

File No.: 04-1000-20-2022-056

April 20, 2022

s.22(1)

Dear s.22(1)

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

I am responding to your request of February 2, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

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

- 1. Electronic submissions from citizens to the Shape Your City inbox and;**
- 2. Correspondence to City Councillors from businesses and the general public.**

**Date range: January 16-31, 2022.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.15(1)(l) and s.22(1) of the Act. You can read or download these sections here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-056); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**

[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)

453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl. (Response package)

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# Survey Responses

16 January 2022 - 31 January 2022

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

### Shape Your City Vancouver

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





Respondent No: 1

Login: s.22(1)

Email:

Responded At: Jan 16, 2022 09:57:19 am

Last Seen: Jan 16, 2022 17:57:19 pm

IP Address: s.22(1)

Q1. Your comments

The 7th/8th and Arbutus rezoning application does nothing for the major housing crisis this city faces and instead creates major new safety and support challenges.

Q2. Your overall position about the application

Opposed

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

Yes





**Respondent No:** 2

**Login:** 5.22/11

**Email:**

**Responded At:** Jan 16, 2022 10:00:39 am

**Last Seen:** Jan 16, 2022 10:00:39 am

**IP Address:** n/a

**Q1. Your comments**

The 7th/8th and Arbutus rezoning application does nothing for the major housing crisis this city faces and instead creates major new safety and support challenges.

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

Opposed

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

Yes



**Respondent No:** 3

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

**Email:**

**Responded At:** Jan 16, 2022 10:10:03 am

**Last Seen:** Jan 23, 2022 06:58:42 am

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

**Q1. Your comments**

I am very concerned about a building this size and height being built in such close proximity to an elementary school. The neighborhood is already high- density so adding more residences does not make sense for the safety of the existing residences.

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

Opposed

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

Yes



Respondent No: 4

Login: s.22(1)

Email:

Responded At: Jan 16, 2022 14:28:14 pm

Last Seen: Jan 16, 2022 22:28:15 pm

IP Address: s.22(1)

**Q1. Your comments**

At the equivalent of 18 storeys, the building will be too tall. Warehousing the residents, who will be people who need many supports, is a failed model. For the residents of this proposed building, a smaller scale is recommended: more personal, more able to be effectively supported. Are you considering how this building will tower over existing residents around the building? We are also concerned about the safety of the community around this enormous 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:** 5

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

**Email:**

**Responded At:** Jan 16, 2022 15:23:59 pm

**Last Seen:** Jan 16, 2022 23:23:38 pm

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

**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**

Yes



Respondent No: 6

Login: s.22(1)

Email:

Responded At: Jan 16, 2022 15:30:13 pm

Last Seen: Jan 16, 2022 23:32:10 pm

IP Address: s.22(1)

Q1. Your comments

I oppose to this development into social housing. Elementary school diagonally across Arbutus is my main concern. Family with young children in condominiums around the location, imply a lot of young children living in 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:** 7

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

**Email:**

**Responded At:** Jan 16, 2022 16:11:04 pm

**Last Seen:** Jan 16, 2022 16:11:04 pm

**IP Address:** n/a

**Q1. Your comments**

The location of this type of development is completely inappropriate, not thoroughly considered and will pose a serious safety issue for the school and surrounding residents and businesses.

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

Opposed

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

Yes



**Respondent No:** 8

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

**Email:**

**Responded At:** Jan 16, 2022 16:29:29 pm

**Last Seen:** Jan 16, 2022 16:29:29 pm

**IP Address:** n/a

**Q1. Your comments**

To have a large centre for SRO who are challenged in various ways in this area, and particularly directly opposite an elementary school, and small children's playground, should be a non-starter. Similar high rise and high density projects on East Hastings Street have not been successful and this will not to succeed as well. It will transport the same problems to Kitsilano.

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

Opposed

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

Yes



**Respondent No:** 9

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

**Email:**

**Responded At:** Jan 16, 2022 17:32:43 pm

**Last Seen:** Jan 16, 2022 17:32:43 pm

**IP Address:** n/a

**Q1. Your comments**

Two vulnerable populations (young kids and people.in recovery) should no be side by side. They both need to be protected and this location make a cohesive planned community. It sparks fear which brings our the worst in people. Allow the recovering community to be in a area that sparks less debate, more acceptance and more tranquility.

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

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





Respondent No: 10

Login: s.22(1)

Email:

Responded At: Jan 16, 2022 19:35:16 pm

Last Seen: Jan 16, 2022 19:35:16 pm

IP Address: n/a

**Q1. Your comments**

I am writing to express my strong opposition to the proposed development. I live within several blocks and I am very worried about the public safety implications of this development on seniors s.22(1) and other vulnerable populations in our community such as many children who live here. My main worry is that an adult-only, single occupancy building for 140 people who have serious mental health and addiction issues is being parachuted in our residential, family oriented neighbourhood. In addition, the support services described both on this webpage and on BC Housing webpage are completely inadequate for population with such complex needs. It is also clear that there has been no assessment of impacts on the neighbourhood. Your answers to many questions that people asked with respect to safety have been dismissive. This is very concerning to me. The intended occupants of this building are the hardest to house and anti-social behaviours stemming from substance dependence and mental health issues will inevitably spill over onto our neighbourhood. Countless examples of violent incidents involving population with substance abuse and mental health issues across Downtown have been reported in both media and by the VPD. In many cases, it has been reported that people had to run away from their attackers. s.22(1) I will not be able to run away. Thank you for your attention.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 11

Login: s.22(1)

Email:

Responded At: Jan 16, 2022 19:58:32 pm

Last Seen: Jan 16, 2022 19:58:32 pm

IP Address: n/a

**Q1. Your comments**

I am writing to express my strong opposition to the proposed development. I live in the neighbourhood and I am very worried about the public safety implications on seniors like my wife and me. s.22(1) I really do not understand why a low barrier building for 140 people who have serious mental health and addiction issues is planned for a quiet, family oriented neighbourhood. It is clear from the information provided by the City of Vancouver and BC Housing that there will be no complex supports in the building to support this high-risk population. It is also clear that there has been no consideration of impacts on the neighbourhood and required risk mitigation measures. Right now, I feel very safe walking around my neighbourhood and walking my s.22(1) to school. I fear this will no longer be the case if this development goes ahead in the proposed format. Many violent incidents involving population with substance abuse and mental health issues have been reported across Downtown in both media and by the VPD. s.22(1) not be able to defend myself or my s.22(1) from similar attacks. I hope you will consider carefully the impacts of this development on vulnerable populations in the neighbourhood such as seniors and children, and not proceed with it in its current form.

