Address: n/a

Q1. Your comments

Six vehicle parking seems very Not realistic considering the city we live in. Also it's only a block away from an elementary school would not approve this. It seems like this is just is trying not to have parking spot and the street already full. Add underground.....

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 753

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 21:34:26 pm

Last Seen: Nov 07, 2021 21:34:26 pm

IP Address: n/a

Q1. Your comments

This is a horrible decision as the location 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: 754

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 22:02:24 pm

Last Seen: Nov 07, 2021 22:02:24 pm

IP Address: n/a

Q1. Your comments

The size of this building is disproportionate compared to the policing and ambulance means that are currently available in the neighborhood and the ones will be required to deal with the homeless population it will host. In addition to this, the proximity of the liquor store, arbutus Greenway and school within 30 meters of a building hosting 150+ people with substance abuse history seems a perfect recipe for disaster. Reduce the scope of the project or move it close to the new Saint Paul hospital for example where the infrastructure is there to handle it.

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: 755

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 22:22:38 pm

Last Seen: Nov 07, 2021 22:22:38 pm

IP Address: n/a

Q1. Your comments

I do not have anything against helping the less fortunate and do believe building this so close to schools, liquor stores, children's parks, and future skytrain stations show an appalling lack of foresight from the City. If this is to proceed, please provide the names of the responsible people that the residents nearby can contact once school children start becoming negatively impacted by this decision.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 756

Login: S.22(1)

Email:

Responded At: Nov 07, 2021 22:38:51 pm

Last Seen: Nov 07, 2021 22:38:51 pm

IP Address: n/a

Q1. Your comments

Kits doesn't need a precedent for high-rise buildings

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: 757

Login: 5.22(1)

Email:

Responded At: Nov 07, 2021 22:55:09 pm

Last Seen: Nov 07, 2021 22:55:09 pm

IP Address: n/a

Q1. Your comments

Stop ruining Vancouver

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: 758

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 23:26:13 pm

Last Seen: Nov 07, 2021 23:26:13 pm

IP Address: n/a

Q1. Your comments

This is a horrific idea for so many reasons but I will list the most obvious: 1. It's taller than every building within a 15 block radius. If you're going to build this monstrosity it should be the limit for the neighborhood which is 8 stories. 2. It's next to an elementary school. You are exposing children to mentally ill drug addicts who don't properly dispose of their needles. 3. According to **BC Housing** "Project sizes will average approximately forty to fifty units, depending on community needs, and will include features such as communal amenity spaces, laundry, kitchen and social gathering spaces.", How is this project *TRIPLE* that?? 4. The city doesn't deal with the crack heads that already are in our neighborhood.. how is introducing more going to help anything??

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: 759

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 23:26:02 pm

Last Seen: Nov 07, 2021 23:26:02 pm

IP Address: n/a

Q1. Your comments

Please do not build this, I live in the neighborhood and use the park by this proposal. Also, it will eat up a portion of our green space. The building is too large and we specifically moved to this neighborhood in an effort to avoid some of the cities larger buildings. I will not support my local municipal politician if they vote in favour of 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: 760

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 23:44:54 pm

Last Seen: Nov 08, 2021 07:44:55 am

IP Address: s.22(1)

Q1. Your comments

I am completely opposed to this re-zoning and the proposal of this housing project at that location. -This is massive building of 140 single studio units, 13 stories tall (and with 11.5 ft ceilings equivalent to 18 stories). -in a quiet working zoning area that contains only 3 and 4 story buildings around it. -MOST IMPORTANTLY - this is right across the street from an elementary school and also a park where children 0 to 5 play daily! and many seniors and working residents. -the current proposal in its current form a serious safety concern to the children and residents and harmony of the neighbourhood. WE WANT TO HELP PEOPLE BUT: -WE WANT 5 OR 6 STORIES MAX. -Mix of people: FAMILIES, WOMEN, CHILDREN , DISABLED, SENIORS, IN NEED. -TEACHERS, HEALTH WORKERS AND OTHER OTHER ESSENTIAL CITY WORKERS. WORKING PEOPLE. -STUDIOS, 1 & 2 BEDROOMS -these people will immediately fit in the neighbourhood, be part of the community and grow with it. -NO! - 140 SINGLE ROOM HOUSING -NO! - 140 SINGLE PEOPLE WITH SERIOUS SUBSTANCE ABUSE, CRIMINAL ACTIVITY or SERIOUS MENTAL CHALLENGES. -No! - Drug taking room for residents on site. -This is quiet , safe, working area of many long time middle-class people, seniors, families. -a mix of all types of people currently living very peacefully, quietly and in harmony. -this proposal is completely out of scope for the area in its size and use. -BC Housings own guidelines state that these types of proposals be no more than 30 or 40 units max! this goes more than triple the guidelines. -please send it back to the drawing board and come back with a mix of housing as outlined above with 6 stories at the absolute max. that will fit right in and be welcomed and help people better than what is proposed.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 761

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 01:22:01 am

Last Seen: Nov 08, 2021 01:22:01 am

IP Address: n/a

Q1. Your comments

I don't think this makes sense. Placing an SRO, for single individuals (who will mainly be men) in a low/no barrier environment tolerant of drug use, or criminal history, right next to an elementary school is placing the children in danger and the occupants in a position of stress. Why not use this social housing to accommodate low income families struggling with housing? There are tons of SROs but very few 2 or 3 bedroom units for families in poverty, who struggle to afford even "market rate" rents. There are no shortage of families who could desperately use social housing as waitlists are years long. This location would be much better suited for very low income parents and children, and it would be complementary to the neighbours nearby.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 762

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 00:17:19 am

Last Seen: Nov 08, 2021 00:17:19 am

IP Address: n/a

Q1. Your comments

No. Too close to an elementary school. Look at what happened around Olympic Village and the crime and feces and needles exponentially increasing despite being blocks from a police office.

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: 763

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 01:28:56 am

Last Seen: Nov 08, 2021 01:28:56 am

IP Address: n/a

Q1. Your comments

it's not the best idea to put all the homeless people together in one building, but rather it would be a better idea to buy 1 unit per building in 140 pre existing buildings and use that to house these people. I feel like some of them need to be around communities that can support them and help them get back on their feet, and also there is a limit to how much a community can support and putting them all in one building may place too much stress on a 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: 764

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 06:24:20 am

Last Seen: Nov 08, 2021 06:24:20 am

IP Address: n/a

Q1. Your comments

I do not agree with the policy of distributing social housing across the city. Why should one neighbourhood have to accept the influx of recovering drug addicts from another 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: 765

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 06:30:41 am

Last Seen: Nov 08, 2021 06:30:41 am

IP Address: n/a

Q1. Your comments

I vehemently oppose this application.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 766

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 07:11:30 am

Last Seen: Nov 08, 2021 07:11:30 am

IP Address: n/a

Q1. Your comments

I can't imagine a positive outcome for the elementary school and public park that this neighbors.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 767

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 07:45:05 am

Last Seen: Nov 08, 2021 07:45:05 am

IP Address: n/a

Q1. Your comments

I am concerned about the scale and location of this project. The building will not only be among the largest in the area, but it will be built in an area with limited social supports for this population. The location is directly across from an elementary school. I am concerned that mental health and substance use challenges experienced by the population housed in this location will cause unsafe or unhygienic conditions on school grounds. There is already evidence of outdoor defecation and substance use at the liquor store building and 140 single units will result in higher population and additional incidents. I urge council to consider revising this proposal to focus on families rather than single people, or to drastically reduce the size of the project to be more in line with the stated averages of 45-50 units. These adjustments will better integrate the project with the surrounding community.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 768

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 08:19:46 am

Last Seen: Nov 08, 2021 08:19:46 am

IP Address: n/a

Q1. Your comments

This is a great project. We need more social housing like this throughout the city. I will be lovely to have so many more residents be able to enjoy the amenities of this area of 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: 769

Login: S.22(1)

Email:

Responded At: Nov 08, 2021 08:53:03 am

Last Seen: Nov 08, 2021 08:53:03 am

IP Address: n/a

Q1. Your comments

Excellent and desperately needed. Please approve!

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 770

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:00:09 am

Last Seen: Nov 08, 2021 09:00:09 am

IP Address: n/a

Q1. Your comments

Given my history of assault, theft and property damage in Gastown, and Mount Pleasant. Kits is the only thing keeping us in the city. This is next to a school, along a major bike path and a stone's throw from the liquor store. Have you given up on the middle class? This project a recipe for disaster and atone deaf, slap in the face to the workforce who worked hard, made sacrifices to be here and those who can't afford to be 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: 771

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:31:42 am

Last Seen: Nov 08, 2021 09:31:42 am

IP Address: n/a

Q1. Your comments

This is a horrible choice. How can you continue to do this to our city? Think of the middle class -- think of the children. THINK OF THE SCHOOL ACROSS THE STREET or the fact your middle income households are unable to find 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: 772

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:32:49 am

Last Seen: Nov 08, 2021 09:32:49 am

IP Address: n/a

Q1. Your comments

This will ruin another good area of the city. Please think of seniors, children and people who contribute to society that need homes. This is not the density we need.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 773

Login: S.22(1)

Email:

Responded At: Nov 08, 2021 09:34:02 am

Last Seen: Nov 08, 2021 09:34:02 am

IP Address: n/a

Q1. Your comments

Poor city planning once again. How can you do this to this area? People in middle class losing homes. Seniors with no place to live and yet another prime area chosen for the buren of our city. I will personally organize a protest and riot if this is approved.

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: 774

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:35:10 am

Last Seen: Nov 08, 2021 09:35:10 am

IP Address: n/a

Q1. Your comments

Who came up with this? Could a worse location be chosen?

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: 775

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:36:23 am

Last Seen: Nov 08, 2021 09:36:23 am

IP Address: n/a

Q1. Your comments

You will lose your last area of middle income families barley making it in the city. Consider seniors, students, single parent families, low income couples.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 776

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:03:24 am

Last Seen: Nov 08, 2021 10:03:24 am

IP Address: n/a

Q1. Your comments

It's way higher than the neighborhood. I don't think it's appropriate for the overall community. It will be better if the height is adjusted to the same or lower the 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: 777

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:13:43 am

Last Seen: Nov 08, 2021 10:13:43 am

IP Address: n/a

Q1. Your comments

It is a very poor idea to be putting this density of housing for drug addiction near schools, playgrounds and families, many of whom have worked tirelessly to afford living in these areas. Very short sighted and we have seen this story play out poorly in other parts of the city. If a housing project must be placed here, it needs to be significantly less dense. Putting 140 people in this building will lead to sharp increases in crime, open drug use and noise complaints.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 778

Login: S.22(1)

Email:

Responded At: Nov 08, 2021 10:17:04 am

Last Seen: Nov 08, 2021 10:17:04 am

IP Address: n/a

Q1. Your comments

The building is too tall for the neighbourhood. The virtual tour shows an at most 12-floor building, while the application is for 13. This is deliberately misleading. This building should be no taller than the other new buildings on Broadway, eg the BC Liquour store one. The building replaces green space, but does not appear to have a green roof to compensate for it: THE BUILDING MUST HAVE GREEN ROOF. If you are going to put mentally ill people there, they need to have on-site support, otherwise this will bring crime to the neighbourhood. There are blackberry bushes around the area that all residents love. Don't destroy the blackberry bushes!

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 779

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:42:50 am

Last Seen: Nov 08, 2021 10:42:50 am

IP Address: n/a

Q1. Your comments

s.22(1)

I am overall supportive of the application as I believe that supportive housing is imperative to combat the housing crisis and overdose epidemic plaguing BC. Evidence has shown that housing spread out across communities is a more effective approach than concentrated housing in certain neighbourhoods. We also know from extensive research conducted in Vancouver and elsewhere in Europe and Australia that supervised consumption sites do not lead to increased public disorder in surrounding areas. We should NOT assume that those who will be residents in this building will all use drugs. Having said that, it is my opinion that we need to ensure that the building has the appropriate services, infrastructure, and human resources to operate a supporting housing unit. We must ensure that in practice, it will work logistically with the right resources. Often times this is where projects have challenges. Ensuring that there are adequate and appropriate resources not just for the residents but also for the staff will be critical to its success.

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: 780

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:53:40 am

Last Seen: Nov 08, 2021 10:53:40 am

IP Address: n/a

Q1. Your comments

From all evidence of how these supportive housing buildings have been and continue to be managed throughout the city, it is evident that there will be a major increase in crime and a major reduction in safety in the surrounding areas. For that reason I am opposed, and suggest that the city work with the province to reinstate proper mental health institutions that incarcerate dangerous individuals away from our most vulnerable populations (children and the elderly, both of which are within immediate vicinity of the proposed building). I will vote against and campaign against any councilor that votes in favour of 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: 781

Login: S.22(1)

Email:

Responded At: Nov 08, 2021 10:57:29 am

Last Seen: Nov 08, 2021 10:57:29 am

IP Address: n/a

Q1. Your comments

This plan threatens children's lives who need to attend the school and daycare around it.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 782

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 11:51:23 am

Last Seen: Nov 08, 2021 11:51:23 am

IP Address: n/a

Q1. Your comments

1. This building size is completely misplaced in the neighborhood. It is simply too tall. This building should not be taller than 6 stories. 2. Supportive housing for tenants with serious mental health and addiction issues should not be across the street from an elementary school. 3. Would social housing for families at risk be a better fit 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: 783

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 12:12:49 pm

Last Seen: Jan 08, 2022 00:55:27 am

IP Address: s.22(1)

Q1. Your comments

Great! We need more social housing in this city

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 784

Login: S.22(1)

Email:

Responded At: Nov 08, 2021 12:27:04 pm

Last Seen: Nov 08, 2021 12:27:04 pm

IP Address: n/a

Q1. Your comments

The project should include free mental health services and addiction treatment on site. There is no point of relocating the homeless people if proper support is not given.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 785

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 12:45:30 pm

Last Seen: Nov 08, 2021 20:51:24 pm

IP Address: s.22(1)

Q1. Your comments

We do not want this here. Projects like this bring the problems facing downtown and the Eastside into neighbouring communities. Problems like violence, drugs, noise and property damage/crime. This location is across from an existing liquor store and borders a children's playground (Delamont Park). Parents don't want to do a walk through the park looking for needles before their kids play in the grass. Spreading the people out doesn't fix the problem of the drug and homeless epidemic facing Vancouver. Throwing money at it doesn't make it go away. Gregor Robertson pledged that he'd end homelessness in five years. He had eight and then ran away. This is what the Broadway extension is going to bring to our beautiful neighbourhood. Kitsilano isn't the place for this. There are plenty of areas to build affordable housing. Stay out of Kits. No!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 786

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 12:51:16 pm

Last Seen: Nov 08, 2021 12:51:16 pm

IP Address: n/a

Q1. Your comments

1. I am concerned about the height of the building. Currently the tallest building in the area is no more than 6 stories. 2. This will be social housing. What type of people will be placed here? What monitoring will be in place. There are two main reasons for this concern: . there is an elementary school and a daycare immediately across the Arbutus road from the new building . Second is there is a park that is frequented by families with small children immediately north of the new building. Both these location may present a danger to young children depending on the type of people in the building. Is there a danger of needles, drugs, bottles being in or around the school or park grounds? Who polices this?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 787

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 12:54:11 pm

Last Seen: Nov 08, 2021 21:06:27 pm

IP Address: s.22(1)

Q1. Your comments

I am an owner of a condo near the proposed project. s.22(1) 1. My main concern/question is how and when did they decide to build a 13 story building in an area where we are currently restricted to 4 stories. This completely contravenes any previous planning guidelines we have in the area and north to the water. This will be quite an exception. Will it set a precedence for height restrictions in the entire neighborhood. The current height guidelines have had and will have a significant effect on the future development of the entire area - especially when combined with the new the Skytrain station development. 2. Another major concern is how can they possibly propose an SRO so closely located to a school and a kids' park. Directly across 7th Ave is a park where pre-school children in the area frequent and across the street to the West is a major kindergarten/daycare and school for young children. The proposed facility would be a health and safety risk to these children. Previously constructed SROs are known for the presence of used 'needles' and excess garbage surrounding the facility. Again, this is a safety issue for the hundreds of children who attend the school and walk on the streets in the area. 3. If they must have 'social housing' in the area and land acquisition is an issue, why can't they use other land owned by the city. There is a lot of city owned land in the area that is not so near a park or a school. 4. The proposed north (7th Ave) property is currently 'park like' and is filled with mature trees. These trees would have to be destroyed - which is contrary to all the 'greening policies' we are wanting to adopt to maintain our planet. It could be better used as an extension to the existing park just across 7th avenue to the north. All in all I am strongly opposed to the proposed development. There are certainly other more palatable ways to combat the housing crisis we are suffering in the city. Thank you in advance for considering my comments., 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: 788