Q2. Your overall position about the application      Opposed

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



**Respondent No:** 12

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

**Email:**

**Responded At:** Jan 17, 2022 09:43:39 am

**Last Seen:** Jan 18, 2022 19:00:14 pm

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

**Q1. Your comments**

I am deeply concerned that this proposed project will fail in its current design. I am afraid that my young s.22(1) son or myself will have interactions with a resident who is having a bad day with either mental health or addiction issues. I am nervous I will no longer feel safe in my 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:** 13

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

**Email:**

**Responded At:** Jan 17, 2022 14:30:45 pm

**Last Seen:** Jan 17, 2022 14:30:45 pm

**IP Address:** n/a

**Q1. Your comments**

I VEHEMENTLY oppose the rezoning application at 2086-2098 W 7th Ave and 2091 W 8th Ave. The proposed project will fail if it proceeds. There is no support in the neighbourhood for this number of hard to house and it will pose a significant danger to the 400+ pre-school and elementary aged school children right across the street. I cannot imagine a more inappropriate spot for such a facility.

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

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



**Respondent No:** 14

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

**Email:**

**Responded At:** Jan 17, 2022 18:24:49 pm

**Last Seen:** Jan 17, 2022 18:24:49 pm

**IP Address:** n/a

**Q1. Your comments**

I have concerns about having the density, size and location of this social housing proposal. I feel the height and density of this proposed project is too large for the site, as it will be a lot higher than most of the buildings close to it. I don't feel the issue of community safety has been adequately addressed. Having this development be only for studio apartments, as well as near a sky train line leaves me worried we will see similar issues emerging at Broadway and Arbutus as we do in the downtown east side. I am concerned that the proposed model of housing does not adequately address the needs of its residents, like intensive clinical support for folks with addiction and mental health issues. Not adequately supporting the residents here will lead to safety issues for both the residents and surrounding community. I am concerned that it will no longer be comfortable and safe to walk around this area in the evening, as well as use the nearby parks. I have struggled to find examples of projects like this, at this density in Vancouver that have not resulted in a noticeable deterioration of safety in 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:** 15

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

**Email:**

**Responded At:** Jan 17, 2022 20:18:48 pm

**Last Seen:** Jan 17, 2022 20:18:48 pm

**IP Address:** n/a

**Q1. Your comments**

I worry 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:** 16

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

**Email:**

**Responded At:** Jan 17, 2022 21:20:26 pm

**Last Seen:** Jan 17, 2022 21:20:26 pm

**IP Address:** n/a

**Q1. Your comments**

Zero proper public consultation - this project is dangerous

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

Opposed

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

not answered



**Respondent No:** 17

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

**Email:**

**Responded At:** Jan 17, 2022 21:22:48 pm

**Last Seen:** Jan 17, 2022 21:22:48 pm

**IP Address:** n/a

**Q1. Your comments**

This is dangerous.

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

Opposed

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

not answered





**Respondent No:** 18

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

**Email:**

**Responded At:** Jan 17, 2022 21:25:11 pm

**Last Seen:** Jan 17, 2022 21:25:11 pm

**IP Address:** n/a

**Q1. Your comments**

This is a bad idea. You need to revisit this. Bring the daycare that WAS on this site and working well.

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

Opposed

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

not answered



**Respondent No:** 19

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

**Email:**

**Responded At:** Jan 17, 2022 21:27:33 pm

**Last Seen:** Jan 17, 2022 21:27:33 pm

**IP Address:** n/a

**Q1. Your comments**

Bad idea. Send back to the drawing boards

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

Opposed

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

not answered



**Respondent No:** 20

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

**Email:**

**Responded At:** Jan 17, 2022 21:29:55 pm

**Last Seen:** Jan 17, 2022 21:29:55 pm

**IP Address:** n/a

**Q1. Your comments**

Send this 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**

not answered



**Respondent No:** 21

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

**Email:**

**Responded At:** Jan 17, 2022 21:04:15 pm

**Last Seen:** Jan 17, 2022 21:04:15 pm

**IP Address:** n/a

**Q1. Your comments**

We are homeowners who have lived in Kitsilano for s.22(1). We've seen the slow dismantling of character homes, historic buildings and funky businesses. All of these characteristics are the reasons we and many love Kitsilano. Now we have a subway line coming through and a proposed tower in the middle of our neighborhood! Not only is it a tower, but housing for homeless, high risk, drug addicts. We don't want this in our area! It is literally across the street from a school and a park and within a block of 2 other schools. This is not East van, this is not Hastings, we do not have the resources these people need in our area. Not only will this be an eyesore, but it will bring in crime, drugs, homelessness. Our property values will decrease and crime will increase. A tower like this belongs downtown or on the east side not in the middle of a family neighborhood surrounded by children! I can't even imagine what the city or the developers were thinking when they proposed this. Everyone that I talk to in the neighborhood is outraged and they do not want this! NO. DO NOT BUILD THIS 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:** 22

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

**Email:**

**Responded At:** Jan 19, 2022 09:01:32 am

**Last Seen:** Jan 19, 2022 09:01:32 am

**IP Address:** n/a

**Q1. Your comments**

Please provide the exact ratio of support staff to residents. Will there be police on site or on stand by? Will there be drug use allowed on 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:** 23

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

**Email:**

**Responded At:** Jan 19, 2022 09:36:14 am

**Last Seen:** Jan 19, 2022 09:36:14 am

**IP Address:** n/a

**Q1. Your comments**

Why is this right in front of a school? Are there any supportive housing projects (let alone a 12-storey one) in Canada in front of 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:** 24

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

**Email:**

**Responded At:** Jan 19, 2022 09:37:39 am

**Last Seen:** Jan 19, 2022 09:37:39 am

**IP Address:** n/a

**Q1. Your comments**

Both the scale and the target population of this development are absolutely wrong. You have not thought this through carefully. Have you been to that area? Have you seen who lives and works there? Have you seen who attends school across the block and a few blocks away? Have you considered that many elderly people live in assisted premises another block to the north? You suggest putting a very specific population with serious mental and addiction issues in the proximity of other social groups who will greatly suffer from your decision. This is a recipe for major trouble, your choice is wrong and will create great problems down the line. You are not helping vulnerable people at all.

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

Opposed

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

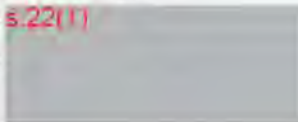
not answered



**Respondent No:** 25

**Login:** 5.22(11)

**Email:**



**Responded At:** Jan 19, 2022 10:01:47 am

**Last Seen:** Jan 19, 2022 10:01:47 am

**IP Address:** n/a

**Q1. Your comments**

It is a bad planning. The city didn't take concern about the impact for the elder residence and the school the young age attend to.