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 13:57:42 pm

Last Seen: Nov 08, 2021 13:57:42 pm

IP Address: n/a

Q1. Your comments

This monstrosity is a terrible idea. It will ruin the character of the 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: 789

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 14:08:37 pm

Last Seen: Nov 08, 2021 14:08:37 pm

IP Address: n/a

Q1. Your comments

I've seen these buildings as such diagonally across from CityTV NEWS, building 215 west 2nd and Columbia with constant ambulances, major shadiness, needles, drug dealers on bikes things that children shouldn't be exposed too. I realize it's all over but placing this SRO building beside the children is poor planning to the extreme let alone with the subway. I'm opposed, to stay the least. s.22(1) this is not a positive SRO location. This is the wrong area for this type of building. Social housing YES, not here beside the children. You want more reasons: <https://www.change.org/p/sustain-public-safety-reject-13-storey-sro-in-your-4-storey-neighbourhood>
Composition: - 140 homeless or at risk of homelessness - no screening for criminal backgrounds - no complex care despite 80% of homeless suffering from mental illness and multiple addictions. - On-premise, unsupervised drug injection site. - The volume of units proposed is WELL outside BC Housings framework policy of a max of 50 units per 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: 790

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 14:18:11 pm

Last Seen: Nov 08, 2021 22:18:12 pm

IP Address: s.22(1)

Q1. Your comments

This proposal completely ignores the neighborhood feedback from last Spring's "community engagement" regarding this site and development. The height proposal is equivalent to an 18 story residential tower which is not fitting with the existing neighborhood properties of 3 to 5 story buildings. The blocking of light will be significant for many surrounding properties and the park. Also the building needs to accommodate seniors, single parents and low income families that are struggling financially to stay in the neighborhood and want to stay part of 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: 791

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 15:16:06 pm

Last Seen: Nov 08, 2021 23:16:07 pm

IP Address: s.22(1)

Q1. Your comments

Not the appropriate neighbourhood with so many schools/ private schools 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: 792

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 15:35:19 pm

Last Seen: Nov 08, 2021 15:35:19 pm

IP Address: n/a

Q1. Your comments

(1) The destruction of 50+ trees and much need shade for area residents is unconscionable. Could the project be restricted to one lot of 2091 W 8th Avenue? (2) Going 4x the current zoning height is outrageous. 4-6 storeys seems more in line with neighbourhood. (3) 140 residents is insane. Where will everyone go for outdoor space, shade, and fresh air? There is not currently enough outdoor space for existing # of local area residents. Seniors should not have to walk more than 2 blocks for shade. (4) SROs is not a successful plan for neighbourhood integration. Why not much fewer residents, 1 BR full units to allow people to actually live there vs be in transition? (5) The density plan is completely out of whack with current neighbourhood feel. I know most of my neighbours 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: 793

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 15:47:40 pm

Last Seen: Nov 08, 2021 15:47:40 pm

IP Address: n/a

Q1. Your comments

This proposal completely ignores the neighborhood feedback from last Spring's "community engagement" regarding this site and development. The height proposal is equivalent to an 18 story residential tower which is not fitting with the existing neighborhood properties of 3 to 5 story buildings. The blocking of light will be significant for many surrounding properties and the park. Also the building needs to accommodate seniors, single parents and low income families that are struggling financially to stay in the neighborhood and want to stay part of 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: 794

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 15:50:31 pm

Last Seen: Nov 08, 2021 23:50:31 pm

IP Address: s.22(1)

Q1. Your comments

On February 8, 2021, Franc Architecture brought an application to develop the site at 2103 West Broadway (the current Shell gas station) into an 11-storey mixed-use building. At the hearing, the Development Permit Board (which included Theresa O'Donnell, who at that time was the Assistant Director of Development Planning, rejected the proposed development for a number of reasons, including: a) The development did not comply with local building guidelines; b) The proposed development exceeded the current height limit of 70 feet (the proposal was for 127 feet); c) There would be shading on the adjacent neighbour; and d) The City had not yet finalized the Broadway Plan (and it still has not) My question for City, and the Urban Design Panel, is this: If the City's own Development Permit Board was of the opinion that an 11 storey building located on Broadway was too tall at 127 feet, why would the City consider permitting a 164 foot building to be constructed even further off a main roadway and in even closer proximity to a school? The Broadway Plan remains incomplete and this rezoning should be shelved under that Plan is complete.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 795

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 16:07:26 pm

Last Seen: Nov 08, 2021 16:07:26 pm

IP Address: n/a

Q1. Your comments

First off, I think that the proposed building does not suite the surroundings well. It is much higher than the other structures and would look out of place (not to mention hideous). Really? A 13 story building in an area where most buildings are 3-4 stories? Such a horrible idea. Secondly this is a very residential and family oriented neighbourhood and definitely not the place for a social housing project. Third, are you really allowing a building that is the equivalent of 16 stories (10 ft a story or 164 feet overall) to have only 6 parking spaces. I can't even believe that such a project would even be considered. My actual position is strongly opposed. However that wasn't an option in the pull down menu.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 796

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 17:20:03 pm

Last Seen: Nov 08, 2021 17:20:03 pm

IP Address: n/a

Q1. Your comments

How many complaints have been received about this application.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 797

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 18:38:32 pm

Last Seen: Nov 08, 2021 18:38:32 pm

IP Address: n/a

Q1. Your comments

The zoning and building use proposal is not suited for this location because of the dramatic impacts it has on those who live here now.

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: 798

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 18:38:36 pm

Last Seen: Nov 09, 2021 02:31:44 am

IP Address: s.22(1)

Q1. Your comments

I am opposing building a 13-story building for homeless and low income individuals in Kitsilano. s.22(1) s.22(1), and moved to Kitsilano s.22(1) to a 1-bedroom condo (I could not afford a larger place). s.22(1) s.22(1) of hard work and saving to get into a position to buy a 3-bedroom townhouse (I could not afford a house). s.22(1) s.22(1) As a note, we were also paying s.22(1) knows how much that costs! The point is that the city, or the province, or the country, did not help us at all with anything! My husband and I had to build our life ourselves. We currently live in a space that is still small for the size of our family, but we like Kitsilano, so we pay the price for living here. Now, the city wants to give away condos to people who do not pay much in taxes to live here for free or for a small amount of money! Why?! Land in Kitsilano is among the most expensive in the Lower Mainland and probably in the whole of Canada. And the city is going to give it for free?! And I have to pay mortgage to live here?! It looks to me as if the city does not care about people who work and bring value to this city; the message is that people should not work, because they will be awarded by living in a nice area without bringing any effort into it. My proposal: 1 You should think about awarding the best university students by giving them an opportunity like this: to have a cheap living space instead of having to pay high rents and work while studying. Why? The young ambitious people are going to leave the city because they cannot afford housing. If they leave, the city loses the most stable part of its workforce in the next generation, so how are future city projects going to be financed? My children are already thinking about leaving.. 2. You should sell this highly priced piece of land and then you can buy some cheaper land further away - and probably build more buildings to accommodate more people with that money.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 799

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 18:54:37 pm

Last Seen: Nov 08, 2021 18:54:37 pm

IP Address: n/a

Q1. Your comments

Given the undeniable need for this kind of housing development in Vancouver, this project makes excellent sense. The near proximity of the future Arbutus Skytrain Station makes it an obvious location.

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: 800

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 20:21:26 pm

Last Seen: Nov 08, 2021 20:21:26 pm

IP Address: n/a

Q1. Your comments

The scale of this proposed building seems very imposing relative to the size of the site and the surrounding buildings. Such a large building would seem much more appropriate just a short distance away on Broadway (where I understand that even much shorter buildings have been denied). It seems unreasonable to have such a large building with small setbacks on a small lot right next to much smaller residential 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: 801

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 20:27:36 pm

Last Seen: Nov 08, 2021 20:27:36 pm

IP Address: n/a

Q1. Your comments

It's way too big for the area- it's height is incompatible for this area with much lower residential buildings, and it's occupancy is alarming for this family centric neighborhood. This will change the neighborhood for good in the worst possible 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: 802

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 20:45:26 pm

Last Seen: Nov 08, 2021 20:45:26 pm

IP Address: n/a

Q1. Your comments

This project is grossly out of scale for the neighborhood, even with the planned density coming from the broadway corridor plan. There are far too many units given the intense nature of the occupants . There are many great MPA run houses in kitsilano - that is the scale that needs to continue. Unfortunately it has not been proven that social housing of this nature is safe for communities. I know many young families that have moved out of the olympic village due to the activity around Marguerite Ford apartments. Housing of this nature has to be kept to 30-40 units.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 803

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 21:27:13 pm

Last Seen: Nov 13, 2021 19:37:22 pm

IP Address: s.22(1)

Q1. Your comments

1. Inappropriate scale of building for local context. 164ft and 13 floors is totally out of scale with surrounding buildings and park. why are the floor to floor heights 12.61ft? if the height of the building at 164ft is divided by 9ft floor to floor heights, the proposal is 18 stories. 2. site coverage of building is lot line to lot line on W7th to W8th, and hard up against Arbutus Street, presenting a very crowded streetscape, minimizing public boulevard space and "squished planting" against the building face (not layered) The building is pushed to Arbutus Street (west) in an aggressive manner to the streetscape and school adjacent. The boulevard on Arbutus is already minimal with a compressed grassed edge. 3. the complex entry is off W7th, opposite the entry to the children's playground. 140 residents passaging this connection is a conflict with parents and children, and the wrong end of the building for residents to access Broadway connections. W8th location opposite public bus station is a better approach 4. very austere presentation to Arbutus Street, blank continuous facade with only a vehicle entry. Suggest relocating pedestrian building entry to this public side. 5. no on site trees are retained, street tree removed for vehicle entry 6. Building tower will overly shade the school playground to the west from 8.30 to 11am at equinox (during the winter months between equinox the playground will be heavily shaded)the students arrival and recess outdoor recreation periods. This is an unacceptable neighbourly response

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 804

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 21:34:36 pm

Last Seen: Nov 08, 2021 21:34:36 pm

IP Address: n/a

Q1. Your comments

Inappropriate location and size.

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: 805

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 21:38:20 pm

Last Seen: Nov 08, 2021 21:38:20 pm

IP Address: n/a

Q1. Your comments

While I do think social housing is important and necessary, I feel that the rezoning of the property in question is not the solution to this problem. The lack of supporting infrastructure in the community is not conducive to this project and the proposed height does not take into consideration any of the surrounding 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: 806

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 22:30:04 pm

Last Seen: Nov 09, 2021 06:17:43 am

IP Address: s.22(1)

Q1. Your comments

I just recieved notice of rezoning card in my mailbox. I was surprised to see the proposed building is still asking for 13 stories. Shows the City is not listening to residence who were so upset when they hears about project a few months ago. s.22(1) in the West End to Kitsilano due to 3 storey walk-ups and community feel. The original discussion on Broadway plan was to consider unique characteristics of each neighbourhood. Yes we need more density, yes we need social house. Please make the building half that height of 6 stories and add another 6 stories ontop of the subway station next door at Arbutus. Great examples in the building ontop of station at King Edwards and Cambie and the building next two it. Increase desnsity link you did along cambie, If you build towers you are taking away the thing that attracted the residents to the neighbourhood and telling us our opinions and contribution of property tax means nothing. You are saying the current residents do not matter. Please limit size to keep character of neighbourhood.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 807

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:45:53 am

Last Seen: Nov 09, 2021 07:45:53 am

IP Address: n/a

Q1. Your comments

I am worried about this so close to a sky train station and also so close to so many primary schools. This is a neighbourhood with families and I imagine you will lose them if place people who are possibly recovering addicts or with mental health challenges. Please define exactly who you are providing housing for and also how you plan to protect the children and community if and when issues arise.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 808

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:54:40 am

Last Seen: Jan 16, 2022 17:57:19 pm

IP Address: s.22(1)

Q1. Your comments

Let's have a look at building height. While the proposal is billed as "13-storeys," this can leave an inaccurate impression of the real height. The proposed floor height would be 3.48 m (or 11ft 5"). In comparison, typical floor heights for residential rental towers are in the 2.75 m (9 ft) range. There's a 17-storey tower at 601-627 Main Street that's 150 feet tall. By comparison, this proposed tower for Arbutus and West 8th Avenue, at 164 feet (50 m), is really equivalent to an 18-storey residential tower, if typical rental residential floor heights are used. The higher floor heights may be due to the prefabrication technology that is being proposed for the construction. During the pre-application consultation stage, back in March 2021, dimensioned drawings were not released to the public, but at the time this was being billed as a 12-storey tower. It has now morphed into a proposal for the equivalent of a typical 18 storey residential building in vertical height.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 809

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:56:56 am

Last Seen: Jan 16, 2022 17:57:19 pm

IP Address: s.22(1)

Q1. Your comments

It doesn't appear to me that the City of Vancouver is operating in good faith. It's clear that the rendering used by the applicant is even wider than a 24 mm lens photo. An ultra-wide angle for the field of view of a rendering shrinks the apparent scale of buildings. That tactic provides a misleading representation of a proposal when compared to what a person would experience in the real world.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 810

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:58:36 am

Last Seen: Nov 09, 2021 07:58:36 am

IP Address: n/a

Q1. Your comments

Putting this type of density plus the bus loop will unnecessarily impose excess traffic in close proximity to St Augustine. It is not in keeping with the cultural heritage of the area and will erode the sense of community and peace

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 811

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:58:38 am

Last Seen: Jan 16, 2022 17:57:19 pm

IP Address: s.22(1)

Q1. Your comments

With this rezoning, there are multiple issues at play. One of these is the acute homelessness in Vancouver, and the societal goals of finding housing for everyone. There are most certainly tradeoffs that can be made to accommodate housing for those most in need, and that is part of a larger discussion. However, our stance is that the relative merits and tradeoffs should be discussed with complete and accurate information, presented in good faith, and that includes a credible urban design analysis and honest consideration of impacts on the surroundings. A faithful presentation of the design could also open up the possibility of finding other forms and massing on the site. As explained above, there is much room for improvement in the submitted materials for this application, and the problems are not just with the renderings. The shadow studies leave out half of the year at the dates show, as the images presented are only on the summer solstice and the fall/spring equinoxes. To properly grasp the impacts of an 18-storey tower on the surrounding neighbourhood, including the school, playground, and residences in the area, the shadow analysis can be far more nuanced and look at several dates in October, November and December for comparison.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 812

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 08:06:53 am

Last Seen: Jan 16, 2022 17:57:19 pm

IP Address: s.22(1)

Q1. Your comments

This rezoning application is being put forward by the City's Vancouver Affordable Housing Agency (VAHA) on behalf of BC Housing (email: communityrelations@bchousing.org). Does the public have the right to a reasonable expectation that the analysis is complete and that the renderings accurately reflect the way the design would appear in the real world? (Hint: Yes!) Were the concerns raised at the pre-application consultation stage adequately addressed? Is this project the right fit for this site? Is the proponent trying to accomplish too much in one space, or are all the tradeoffs justifiable? Yes, yes and yes! There hasn't been much community involvement as this plan is being rushed through with a minimum of community involvement. Why is there no Video connection to the November 10 UDP public meeting? And when can we discuss at length the effect of importing a minimum of 140 people, many of who have drug, alcohol, social and mental issues which make the goals of this project highly questionable?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 813

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 08:42:35 am

Last Seen: Nov 09, 2021 08:42:35 am

IP Address: n/a

Q1. Your comments

One must think rationally about the social impact of housing this number of individuals with mental health and/ or substance abuse issues so close to a school, daycare and in general, very family oriented neighbourhood. Many of said individuals exhibit extreme anti social behaviour and display deep contempt for those around them who appear better off. s.22(1)

s.22(1) from this demographic. There absolutely is an impact on everyone else in the neighbourhood. s.22(1)

s.22(1)

s.22(1)

This was in a neighbourhood that is known for its proximity to the DTES so one could say I went in with my eyes open. Arbutus and 7th/8th is absolutely not the same. People live safe, calm lives here. People raise their kids here. You cannot ambush innocent members of your society by injecting anti social individuals who will undoubtedly verbally/ physically assault them, steal from them, leave needles in their children's' playgrounds, defecate on their sidewalks, etc. You seem to be only focusing on the needs of a small demographic while completely dismissing the needs of the greater society who deserve safety.