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

Opposed

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

not answered





**Respondent No:** 26

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

**Email:**

**Responded At:** Jan 19, 2022 11:34:09 am

**Last Seen:** Jan 19, 2022 11:34:09 am

**IP Address:** n/a

**Q1. Your comments**

The City's entire model for supports for its underhoused and vulnerable is broken. Simply moving this population off the streets is not enough. More details regarding specific supports and sufficient staff to provide them is necessary before the City can move forward with 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:** 27

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

**Email:**

**Responded At:** Jan 19, 2022 15:25:04 pm

**Last Seen:** Jan 19, 2022 15:25:04 pm

**IP Address:** n/a

**Q1. Your comments**

The scale just seems wrong here - 13 stores in an area that has very little over the 6-8 range seems like a very drastic step. It also must be noted that supportive housing in such close proximity to an elementary school, a children's park and a women's housing shelter just seems a bit dangerous and irresponsible. Social housing I can get behind - in fact I would support- considering these circumstances but supportive housing seems on the risky side. We have young kids and spend a lot of time using the greenway path and Delamont park - it is an incredibly busy area with a lot of kids running around all day. Supportive housing in this context just seems a bit of a bad fit. I get that finding areas that work for supportive housing is difficult - but context matters and this doesn't seem to be a good fit.

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

Opposed

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

not answered



**Respondent No:** 28

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

**Email:**

**Responded At:** Jan 19, 2022 15:57:26 pm

**Last Seen:** Jan 19, 2022 15:57:26 pm

**IP Address:** n/a

**Q1. Your comments**

I find that tall a building in that area is way out of line. There is nothing like it on the Broadway corridor. It will be an eye sore.

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

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



**Respondent No:** 29

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

**Email:**

**Responded At:** Jan 19, 2022 16:02:01 pm

**Last Seen:** Jan 19, 2022 16:02:01 pm

**IP Address:** n/a

**Q1. Your comments**

I strongly oppose this proposal on many levels but particularly the location - across the street from an elementary school and a children's playground and the type of building. as I don't see how it would work with no support or recovery programs for this vulnerable population

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

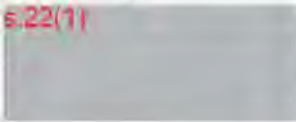
**Q3. I would like to be contacted about this application in the future** Yes



**Respondent No:** 30

**Login:** 5.22(1)

**Email:**



**Responded At:** Jan 19, 2022 16:06:03 pm

**Last Seen:** Jan 19, 2022 16:06:03 pm

**IP Address:** n/a

**Q1. Your comments**

This development does not include enough supports to safely have 140 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:** 31

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

**Email:**

**Responded At:** Jan 20, 2022 09:27:37 am

**Last Seen:** Jan 20, 2022 09:27:37 am

**IP Address:** n/a

**Q1. Your comments**

Why does it have to be by a school and in that 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:** 32

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

**Email:**

**Responded At:** Jan 20, 2022 11:26:23 am

**Last Seen:** Jan 20, 2022 11:26:23 am

**IP Address:** n/a

**Q1. Your comments**

Social support housing YES....low barrier SRO 25M from an Elementary School NO.. Based on experience with other low barrier projects in the city this project will be a disaster for the neighborhood and the occupants.

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

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



**Respondent No:** 33

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

**Email:**

**Responded At:** Jan 20, 2022 19:41:03 pm

**Last Seen:** Jan 20, 2022 19:41:03 pm

**IP Address:** n/a

**Q1. Your comments**

I strongly oppose the development because this is not social housing and will bring drugs into a school 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:** 34

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

**Email:**

**Responded At:** Jan 21, 2022 13:05:58 pm

**Last Seen:** Jan 21, 2022 13:05:58 pm

**IP Address:** n/a

**Q1. Your comments**

This is a massive building located within less than 200 meters of places with a high concentration of children. The building is not even on Broadway. This will destroy the neighborhood and set a very bad precedent for the city. Building should be way smaller.

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

Opposed

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

not answered



**Respondent No:** 35

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

**Email:**

**Responded At:** Jan 21, 2022 15:58:03 pm

**Last Seen:** Jan 21, 2022 15:58:03 pm

**IP Address:** n/a

**Q1. Your comments**

I strongly object to BC Housing's rezoning application at Arbutus and 7th/8th Ave. I do not think that the BC Housing proposal provides the level of effective care for the number of people who would live there. The proposal is for single persons, who are homeless, have drug and or mental issues. I am most concerned for the safety of the children who reside and attend school in Kitsilano.

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

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



**Respondent No:** 36

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

**Email:**

**Responded At:** Jan 21, 2022 18:27:21 pm

**Last Seen:** Jan 21, 2022 18:27:21 pm

**IP Address:** n/a

**Q1. Your comments**

No, not across from an elementary school. This needs to be revisited

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

Opposed

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

not answered



**Respondent No:** 37

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

**Email:**

**Responded At:** Jan 21, 2022 18:29:04 pm

**Last Seen:** Jan 21, 2022 18:29:04 pm

**IP Address:** n/a

**Q1. Your comments**

NO 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:** 38

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

**Email:**

**Responded At:** Jan 22, 2022 15:33:34 pm

**Last Seen:** Jan 22, 2022 23:39:40 pm

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

**Q1. Your comments**

without a definitive plan to actually detail the supportive housing plan (numbers of support workers, programmes that would be provided including care of the outside space on such a small template) across from a local park for young children, next to Sancta Maria house for women in recovery and across the street from a large elementary school does not provide the neighbourhood with the confidence that such a plan would be viable.