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: 814

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 09:02:02 am

Last Seen: Nov 09, 2021 17:02:02 pm

IP Address: s.22(1)

Q1. Your comments

This facility died. Or belong in a residential neighborhood, across the street from an elementary school. How can this city have a bylaw that does not allow drug shops or liquor stores within a certain distance from a school yet they would even consider this low barrier facility in this location. It is an egregious mistake to even consider destroying this neighbour hood with the 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: 815

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 09:07:26 am

Last Seen: Nov 09, 2021 17:07:27 pm

IP Address: s.22(1)

Q1. Your comments

No human let alone a human from a vulnerable population would choose to live in the 2086-2098 west 7th housing project. The west 7th project at 18 stories or 50 meters is not only a visually destructive to our neighborhood but will only serve to isolate the vulnerable people living within it. This project does not help people blend into a neighborhood but forces them to stand out. Furthermore, our neighborhood is being forced to absorb a disproportionate amount of the countries homeless and/or vulnerable populations. The fact that the West 7th project is all studio units would equate to no families moving in to our family orientated neighborhood. This project not only needs to be reduced in size to fit into our neighborhood it needs to change to a more family friendly make-up. Your Neighbor, 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: 816

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 09:21:30 am

Last Seen: Nov 09, 2021 09:21:30 am

IP Address: n/a

Q1. Your comments

The city should follow their own bylaws. I agree with the community proposal of a much smaller unit

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: 817

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 09:31:59 am

Last Seen: Nov 09, 2021 09:31:59 am

IP Address: n/a

Q1. Your comments

This is a wholly inappropriate location for this kind of project.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 818

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 09:46:49 am

Last Seen: Nov 09, 2021 09:46:49 am

IP Address: n/a

Q1. Your comments

Why is a large unit for the mentally ill and drug addicts being placed next to an elementary school? This is a residential area, with families and young children and no close drug and mental illness support centers. I also read there will be no criminal checks for the occupants? This is shocking, and appears to be a huge health and safety risk for the 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: 819

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 11:43:09 am

Last Seen: Nov 09, 2021 11:43:09 am

IP Address: n/a

Q1. Your comments

I fully support this application as it will provide 140 homes to the people who need them most. We are in the middle of a housing and affordability crisis and Council need to make bold decisions to address that. I have lived in Kitsilano s.22(1) and in that time I have seen the number of people who are homeless in the area increasing, and for at least three of those years this plot of land has sat vacant. To create 140 new homes with supports at a location that is close to transit and services is good use of this land. There are other buildings of this height in other parts of Kits (eg on 2nd Ave) and near transit hubs across Vancouver, and I think that in the current climate the City should be maximising all the available land that they own and building as much affordable and supportive housing as possible. I recognise many people have concerns about this building but I am confident that with the right operator the property and the people who live there will soon become an integrated part of the community. I urge Council to think about the challenges we are facing, look to the future and think about the city Vancouver wants to be for all its residents, and approve this rezoning.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 820

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 12:08:15 pm

Last Seen: Nov 09, 2021 12:08:15 pm

IP Address: n/a

Q1. Your comments

This proposed housing is completely inappropriate for this particular neighborhood. The type of resident who will reside there pose a potential risk to the school children at the four plus schools within a couple of block radius. There is a playground across the street and a daycare just down the block. While I understand the residents will be recovering, I think the risk is too great. Plus, the building is too big. I could support a much smaller building with far fewer residents.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 821

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 12:23:51 pm

Last Seen: Nov 09, 2021 12:23:51 pm

IP Address: n/a

Q1. Your comments

As a Kitsilano resident for s.22(1), I feel that the proposed design is NOT appropriate for the neighbourhood of Kitsilano. 13 stories high is enormously taller than anything in Kitsilano. This will bring a density to our neighborhood that I believe will negatively affect safety, schools, etc. I strongly feel that the zoning should NOT be allowed to change. Any social housing in Kitsilano should be minimal and fit in with the overall 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: 822

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 13:03:02 pm

Last Seen: Nov 09, 2021 13:03:02 pm

IP Address: n/a

Q1. Your comments

#1 This is far too high a structure/too much density to be across from an elementary school adding much more congestion to an already busy street - that is narrow and almost impossible to pass as it is now. Not to mention how unsafe this will be for parents and children coming and going from the school. The bus loop will result in even more congestion and safety concerns. Across the street from a school! Come on!

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: 823

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 13:36:38 pm

Last Seen: Nov 09, 2021 13:36:38 pm

IP Address: n/a

Q1. Your comments

Some of us who care, very much - and who have been working for years on these and related issues - think we Vancouverites can do so much better. The low-density sprawl, of empty bedrooms, that extends west and south from this site is shameful. There are so many places to put liveable communities that would work. And yet we citizens plan to stuff needy people in a sterile towering warehouse, which will be a deadly oven in the next heat wave. They will be surrounded by pavement, with and no place closer than Kits Beach to find a park. The community surrounding the project is already one of the city's most diverse, with many low-income, subsidized and support homes, and an unusually high percentage of both the very young, in day cares and schools, and the very old, in housing. This community has proven itself to be generous and tight-knit - and it is also fragile and already hard-pressed. It's also one of the least "green" in the entire city; the Broadway Plan identifies it as a park desert. Supporters paint anyone who objects to this as NIMBYistic, greedy, and lacking heart. The city and province has set this up to divide us, for the sake of a disgraceful, opportunistic, short-sighted knee jerk plan. And, there are alternatives, more than vague proposals. One example; Architect Sean McEwan - the force behind Mole Hill - won an award for a wonderful design that in-fills the heritage area around Delamont Park, preserving the diverse community and the living and built heritage. I think it should be sent back to the drawing board.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 824

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 13:38:41 pm

Last Seen: Nov 09, 2021 13:38:41 pm

IP Address: n/a

Q1. Your comments

Proposed height of 13 storeys too high. Most homes around that building are only townhouses, single family homes or low rise apartment buildings. Proposed location next to school and toddler playground is against city's own rules. Why only single occupancy?! Why not diversify who can live there. Families have to leave this area because they can't afford rental. Why not family housing?! It would be the perfect 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: 825

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 13:40:44 pm

Last Seen: Nov 09, 2021 13:40:44 pm

IP Address: n/a

Q1. Your comments

I am in 110% support of this project. I appreciate the thoughtfulness given to location, design, and mix of users.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 826

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 14:52:31 pm

Last Seen: Nov 09, 2021 22:43:22 pm

IP Address: s.22(1)

Q1. Your comments

While I have reservations about the height of the building, I support this project because it provides homes in a supportive environment. Yes, I am concerned if this brings people who smoke in the park, but I am more concerned about the health and safety of people who live on the street, or in precarious positions. I want it to be a safe, welcoming place for seniors or vulnerable 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: 827

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 15:45:47 pm

Last Seen: Nov 09, 2021 15:45:47 pm

IP Address: n/a

Q1. Your comments

Wrong location- next to a school and children's park, on a busy street with so many 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: 828

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 16:22:17 pm

Last Seen: Nov 09, 2021 16:22:17 pm

IP Address: n/a

Q1. Your comments

What kind of occupants will be for the development incl. application process? Any plan to ensure safety for the neighbourhood, e.g. police attendance and routes, schedule? Is it a permanent plan or for a period? It is facing a primary school, how to ensure children not to be influenced?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 829

Login: S.22(1)

Email:

Responded At: Nov 09, 2021 19:38:16 pm

Last Seen: Nov 09, 2021 19:38:16 pm

IP Address: n/a

Q1. Your comments

There are other places to be considered. It should not be built opposite to a primary school and the future Skytrain station.
Talked to other neighbours, they all opposed to this move!

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: 830

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 16:28:14 pm

Last Seen: Nov 09, 2021 16:28:14 pm

IP Address: n/a

Q1. Your comments

s.22(1) across the street from the proposed development, I have concerns regarding safety s.22(1) children in the vicinity of the development as first and foremost. The proposed building surrounded by preschool, elementary school and playground. As a parent, we need to have guarantees of zero drug use in the vicinity of the children. Further concern is the vicinity to facility housing vulnerable population such as women and children fleeing violence. I further have concerns regarding the height of the building which is in violation of current zoning. As there are a lot of people proposed to be housed, are there provisions regarding mental health and addictions services? There is also a concern of increased foot traffic from upcoming subway and a bus loop. Increasing congestion near a preschool and 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: 831

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 16:46:41 pm

Last Seen: Nov 09, 2021 16:46:41 pm

IP Address: n/a

Q1. Your comments

These types of projects need to go somewhere. I support this project and live nearby.

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: 832

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 17:14:50 pm

Last Seen: Nov 09, 2021 17:14:50 pm

IP Address: n/a

Q1. Your comments

The height of the building is much taller than current zoning. Way higher than what is around. Congestion will get way worse for the school zone. The building's services do not address addictions and complex care. Placing this many people without proper care or access to care will degrade the neighbourhood. s.22(1)

s.22(1) as addictions is in part an environmental issue. I chose to live in this neighbourhood because of its relative safety and calm. There has been no proper consultation. BC Housing and the City are obviously adamant that the development will go through while ignoring us 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: 833

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 17:20:15 pm

Last Seen: Nov 09, 2021 17:20:15 pm

IP Address: n/a

Q1. Your comments

This is completely out of line with the surrounding buildings. WAY TOO TALL. Cut it in half.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 834

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 18:19:58 pm

Last Seen: Nov 09, 2021 18:19:58 pm

IP Address: n/a

Q1. Your comments

The proposed building is too tall for the neighbourhood. I don't agree with the zoning change. The 140 homeless people should be housed in smaller complexes dispersed throughout the city. Supports such as therapy, counselling and safe injection sites should be considered.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 835

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 18:21:27 pm

Last Seen: Nov 10, 2021 01:58:33 am

IP Address: s.22(1)

Q1. Your comments

As much as I support the building of more housing I think the size and type of housing proposed here is extremely inappropriate. I realize the City is trying to house a large number of people struggling with homelessness, but the single person unit apartments and the extreme density (140units) will bring a host of problems to our neighbourhood. The city has other properties where this size of building would fit in better. (For example the city owns the block between Fir and Pine and 5th and 6th Avenues , there are more tall buildings in that area and it would be a better fit) If the City must use this location, make it a lower building with mixed population and apartment sizes to garner a better community mix and fit. If you want to bring housing for persons possibly hard to house why put such a high concentration in one block? Why not try to integrate them in smaller groups throughout the city. I think this density will only bring difficulties for the city and neighbourhood. By all means use this property to help eliminate homelessness, but do it in a sensitive way that will lead to success for all involved.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 836

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 19:29:02 pm

Last Seen: Nov 09, 2021 19:29:02 pm

IP Address: n/a

Q1. Your comments

I am a parent and neighbour to this project. I wholeheartedly support this project, and hope to see many more like it come to life. I think it is important to spread social and supportive housing across the city. I think it's especially great to have this kind of rental housing in proximity to the future Arbutus skytrain station and the Greenway, so that residents can easily move around the city. I am very much looking forward to welcoming more neighbours to this beautiful part of 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: 837

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 19:49:47 pm

Last Seen: Nov 09, 2021 19:49:47 pm

IP Address: n/a

Q1. Your comments

This type of housing is desperately needed in Kitsilano. s.22(1) from the proposed site, and am happy to see more housing diversity. The building height is also in line with nearby apartments that range from 11-13 stories. The location will give tenants access to key transit networks, it will not displace any current residents, and there are community members who are eager to help support tenants with a successful tenancy. STRONGLY SUPPORT!

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: 838

Login: S.22(1)

Email:

Responded At: Nov 09, 2021 19:55:15 pm

Last Seen: Nov 09, 2021 19:55:15 pm

IP Address: n/a

Q1. Your comments

I strongly support this proposal. Homelessness is at an all-time high, housing prices are at an all time high, and this includes in Kitsilano (who already has community members who are at-risk of or currently homeless). This project would provide critical new affordable housing stock, I urge council to approve this application.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 839

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 20:19:29 pm

Last Seen: Nov 09, 2021 20:19:29 pm

IP Address: n/a

Q1. Your comments

Thank you for doing real work to give struggling humans a chance to grow and succeed.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 840

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 22:18:41 pm

Last Seen: Feb 01, 2022 23:50:26 pm

IP Address: s.22(1)

Q1. Your comments

This proposal to change the zoning of an off-Broadway block from a maximum of 4-5 storey limit to 13-18 (depending on how a storey is measured) will destroy the neighbourhood around it and the thousands of people who live there (and the >1000 school children who also attend elementary schools in the area). Regardless of the proposed purpose of use (which is a separate issue), situating a 164 ft building in this location, where the surrounding residential buildings are 4-5 storeys or less, and indeed, where all surrounding buildings for blocks around are <10 storeys, clearly does not fit into the neighbourhood. It will immediately dominate the landscape and the ground for blocks around, to the detriment of all residents. The school on the west side of the building will be shaded for half the day, while the low-rise co-op housing complex directly to the east will be shaded for the other half; this behemoth tower will truly "tower" over the entire residential neighbourhood. This is not even a site directly on Broadway (where a rezoning request for a lower-height building was recently denied), but is 1-2 blocks off of Broadway, embedded in a stable, dynamic low-rise community and is thus completely incompatible with the surrounding residents in every way. The local community has also already "taken one for the team" (i.e., the city of Vancouver) by having the terminus of the new Skytrain - and the attendant busloop - situated in the next block, with minimal consultation. This will already greatly negatively impact traffic in the area, and the additional car traffic that will be generated from the proposed "passenger-pickup" right opposite this proposed tower on W8th will make the area impassable for most residents, and especially dangerous for the school across the corner. Rather than permitting the wanton neighbourhood destruction that such a huge tower will engender, I would urge the committee to reject this rezoning proposal and instead consider using this land - which is adjacent to the Arbutus Greenway and therefore utilized by a significant portion of Vancouver residents - into a city park, which can be enjoyed by not just the neighbourhood but all users of the Greenway. If this proposal to convert this block into a semblance of downtown - against the wishes of nearly all of the local residents - is approved, the Greenway will become a canyon-like tunnel in this area, which is definitely not a desirable outcome for a city that prides itself on available greenspace for the public. I would urge the committee to recommend that the zoning change request to "downtown"-style zoning be denied; this area is not downtown and the many people who live here do not deserve to have an 18-storey building looming over them in perpetuity.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 841

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 00:32:16 am

Last Seen: Nov 10, 2021 08:34:07 am

IP Address: s.22(1)

Q1. Your comments

It will absolutely kill the community and poses a serious threat to multiple schools and playgrounds within a block.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 842

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 08:04:00 am

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

IP Address: s.22(1)

Q1. Your comments

According to the VPD (Vancouver Police Department) a similar building, (with similar residence) opened in the Olympic village, crime around that building went up 600%. The VPD maintains the same will happen here, and that BC Housing and the COV refuse to consult with the VPD regarding this project - Is crime not a priority for this City Council? Why is BC Housing and the COV not discussing the inevitable crime increase with this public forum ?

Q2. Your overall position about the application Opposed

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



Respondent No: 843

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 08:44:30 am

Last Seen: Nov 10, 2021 08:44:30 am

IP Address: n/a

Q1. Your comments

Hi. I'm a neighbour s.22(1) I pass by this area almost daily and will do so even more when the SkyTrain is built and that will be my usual station. In terms of urban design and architecture, I think this is a perfect example of a "midrise" that transitions from higher density expected and anticipated along Broadway down to the stable neighbourhood off-Broadway. I understand the zoning freeze in place right now along Broadway while studies are undertaken for the new form of development in the area, and this is exactly the right direction for what should come out of that study once the zoning is re-instated in this area at higher heights and densities. I think it's a great use of this land and it's important to have a mix of diverse neighbours in every neighbourhood, including (especially) Kitsilano. This is a well-serviced, highly connected area with great parks, schools, etc. that is an ideal place to begin to rebuild a stable life. In terms of the land use as a supportive housing facility, I completely support this idea and I think we need many, many more units in every area of the city as we face a housing crisis and opioid crisis, both of which are related and can be improved with barrier-free housing. I have seen backlash from neighbours however, who are concerned about the types of tenants at this place. I think that it would be inappropriate and harmful to have any sort of barriers for supportive housing (and I am certain that there is no research that would support the implementation of barriers to accessing this type of housing for people with vulnerabilities such as homelessness and addiction). That being said, I think that my neighbours are having trouble understanding the impacts and mitigation measures of supportive housing at this location. I think it would be advisable to the City to do an impact study and share the results with locals so that there is an understanding of what to expect. I previously lived near a supportive housing project s.22(1) and had no negative impacts whatsoever, I did not even know that it was there for several years. The concerns of my current neighbours are valid, but I think they are easily mitigated and they will find that there are no negative consequences if the proper standards of care and support are provided. This is an important time and location in the city to demonstrate that providing safe, accessible housing is the only solution to the housing crisis, homelessness crisis, and other major issues that the city is facing. There is a desperate need to build as many units of supportive housing as quickly as possibly throughout the City, and projects like this will literally save lives. This project has the potential to be a positive example and blueprint for the rest of the city and region. Thank you.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 844