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

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



Respondent No: 39

Login: s.22(1)

Email:

Responded At: Jan 22, 2022 22:43:25 pm

Last Seen: Jan 22, 2022 22:43:25 pm

IP Address: n/a

**Q1. Your comments**

I am writing in strong opposition to the low-barrier supportive housing model being proposed by BC Housing for Arbutus and West 7/8th in Kitsilano. To insert a large-scale, 140-unit development like this into what is essentially a residential neighbourhood, with a lack of appropriate support services for residents who are living with mental health issues and serious drug addictions, makes no sense and can hardly be seen as supportive housing. As a member of the neighbourhood and a s.22(1) with years of experience working with the marginalized (people with mental health and substance use issues), I believe that this high-density proposal for single-room occupancy units looks and feels like the same failed model that is in place in the Downtown Eastside/downtown Vancouver. At the same time, there has been a lack of meaningful public engagement and it is clear that our very real neighbourhood concerns are falling on deaf ears, particularly when it comes to the impact on our neighbourhood. At the staff level, there seems to be a rush to push this proposal forward. This particular project is not supported by our community, and for good reasons. It is too big, it is too close to 1500 children in nearby schools (including directly across the street from a preschool/elementary school), its low barrier model means the residents have serious mental health and drug addiction issues, and there is a lack of services and supports to help them while protecting our neighbourhood. We feel like we are being ignored and that the province and BC Housing are working hard to force this project on us. As our city representatives, we are counting on you to stand up and say no to 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:** 40

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

**Email:**

**Responded At:** Jan 23, 2022 16:11:07 pm

**Last Seen:** Jan 23, 2022 16:11:07 pm

**IP Address:** n/a

**Q1. Your comments**

I am opposed, wrong 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:** 41

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

**Email:**

**Responded At:** Jan 24, 2022 22:44:24 pm

**Last Seen:** Jan 24, 2022 22:44:24 pm

**IP Address:** n/a

**Q1. Your comments**

This proposed project stands in stark contrast with another CD-1 rezoning attempt sited at 3205 Arbutus Street. There are three reasons. 1) No Transportation Data Management Plan has been conducted. In fact, the current application paperwork states that no plan needs to occur. 2) No Rainwater Management Plan has been conducted. This prevents the public from gaining any knowledge and understanding of how water flowing from the site will drain, evaporate, infiltrate, or be reused. Consequently, there is no information regarding water volume reduction targets; water release rate targets; and/or water quality targets. This does not square with the City of Vancouver's Climate Emergency Plan. 3) Both the number of units and the building height are almost three times higher while the total floor space is more than double. In its current form, this planning process does a disservice to the current members of the local community. Moreover, it will create deleterious environmental impacts that will not be possible to mitigate and as a result, it will not provide beneficial conditions for those who would live at this site.

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

Opposed

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

Yes



From: **s.22(1)**  
To: [Dominato, A](#)  
Subject: [EXT] 2086-2098 West 7th and 2091 West 8th Avenue Rezoning - Oppose  
Date: January 30, 2022 9:56:36 PM  
Attachments: [image.png](#)  
[image.png](#)

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Councilor Dominato:

The following is my letter to Council on the zoning proposal for West 8th and Arbutus.

I did listen in to the UDP meeting on Nov 10th. All comments are my own.

I respectfully ask for your kind consideration of my perspective when the zoning goes to a public hearing.

Sincerely yours,

**s.22(1)**

**2086-2098 West 7<sup>th</sup> and 2091 West 8<sup>th</sup> Avenue Rezoning - Oppose**

#### ARCHITECTURE OF EXCLUSION

This low barrier Housing First project for the homeless with serious mental health and addictions issues forces two political ideologies into the West 8<sup>th</sup> and Arbutus neighborhood and represents the first of many Housing First steel modular towers to be distributed throughout Vancouver (See **Appendix A-1**).

It is vital that Mayor and Councilors understand the implications of forced ideologies into this neighborhood

(1) There is no CoV policy on designing neighborhoods that resist crime. Already at West 8<sup>th</sup> and Arbutus there will be a major transit hub a terminal subway station and bus loop which can serve as a crime attractor and crime generator for both property and drug distribution crime. Now a high density building for people with entrenched drug use behavior will be placed right beside it all across from an elementary school in a city with a One Pillar approach to substance abuse. Evidence-based methodology for mitigating neighborhood crime has not been used.

(2) Forcing density in this case in a narrow and admittedly difficult to design in lot of a 164 feet high 4.42 FSR 100% supportive housing building into an area zoned for 65 feet high 3 FSR social housing when there is no CoV policy on the shading of private property diminishes the quality of life for Vancouver residents.

I am shocked and disturbed that I have to defend this neighborhood and by default the rest of Vancouver from the inconsiderate and disrespectful ideological processes used by the CoV.

#### EXCLUSION OF PROPER URBAN PLANNING

To paraphrase Paty Rios architect urban planner and UBC lecturer who spoke at the Special Council – Vancouver Plan – Emerging Directions and Big Ideas A Dialogue with National and International City Builders on Nov 23, 2021 (Ref 1)

*Who are we building for and how are we planning to build socially connected and resilient neighborhoods?*

*We have to prioritize building neighborhoods with strong social networks that build on their assets and meet their unique needs.*

With respect to the 2017 earthquake in Mexico City neighborhoods where people knew people and had strong social networks were more likely to take care of their community and support the most vulnerable ones.

Urban design involves looking at all of the components of a neighborhood and planning what makes it livable for its residents. The proposed Housing First structure is institutional and detached from the community. It belongs with other institutions and would be better suited near Vancouver General Hospital or City Hall and be built at the VGH subway station or the City Hall station. At least there would be convenient access to psychiatrists at VGH and Ravensong Community Health Centre.

This building design does not contribute towards building a socially connected and resilient neighborhood. It divides the west side of Arbutus from the Greenway and isolates it.

Whether it's the terminal Arbutus Station and bus loop or this low barrier Housing First building each project was designed in a silo with no consideration of how each project would impact the other.

#### Why this location?

The Housing First project location was offered by the CoV to BC Housing in Feb 2019. This was learned during a Mar 2021 Zoom "neighborhood dialogue" with BC Housing. From the Nov 10, 2021 UDP meeting CoV planner Derek essentially stated the location was chosen because it was near the subway station (See **Appendix A-2**).

#### Unaddressed environmental health and safety concerns

Already the terminal Arbutus Station and bus loop imposed on the area without advance consultation

introduces incessant noise and exhaust pollution from high volume diesel bus traffic which are bad for one's mental and physical health especially that of a developing child (Ref 2). Since the health and safety of children aren't an apparent concern it is not surprising these issues would not be considered for anyone brought to live beside a bus loop.

#### Environmental criminology

In my research I have found a rich world of environmental criminology that supports my intuitive views on public safety. Notably the SFU Department of Criminology with Patricia and Paul Brantingham and more recently Martin A. Andresen has been an international leader in this research (Ref 3-5).

The Brantinghams had written about the criminality of place where crime generators bring large numbers of people together such as the subway station and bus loop and crime attractors bring in opportunities for crime such as selling drugs to a market that wants drugs in this case the inhabitants of a low barrier Housing First project or perhaps vulnerable socially isolated UBC students. This transit hub with access to the Arbutus Greenway and many thousands of potential customers makes an excellent location for a drug market. Further densification along Broadway will add to these problems especially without considering other potential crime attractors such as bars and shopping districts.