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 10:00:54 am

Last Seen: Nov 10, 2021 10:00:54 am

IP Address: n/a

Q1. Your comments

It's ridiculous to have a SRO next to an elementary school, also it's a target building than any other residential in the neighbourhood. It's time for City of Vancouver to respect citizens rights to a safe neighbourhood. Please don't jeopardize kids safety. I'll go to social media to protest this inappropriate dangerous behaviour.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 845

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 10:01:42 am

Last Seen: Nov 10, 2021 10:01:42 am

IP Address: n/a

Q1. Your comments

The proposed high rise tower building (13 Flr) is significantly over and beyond the existing low rise buildings and land use. This neighborhood lacks the services to support the needs of the homeless and to-be homeless people.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 846

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 10:24:17 am

Last Seen: Nov 10, 2021 10:24:17 am

IP Address: n/a

Q1. Your comments

I would like to request to respect zoning height (to no more than 6 stories) and density (to no more than 50 units) I REJECT having a drug injection site and DO NOT support housing for Homeless & at Risk of Homelessness in this site. The project is 22-steps to preschool and elementary school with 450+ children, 35-steps to a transition home for women fleeing violence, 450 meters to 1,500 additional children in surrounding schools and 200 meters to BC Liquor and Cannabis retail. It does not make sense to have this project and put the community at risk. It would be better to create social housing that reflects the neighbourhood including supportive housing for single-parent led families and seniors, but still OPPOSE to the change in zoning height and 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: 847

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 11:26:40 am

Last Seen: Nov 10, 2021 11:26:40 am

IP Address: n/a

Q1. Your comments

This is total disproportionate in size and scope for the area. This will have a devastating affect on the area. Why not rezone a section of industrial land in the city for this.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 848

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 11:33:39 am

Last Seen: Nov 10, 2021 19:33:22 pm

IP Address: s.22(1)

Q1. Your comments

I strongly support this development as I believe it serves an important community need. While it is higher density than surrounding development, I believe this will become more of a norm once Broadway Plan is adopted. I do have concerns about the large number of units, considering experiences at other similar facilities with larger unit numbers, where there have been some challenges both with internal management and disruptive behaviour impacting the surrounding neighbourhood. However, I feel these can be addressed operationally and strong community liaison initiatives. It is important that operator be identified early and the community be consulted on operational matters. As a daily user of the Arbutus Greenway, I hope careful attention will be paid to landscape design to ensure the facility integrates well with the greenway. This should include specific attention to CPTED principles, given the site's close proximity to the Arbutus subway station.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 849

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 11:59:33 am

Last Seen: Nov 10, 2021 19:59:33 pm

IP Address: s.22(1)

Q1. Your comments

provide free addiction treatment nearby, and enforce the laws. drug addicts are re-offending and there are no consequences

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: 850

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 13:18:19 pm

Last Seen: Nov 10, 2021 13:18:19 pm

IP Address: n/a

Q1. Your comments

Why does west 8th+Arbutus get the ugly building and Knight + King Ed get the nice looking building? So many people are coming here by transit and they get to look at this bloated, ugly, over-sized 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: 851

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 13:31:32 pm

Last Seen: Nov 10, 2021 21:22:28 pm

IP Address: s.22(1)

Q1. Your comments

This building is a tone deaf approach to warehousing people in difficulties. With a proposed height, scale, and mass of 13 storeys proposed it is out of character with the surrounding mid-block neighbourhood which is mostly comprised of three or four-storey multi-family buildings. The transition tower is too severe for this site and is out of step with the community. There are at least 15 other forms of non-market housing in Kitsilano which blend in with the community and operate successfully. This site is more appropriate for subsidized and affordable housing for families and seniors that is human in scale. Furthermore, the proposed site is across the street from St. Augustine's elementary school, a small park and playground utilized mainly by young children and families, and next door to the Arbutus Greenway path which is heavily used by cyclists, joggers, and pedestrians and will all be cast into shadow. 140 Single Occupancy Units at 13 storeys is a thoughtless approach. It beggars belief that this project might be approved when a recent 11 storey application on the corner of Broadway and Arbutus (where this mass probably belongs) was denied on the basis of "height"

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 852

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 13:46:09 pm

Last Seen: Nov 10, 2021 13:46:09 pm

IP Address: n/a

Q1. Your comments

Wrong scale of building for this site. Wrong location for this type of social housing. Would be much better as a family-oriented social housing project; something for women and children escaping violence, or at-risk seniors housing. As it currently is planned, this density of this type of social housing population in this proximity to schools, daycares, seniors housing, and the very heavily utilized Delamont Park playground will result in a lot of social conflict. What is being done to ensure that residences do not have criminal or sex offender records? What is being done to ensure security of persons and property in the local area? What is being done to ensure the playground, greenway, and school yards do not become littered with the detritus of drug addiction (and stop pretending like we don't know this population will be using drugs). Furthermore, these projects elsewhere in the city have become universally depressing eyesores because of the low-budget, shoddy construction. The windows end up with tin-foil and other random variations on blinds to provide glare and heat protection, and because they have almost no ability to prevent over-heating, the entire resident population will be forced out into the neighbourhood for most of the summer daytime and evening hours until the units cool down. This will cause further conflict.

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: 853

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 13:52:56 pm

Last Seen: Nov 10, 2021 21:55:44 pm

IP Address: s.22(1)

Q1. Your comments

I find the tower very upsetting. If the application was for a less residential street like Broadway I might be able to make an exception. Neighbourhoods should feel friendly and approachable. And the greenway has made such a positive difference in our community. My kids use it ALL the time. I want them to feel safe when they are walking, biking and scouting around. They already feel like the area around the liquor store is sketch. The sky train station certainly won't help, but having a giant tower casting a shadow on the path will make it quite oppressive for most of the afternoon. The city is so strict about so many things and I fail to see why they are applying to build something they wouldn't normally approve under any other circumstances. I'm not opposed to densification but if you consider a lot of other walkable cities like those in Holland and Paris, building heights have strict limits.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 854

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 14:17:42 pm

Last Seen: Nov 10, 2021 21:58:45 pm

IP Address: s.22(1)

Q1. Your comments

This entire application is so ludicrous that it's almost difficult to comment on it. The application makes this entire development look like an institution and it favours large-scale development but not the care of the individuals it's meant to help and support. Institutionalizing people like this will in effect re-stigmatize them. High-density developments are without a doubt coming to all neighbourhoods across Vancouver, but the conflation of social housing and supportive housing, and the lack of urban planning and integration of this scale of supportive housing will condemn it to ineffectiveness and most probably harm to the residents and the community. Where is the feedback gathered by BC Housing from the community sessions back in May of this year? And where is the transparency committed to by Minister Eby through numerous discussions with neighbours in this community? Why is the City a willing player in this?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 855

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 14:23:05 pm

Last Seen: Nov 10, 2021 14:23:05 pm

IP Address: n/a

Q1. Your comments

I am a resident in the Kits area s.22(1) I am opposed to the current housing development from the perspective that the people who live here deserve access to mental health services. The proposed site does not offer that at all, nor or there any such services close by to assist the residents. It is a complete disservice to them and will almost certainly cause dire consequences for them, as well as the surrounding 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: 856