Drug-related crime especially resulting from **Methamphetamine** use is on the rise in Vancouver as well as the rest of North America. It induces hyper-sexualized behavior agitation and psychosis. In someone with an underlying psychotic disorder the drug effects could be worse. Vancouver has 4.7 unprovoked stranger attacks per day some with knives cleavers and bow and arrows. Regardless of your personal views on drugs Methamphetamine is a dangerous drug. There is never a safe supply of Methamphetamine.

We do not want public drug behaviors and stranger attacks in a family-oriented neighborhood of Vancouver especially at a major transit hub and across from an elementary school.

**Lack of city planning to mitigate criminality** has resulted in the escalation of crime in Downtown and in particular Yaletown impacted by the OPS and the Housing First Howard Johnson Hotel. CoV now has a budget line item for street cleaning of human feces. And this is not just Vancouver. A recent presentation by the Canadian Urban Institute about saving Downtowns featured Mark Garner from the Yonge Street BIA in Toronto expressing his concerns about businesses being the front line workers for mental health and addictions and that it is time for wrap-around supports and treatment not just harm reduction.

Good leadership admits when a mistake has been made and takes corrective action. The **lack** of acknowledgment of the Downtown problem and **no** action plan to correct the CoV planning mistakes does not provide any confidence for CoV planning in the West 8<sup>th</sup> and Arbutus neighborhood.

Transit station crime is well-published in the literature (Ref 6-8). Increased risk of crime in Metro Vancouver transit hubs has been acknowledged through the introduction of the first dedicated Transit Police service in Canada in 2005 (Ref 9). However their role is surveillance of transit routes and not deeper into neighborhoods.

#### How do we use environmental criminology to make neighborhoods safe?

There are physical design aspects that can help with safety such as that by International Crime Prevention Through Environmental Design (CPTED) Association (Ref 10).

However to echo Paty Rios' comments about socially connected and resilient cities we needed "eyes on the street" as stated by Jane Jacobs (and ironically the applicant for this project – see **Appendix A-3** and Ref 11-14) and in criminology terms Collective Efficacy (Ref 15-16).

As taken from the National Institute of Justice.

*Collective efficacy describes what residents are willing to do to improve their neighborhoods. Although social cohesion is the foundation of collective efficacy at the core of collective efficacy are the willingness to intervene and the capacity for informal social control. In neighborhoods with collective efficacy neighbors agree on what is acceptable behavior and reinforce it in each other.*

*Together social cohesion and collective efficacy are the qualities that distinguish well-functioning harmonious neighborhoods from poorly functioning disordered ones.*

The principles of CPTED and Collective Efficacy are married together in SafeGrowth spear-headed by Gregory Saville an urban planner criminologist and former police officer. SafeGrowth advocates for compact walkable cities with high neighborhood engagement for crime prevention (Ref 17).

I would encourage the Mayor s and Councilors support in **making Vancouver a SafeGrowth city**. Please read Chapter 1 from their book included on their website (see **Appendix A-4**).

*Team members get basic training in the tactics of SafeGrowth and that can include CPTED conflict resolution tactical urbanism place making restorative justice planning and organizing.*

Unfortunately the prospective residents of the West 8<sup>th</sup> and Arbutus low barrier Housing First project appear to be quite ill as evidenced by the enclosed nature of the building on two lots lack of activation on the Arbutus Greenway and inhospitable public realm of the building. It was already stated by the applicant at the Nov 10 2021 UDP meeting that prospective residents did not want a public life and the building was designed according to the operator s wishes (see **Appendix A-5**).

Also unfortunate is that prospective residents that do not want a public life are placed near a major transit hub and the Arbutus Greenway where there will be a tremendous amount of public life.

#### EXCLUSION OF RESIDENTS THAT CAN BENEFIT FROM AND BRING BENEFIT TO THE AREA

Arbutus Station is not just a gateway to a bus loop to UBC. It is a gateway to Kitsilano with its proximity to the beach shops on 4<sup>th</sup> Avenue and Arbutus Greenway.

There are many people in need of affordable housing at risk of homelessness or not that are mentally and physically capable of forming functional relationships being part of a greater collective that protects and activates the area as well as deriving personal benefits from living in the area.

A 100% supportive housing building is not necessarily beneficial to those living in it. There is a subset that wants to work but do not have a capacity to remain employed in a conventional job. Isn t it time to have on-site employment opportunities that build skills and allow engagement and relationship building within the neighborhood? A mixed use building would be far more rehabilitative to prospective residents plus provide a vital activation space for the neighborhood.

Please refer to the inspirational message from Coast Mental Health about including our vulnerable yet still capable community members in the workforce (Ref 18-19).

#### EXCLUSION OF FAIR PUBLIC ENGAGEMENT

As many will relay the limited public engagement was not adequate for a project of such magnitude and multiple social implications.

The BC Housing "neighborhood dialogue" consisted of three Zoom meetings of 25 participants each with half the participants being from BC Housing City of Vancouver and various housing advocacy groups. This was a meager dialogue. Questions and answers from their Let s Talk Housing website brought little specific information other than a Housing First model would be used there would be a safe injection room available on-site and that BC Housing does not believe in criminal background checks which is not at all reassuring for parents of elementary and preschool age children using the school directly across from the building or Delamont Park.

The City of Vancouver Shape Your City engagement was not much better with receipt of email from CoV planner Chee Chan stating that he would not post or answer a question about the lack of city planning involved with having two major projects the terminal subway station and bus loop and Housing First project right across from an elementary school.

The Shape Your City process has been hijacked by supposed housing advocates that use social media to ask people who are not personally impacted by the project to stuff the SUPPORT section of the Comments section and skew data that CoV staff present to Mayor and Councilors (see **Appendix B**).

This decay in citizen engagement and lack of ethical behavior is alluded to in the applicant s comment to former chief planner Gil Kelly in 2016 (Ref 20)

*I believe we are in very challenging times globally. And I believe that our ability to act cooperatively to generate strong solutions to global challenges depends on our connectedness and so our ability to work together effectively. Unfortunately when I look around the world I see a real decline in day to day civility and social trust at the time when we most need it.*

*A stunted urban conversation has never served our city well and will not do so in the future. My fear is that Vancouver is heading towards a circumstance in city making where every project is viewed in terms of warring camps. This is a recipe for disintegrating civic relationships wasted time money and passion and worse results for everybody.*

#### EXCLUSION OF MUTUAL RESPECT

In addition to the lack of fair and respectful public engagement the Nov 10 2021 UDP meeting on this Housing First Project brought up two troubling concerns about the applicant s and city planners level of respect for the surrounding neighborhood and the Urban Design Panel.

First there is the absence of a CoV shading policy on private land and a total lack of interest that an elementary school playground would be impacted by the immense height of this project. In fact shading of an independent school playground ranks behind that of a park a public space and a sidewalk. Shading of a sidewalk is more important than the shading of an elementary school playground (Ref 21).

It was acknowledged by City Planner Derek that currently approved zoning for a 6 storey social housing building would provide considerable shading on the elementary school playground. Then there was the pressurized approach given by both the planners and applicant about a special government funding opportunity to build needed social housing 2 ½ times the zoned height and that much larger degree of shading of the school playground was **morally justified**. It was never clarified that this was BC government-funding promised 3 years ago was not tied to any expiration date. The City owns many properties not directly across from an elementary school and any of those could have been chosen instead.

Justification of height comes from the idea that the Broadway Plan will pass bringing 20-25 storey buildings into residential areas of Kitsilano North.

This also means that instead of the rejected 12 storey building at the Shell Station at Broadway and Arbutus there can be a 25 storey building to the south of the school so that it can always be in perpetual shade. Where is the equity for these children to have access to sunlight in this City?

This is the reward of 17 years of fundraising to build a new earthquake-resistant independent school – your City and Provincial Governments can ignore you neglect you and treat you as being less than a sidewalk.

The second is the level of respect and independence that the Urban Design Panel is given to make decisions as they best see fit.

The applicant provided a confusing story about his highly sociable **s.22(1)** stating this project was meant for people like him which clearly it is not (see **Appendix A-6**). This story created confusion with some of the UDP members who questioned why there weren t balconies or outdoor seating areas by the Greenway because lonely older people like to people watch. UDP member Jesse was not confused and was clearly unhappy with the project being placed across from an elementary school and its size shading of the playground. However since UDP was only supposed to comment on the material design of the building in context of the City policy and plans (see **Appendix A-7**) the design was passed.

As a result of this (1) confusing presentation given by the applicant not revealing that this is a low barrier Housing First project (2) the lack of specific information on the project s non-time-limited funding (3) the lack of information provided to UDP about the elementary school across from the project (4) the lack of perspective on designing for neighborhood livability and safety and (5) the restriction of UDP members from fully expressing and acting upon their opinions this applicant and CoV planner presentation **should be rendered void**. This was not a rezoning application conducted in good faith.

#### CONCLUSION:

Please reject the West 8<sup>th</sup> and Arbutus Housing First rezoning proposal. It is not appropriate for this neighborhood.

Prior to considering any of the proposed Housing First towers and their poorly understood impacts on Vancouver neighborhoods I respectfully ask that the Mayor and Councilors request presentations on the following by experts in these fields

- 1) **SafeGrowth** strategies to mitigate crime in neighborhoods and how this can be implemented in CoV planning. A research colleague of SFU s Martin A. Andresen Tarah Hodgkinson is a member of SafeGrowth and is familiar with researching crime in Vancouver (Ref 5).
- 2) **Mental effects of drugs** in particular Methamphetamine from the perspective of addictions medicine physicians and addictions psychiatrists. Dr. Launette Rieb is an experienced addictions medicine physician with diverse clinical experience and a seasoned presenter for the College of Physician and Surgeons of British Columbia.
- 3) **Community rehabilitation** of the homeless back into the workplace. Coast Mental Health has a mission statement which deserves to be broadly heard and implemented.

Furthermore CoV needs to implement a **fair, community-led shading policy for private property** before any proposed Housing First towers are installed and before the Broadway and Vancouver Plans are put in front of the Mayor and

Councilors. The **UDP needs to be provided with neighborhood-specific information** and be **free to render decisions in context of the neighborhood** and not CoV policies and aspirational plans.

Mayor and Councilors you have the power to reject this proposal and demand thoughtful and purposeful engagement with those most impacted. You have demonstrated that rejection of the 4575 Granville Street project adjacent to the Vancouver Hospice Society led to a better engagement process and a satisfactory outcome (Ref 22-23). Please allow for a satisfactory outcome and say "No" to this rezoning application.

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## APPENDIX A

- (1) Nov 10 2021 UDP meeting.

(Applicant) As mentioned this will be the first passive house high rise steel modular building in Western Canada which is an extraordinary contribution. We do want to design a contextually relevant in a very complex neighborhood character. There are a whole bunch of different conditions and the neighborhood now will be different than the neighborhood in the future.

- (2) Nov 10 2021 UDP meeting.

(Jesse UPD) With respect to the school as well why this site particularly why this site selected for this project?

(Derek CoV) I can provide a little bit of history on it. When during the beginnings of this program with VAHA went into planning we looked at a lot of different sites. Of all the sites we looked at are all City-owned. That is the City contribution to this program to all of these different sites. At the end of the day this was one of the sites that was selected as most ideal for what we had planned here. Um for multiple reasons. We are trying to spread these projects across the entire city not concentrate them to one area. Uh secondly it was found that this site was really interesting in sense of the opportunities of being able to get a building also...with the building reaching a certain amount of height ... Also 1 block away from a subway station. Thank you.

- (3) Todd Douglas *Let the Light in Vancouverites. Don't be Blinded by Blocked Out Windows* *The Vancouver Sun* Jan 7 2022 (<https://vancouversun.com/opinion/columnists/douglas-todd-let-the-light-in-vancouverites-and-dont-be-blinded-by-blocked-out-windows>) [vancouversun.com]

The acclaimed urban designer Jane Jacobs often talked about the importance of having "eyes on the street."

In her fight against designing cities based on fear – of other people of hidden danger of burglaries – the American-Canadian author urged architects to avoid creating bunkers. Instead she called for ways to encourage

connection neighbourhoo aliveness and people watching out literally for each other.

Jacobs philosophy has not panned out in large swaths of North America where as Vancouver architect Bruce Haden says we often produce buildings and attitudes that isolate us. It can contribute to declining social trust particularly when a pandemic is also keeping us apart.

Human Studio (<https://www.humanstudio.ca/purpose/humanstudio.ca/>)

Social connections build societal resilience.

By co-creating places that foster connection we contribute to the exchange of ideas the solving of problems and the growth of stronger healthier communities better equipped to thrive in the good times and navigate crisis when challenges arise.

(4) Safe Growth ([https://www.safegrowth.org/uploads/4/8/5/5/48559983/chapter\\_1\\_-\\_safegrowth\\_building\\_neighborhoods\\_final.pdf](https://www.safegrowth.org/uploads/4/8/5/5/48559983/chapter_1_-_safegrowth_building_neighborhoods_final.pdf) [safegrowth.org])

Pages 23-24.