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 15:51:38 pm

Last Seen: Nov 10, 2021 15:51:38 pm

IP Address: n/a

Q1. Your comments

Re: rezoning application for 2086-2098 W 7th Ave and 2091 W 8th Ave Submitted s.22(1) on Nov 9, 2021 From a design perspective, this proposal for the project shows a definitive improvement compared with the previous version. It is a very thoughtful and environmentally commendable pilot project for creating modular affordable social housing. s.22(1) s.22(1) familiar with that type of construction ((albeit not based on container unit), I wholeheartedly praise architect Bruce Haden and his team. However, I have comments and objections to the rezoning, and to the construction of this project that go beyond the design to the overall proposal. Major concerns appear to have been completely overlooked regarding location and serious health issues. 1 - There is no mention in the proposal of any assessment of the potential public health risk of this project either to the residents of the premises or to the local population nearby. The recent SARS – Covid pandemic should have substantially modified both the scale of this project and where it is being proposed. Before it receives any further consideration, we need an answer to the question: - Why is a project housing health-challenged individuals located in an area with a dense concentration of seniors? Considering the recent devastation in this demographic caused by exposure to a virus that will always be with us, it is very disturbing, indeed surprising, that the project is neglecting to address the issue of public health. If one is to accept the prevailing BC government premise that the SARS/Covid 19 virus is to stay with us, no proper consideration has been given to the residents of the project being in crowded congregate housing with a high potential for spreading infectious diseases. The requisite Covid safety protocols have been hard enough to maintain in normal interactions much less in this situation. Property management companies can't even control regular smoking in their subsidized buildings. Merely providing room & board and counselling will not suffice. Project residents will invariably be free to wander through the adjacent area, using playground/park furniture, possibly unvaccinated and often unmasked, breathing, or coughing on the elderly population living in the adjacent community along with a high proportion of children and families. In fact, the design doesn't even offer proper distancing within the building itself, nor could it possibly do so given the number of tenants being proposed. 2 – Other issues related to incompatibility of this location with the proposed project. • The similar supportive housing property on W. 7 Ave and Fir St, housing a very comparable population, now has across it a spillover homeless camp, sheltered under the adjacent viaduct (Fir ramp). In the proposed project on Arbutus, we cannot assume any assurance that homeless would not camp on Arbutus Walk or on the playground in Delamond Park. • No consideration seems to be given to the people in the immediate area who would be adversely impacted by the project. No matter how "dignified and elegant" – according to the architect – the project may be, the fact remains that design is focused solely on providing the residents and staff with the best accommodation. • Amassing 140 "single adults, seniors and people with disabilities", physical and mental health issues and needs – a "vulnerable and marginalized" population, currently homeless – must obviously impact the existing population in the neighborhood negatively. • Our medical and social services are already stressed, and even assuming the best resources available, it can't be ensured these residents will avail themselves of those services or follow any recommendations re behaviour changes - particularly while outside their homes. This cohort tends to be afflicted with alcoholism, drug addiction and ensuing psychotic behaviours leading to some violent acts and criminal incidents - anathema to a safe and quiet co-existence with children and seniors in the area. In fact, the pandemic has caused an increase of crime in the area already. • One of the architectural project objectives: "Design a contextually relevant structure that respects the unique neighbourhood character." is not met here. The building scale does not consider the character of the area and adjacent land uses: The decorative grill facing Arbutus St does not achieve "mitigating massing" of the structure - 50 m height is 50 m height, no matter how 'elegant' the design may be. No amount of "site-specific landscaping" and visual attenuation (brick low-rise entry) allows for a "visual connection with the existing neighborhood." In conclusion: The recent SARS – Covid pandemic should have modified plans for locating this large project where it is being proposed. • I trust that the City would enact new guidelines for congregate supportive housing to accommodate disadvantaged people. • The City needs to reconsider appropriateness of locating such projects in close proximity to the established population of vulnerable seniors and children. • This rezoning application needs to be refused and defeated for good.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 857

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 16:01:45 pm

Last Seen: Nov 10, 2021 16:01:45 pm

IP Address: n/a

Q1. Your comments

I can't imagine a more insensitive response by the applicant and City Planning regarding how such a development would negatively impact St. Augustine's School and the child care to the west of the proposed site. The notion that such a use and such a form of development that will shadow the elementary school and child care respective outdoor play areas year-round in the morning when children are dropped off and during recess at mid-morning is considered at all is baffling and quite frankly, stupefying. All pseudo-justified in the name of a housing "crisis" that the City has willfully nurtured for decades. Has the City of Vancouver no shame?

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: 858

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 18:12:58 pm

Last Seen: Jan 22, 2022 02:05:52 am

IP Address: s.22(1)

Q1. Your comments

Generally, that is on three sides, the building turns its back on the public space. Specifically, the brick wall on Arbutus could be the same as a brick wall at the back of a Safeway supermarket. Like the warmth of the brick but it lacks public friendliness. Don't like the top-level fence or screen like structure.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 859

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 18:43:25 pm

Last Seen: Nov 10, 2021 18:43:25 pm

IP Address: n/a

Q1. Your comments

You claim to be listening to the public however this is not true! Your push to re-zone is simply an abuse of power. Tall towers are not permitted in this area full stop! The Mayor, City Council and our Urban planning team are not providing a vision of Vancouver going forward. How does this fit into the overall design to provide housing for vulnerable people? Let's work on low rise buildings where zoned for 2 storey units and taller towers along the main corridors such as West Broadway or 4th. Taking away a valued and busy green space used by hundreds of children in the neighbourhood is short sighted. I am not usually this strong with my language however as a citizen I feel pushed to a place of frustration about how decisions are being made. If you want decent and civilised dialogue, lead by example and show that you are able to incorporate the concerns of people who live in this city!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 860

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 19:04:25 pm

Last Seen: Nov 10, 2021 19:04:25 pm

IP Address: n/a

Q1. Your comments

The impact on the school across the street, would be of potential concern, so I cannot see that this location is appropriate

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 861

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 19:10:23 pm

Last Seen: Nov 11, 2021 03:10:24 am

IP Address: s.22(1)

Q1. Your comments

I support this rezoning. Supportive housing is necessary in all parts of Vancouver and should not be restricted to the Downtown Eastside. Our city's most at-risk and vulnerable citizens deserve access to safe, healthy, and clean housing options in Kitsilano.

Q2. Your overall position about the application Support

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



Respondent No: 862

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 21:08:50 pm

Last Seen: Nov 10, 2021 21:08:50 pm

IP Address: n/a

Q1. Your comments

I fully support this application. s.22(1) from here with my family, and think this is a fantastic development, and will provide much needed social housing for vulnerable people in our 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: 863

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 07:28:09 am

Last Seen: Nov 11, 2021 07:28:09 am

IP Address: n/a

Q1. Your comments

It's an extremely inappropriate project for this neighborhood. The site has only one working road that's Arbutus. It's locked on other sides by the Arbutus corridor, bike lanes on 7th and kids park and upcoming bus loop on 8th. There is no place for such a large tower. It's got a school right in front of it. It's absurd and completely unthoughtful. People planning this city should live in this city and neighborhood first to get a sense of the community here. How can you even think of placing high risk members of our society in this kind of a setup. Also do you think of the children at all? School and parks are supposed to be safe places. How is this kind of an environment suppose to make them feel safe? Just because the city has this land doesn't give them the right to place high risk individuals in the midst of children. Please stop and think.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 864

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 07:40:32 am

Last Seen: Nov 11, 2021 07:40:32 am

IP Address: n/a

Q1. Your comments

There is a lot of talk on this in this neighbourhood and I agree with what is being said. The area is already starting to see more suspicious behaviour and definitely more homeless people sitting on street corners asking for money. As seen from current sky train stations such as Surrey Central, Science World and Broadway station to name a few, those hubs are already attracting more crime in those areas. The arbutus station is being built now and adding this social housing unit would attract even more unwanted attention to this neighbourhood. There will be an influx of drug dealers and users, pan handlers and homeless people wandering these areas and even as residents in this unit. There are elementary schools, playgrounds and daycares within a 1 block radius of where you are proposing this be built which would make this area vulnerable to children and young people. Will you take accountability if something happens? Will there be someone to point the finger at if my child gets poked with needles at the park? This area is already too dense for additional units to be built - we are already building a massive train station. How would the neighbourhood now look? It will definitely be a less desirable place to live in. Those who have worked their entire lives to build homes here and have had dreams of living in this neighbourhood would now to be forced into having their surroundings be compromised. The idea of building social housing is a great one - but not in this 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: 865

Login: S.22(1)

Email:

Responded At: Nov 11, 2021 08:23:39 am

Last Seen: Nov 11, 2021 08:23:39 am

IP Address: n/a

Q1. Your comments

It is important to provide services to people right across the city and to not marginalized to the east side of the city. The proximity to Broadway and Arbutus and transit is also very important as people will be able to easily access amenities along the Broadway and Arbutus corridors. Grocery stores, banks etc are no further than 15 minutes away.

Q2. Your overall position about the application

Support

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

not answered