That process is what became SafeGrowth and there are four basic fundamentals

1. SafeGrowth is rooted in the geography of neighborhoods and it utilizes the native intelligence of local people to formulate plans. It also taps into the latest thinking in crime prevention and community development – such as the planning theory called Smart Growth – and the latest technology like social media computerized crime mapping crime hotspot analysis crowdsourcing and urban informatics.
2. The SafeGrowth Team sometimes called the Leadership Team or Problem-solving Panel is the means by which all these assorted technologies and tactics are brought together. Whatever they are called collaborative teams work with crime prevention specialists social and community workers experts in planning and safety and urban designers. The teams are diverse and democratic in that they include professionals like police officers city officials youth workers as well as volunteers like shop owners residents and community association members. Team members get basic training in the tactics of SafeGrowth and that can include CPTED conflict resolution tactical urbanism place making restorative justice planning and organizing.
3. Membership rotates into and out of the team every year or two to ensure fresh ideas and wider participation. To sustain staffing those administering the SafeGrowth teams ensure the availability of a pool of volunteers through a regular livability academy – a voluntary eight-week program with weekly classes a few hours a week. That includes education and events in various aspects of civics crime prevention community inclusion art and culture neighborhood resource development and other elements of community development.
4. SafeGrowth teams initiate annual or biennial neighborhood safety plans that include development goals. We envision this form of neighborhood planning as a permanent fixture in the city planning system. Foremost in each plan is a vision of what neighborhood residents want in both their neighborhood and in the larger city. Some assume this already exists with elected members of the city council; but SafeGrowth assumes a much more inclusive and activated neighborhood than found in the 'neighborhood associations' in most cities. This is reflected in plans that include urban safety along with urban development and importantly plans that avoid the well-known exclusionary bias of NIMBY (not-in-my-back-yard). Plans provide specific strategies to resolve obstacles such as crime and apathy or a business plan to address limited resources. Thus locals themselves learn to tap into assets across the city (where elected officials can help) including other neighborhoods as they create their own plans for action. In a very important sense SafeGrowth is different than traditional community organizing because SafeGrowth plans use a scientific evidence-based process for moving forward.

(5) Nov 10 2021 UDP meeting.

(Applicant) These are residents that do not want to live a public life. They don't want.. they are actually very very clear about this. One of the primary considerations or rather of the residents is to provide them with privacy so we actually have a core challenge with this type of building type we can't do what we typically do in Vancouver which is ...a bunch of glass at grade. We can't do it.

(Sydney UDP) Thank you chair and thank you applicant team. Thank you. You partially answered my question which was as I'm looking at these plans and wondering why there really wasn't any glazing on the multi-purpose or dining it's such a good people watching opportunity. Is there consideration of providing a little bit of outdoor space there just give them some privacy facing the Greenway or to create that type of opportunity for a portion of the clientele?

(Applicant) ...Our operator there are two parts to that question. For outdoor space the courtyard ... our operator has been really clear the kinds of residents who they anticipate in this building just don't want that type of interaction. I would say that we're really just respectful of the advice given.

(6) Nov 10 2021 UDP meeting.

I would always like to step back and fully recognize the goal of the panel is fundamentally about urban design to some extent and architectural quality but we like to imagine the kind of people that will live in these sorts of places.

So the specific person I imagine in this context is my neighbor §.22(1) I see him most mornings. I live in §.22(1) § 22(1) §.22(1) is someone that is a dignified thoughtful person. I was actually going to bring a picture of him and I asked him whether I could take a picture of him this morning we chatted. He is also a veteran. He was wearing a poppy so a proud Canadian that was proud to serve in the Canadian army. One of the things about §.22(1) that he is really shy and embarrassed about the place he is in his life. He actually really he feels he feels ashamed of himself. He feels ashamed of being poor. He feels ashamed of living in assisted housing. He feels ashamed about his relationship with alcohol and ??? But these are housing for people like that and §.22(1) One of the reasons we are brought to do this type of work is because we want more people for people like that.

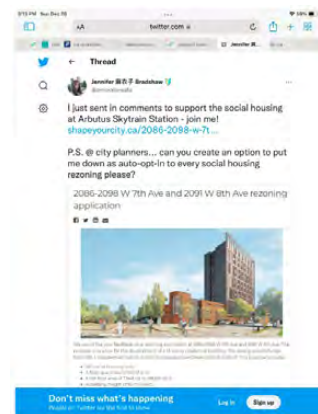
Our kids go to Strathcona School and one of the great things about Strathcona School is it says "we take care of each other." And this is something we think is really important. These not people that are fundamentally different from you and I. These are people that are exactly the same like you and I but have had different life paths.

(7) Nov 10 2021 UDP meeting.

(City planner Derek) And just lastly questions to the panel so in context of BC Housing and City of Vancouver permanent modular supportive housing initiative please comment on the following  
Does the panel support the proposed height and density  
Does the proposal successfully respond to the project principles that were outlined previously (affordable modular housing for the homeless)  
Does the proposal successfully respond to the existing and future stated neighborhood context (Broadway Plan proposed building heights)  
Does the proposal provide a strong public realm interface  
And lastly please comment on ? expression of residential tower

## APPENDIX B

<https://twitter.com/amoralealis/status/1465097266398515203> [twitter.com]





**From:** s.22(1)  
**Cc:** Mochrie, Paul; O'Donnell, Theresa  
**Subject:** [EXT] Ask for your consideration to Oppose Zoning at 8th and Arbutus  
**Date:** January 31, 2022 5:03:34 PM

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**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Dear Mayor, Councilors,

I am writing to advise you of my **opposition to the rezoning application for 7<sup>th</sup>/8<sup>th</sup> and Arbutus for a 13 storey 140 Single Room Supportive Housing Complex.** (<https://shapeyourcity.ca/2086-2098-w-7th-ave-and-2091-w-8th-ave> [[shapeyourcity.ca](https://shapeyourcity.ca)])

I am a voting resident of Kitsilano and have children attending schools in the area, as well as a regular user of the facilities and businesses in the area/community.

I understand we need more Social and Supportive Housing in Vancouver. There is already much Social/Supportive in Kits. I also agree with a scattered approach to locations of Supportive Housing. However, success is only likely when the supports are **available, tailored and abundant** to those in need. Anything less does not work, and comprises the success and safety of the residents and the community. A 13 storey building also stigmatizes the residents, if you have looked at any best practices around Social/Supportive Housing design around the World.

A building of this size, in a neighborhood with minimal supports (and no easy transit, albeit a station planned in 2025), is a recipe for failure for all involved, including the tenants. The impact of failure at this location is amplified by the fact, it is across the street from a 450 child school/park and other family/child oriented activities.

I am also disheartened by the divisiveness and lack of transparency by BC Housing/VAHA/City of Vancouver Staff in pushing this process forward. Much of the feedback provided by the public events has been ignored and distorted. They are actively promoting this site as "Social Housing for Elderly, seniors and families", which is not accurate and does all a disservice. Disinterest to outright contempt from staff, has also been a common experience to questions and comments.

Many groups who BC Housing/City of Vancouver staff claimed to have been consulted with, were not given anything more than a summarily update. This has led to misinformation around this site, largely orchestrated by the applicant.

There was a motion passed in April 2021 to allow for 6 stories of Social Housing to be done without rezoning. I listened to supporters/developers and staff who put the motion forward, all of whom justified the ask due to the urgency in building Social Housing. Why then is this grant, which has been given by council, not being executed here? Even 6 stories of Social Housing, for families, single parent families, elderly could house more than 140 people in need. (Children at risk are people too). There are examples already of buildings like this. This would not only integrate with the

community, but provide success for that growing group of people at risk of homelessness post pandemic. I fear we will see more children/single parents move to homelessness post COVID with no infrastructure to support. <https://globalnews.ca/news/8509080/canada-divorce-day-pandemic/> [\[globalnews.ca\]](https://globalnews.ca/) . This is an easily found new article, but this data to support this impact of the pandemic on families is abundant and consistent.

I ask you for **your vote to oppose this rezoning**. The applicants should be held to consider a better fit, in terms of size, composition, # of accommodations, and support services in the building, and the area. Staff have stated at UDP, that these were not considerations in choosing this site. True consideration for the community input will also be a factor in success .

I also believe a vote against this zoning, shows a thoughtful consideration to community feedback and community safety for all. It also shows consideration for the success of those who need help, but are not getting it, vs simply providing 4 walls, to simply make up numbers. As I mentioned, if this is truly just about number , a mixed use, family oriented site would house considerably more that 140 people, and I am certain this has not even been considered.

I would be happy to talk to expand on any of the items above. Thank You for your service to the community.

s.22(1)

Vancouver BC

s.22(1)

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows

To the Mayor and Council of Vancouver,

Once again, I am writing as a very concerned neighbour of the rezoning application at **2086-2098 W 7<sup>th</sup> Ave and 2091 W 8<sup>th</sup> Ave.**

**PLEASE RECONSIDER** this specific proposal that **DOES NOT** benefit our community or the future tenants of the building due to the **FACTS** listed below:

**Proposed Height:** 13 storeys (**4X current zoning**)

**Density:** Proposed Floor Space Ratio of 4.42 (**5.9X current zoning**)

**Occupants:** 140 homeless or at risk of homelessness, no screening for criminal backgrounds, no complex care despite 80% suffering from mental illness and addictions.

**Design:** Built to the sidewalks. Setbacks are negligible in depth. Hostile architecture exterior with metal grilling, no balconies for fear tenants will harm themselves or surrounding community.

**Proximity:**

- 22 steps to preschool, elementary school of 450+ children
- 35 steps to a transition home for women fleeing violence
- 200m to BC Liquor and Cannabis retail outlets
- 450m to 1500 children in surrounding schools and daycares

**Supportive Housing can work in our neighbourhood.** OUR COMMUNITIY 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. There are also many Co-Op and Senior residences next door and within blocks of the proposed building site.

**The changes we want to see for a successful Supportive Housing complex are:**

- Higher care ratio target of 1:3 staff to tenants, matching successful jurisdictions in the world.
- A commitment for trained medical and social work staff on-site (24 hours/day)
- BC Housing guidelines have previously stated 40-50 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community.  
<https://bchousing.org/publications/Rapid-Response-Homelessness-Program-Framework.pdf>
- Varied composition of tenants including, women-led families, seniors, couples, and varied size of units. The current 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).

A Long-Time Resident, **VOTING** citizen of Kitsilano sincerely hopes you will **RECONSIDER** this **INAPPROPRIATE REZONING PROPOSAL** and take into consideration ALL of the community at large when making your decisions. **EVERYONE MATTERS.**

Thank you.

Sincerely,

s.22(1)



## Mayor and Council Feedback

Case number: 101015709644

Case created: 2022-01-22, 11:04:00 PM

Channel: WEBemail\_out

### Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: 311 UNADDRESSED LOCATION

### Request Details

1. **Subject:**  
proposed housing project Arbutus & W.7th/8th Avenue
2. **Describe details (who, what, where, when, why):**  
I am writing in strong opposition to the low-barrier supportive housing model being proposed by BC Housing for Arbutus and West 7/8th in Kitsilano. To insert a large-scale, 140-unit development like this into what is essentially a residential neighbourhood, with a lack of appropriate support services for residents who are living with mental health issues and serious drug addictions, makes no sense and can hardly be seen as supportive housing. As a member of the neighbourhood and a s.22(1) with years of experience working with the marginalized (people with mental health and substance use issues), I believe that this high-density proposal for single-room occupancy units looks and feels like the same failed model that is in place in the Downtown Eastside/downtown Vancouver. At the same time, there has been a lack of meaningful public engagement and it is clear that our very real neighbourhood concerns are falling on deaf ears, particularly when it comes to the impact on our neighbourhood. At the staff level, there seems to be a rush to push this proposal forward. This particular project is not supported by our community, and for good reasons. It is too big, it is incredibly close to a preschool/elementary school, its low barrier model means the residents have serious mental health and drug addiction issues, and there is a lack of services and supports to help them while protecting our neighbourhood. We feel like we are being ignored and that the province and BC Housing are working hard to force this project on us. As our city representatives, we are counting on you to stand up and say no to this project.
3. **Neighbourhood:**  
\line
4. **Were any other cases or service requests created as a result of this feedback?**  
No
6. **(Don't ask, just record - did caller indicate they want a call back?):**  
Unknown
13. **Original Client:**  
s.22(1)
14. **Original Email address:**  
s.22(1)

### Additional Details

Rezoning Application: 2086-2098 W 7th Ave and 2091 W 8th Ave. Please remove from report.

### Contact Details

Name: s.22(1)  
Address: VANCOUVER, s.22(1)  
Address2:  
Phone: s.22(1) Email: s.22(1)  
Alt. Phone: Preferred contact method: Either

## Case Notes

## Photo

- no picture -

*Any web links (URLs) in this case have been altered so that they cannot be opened, as a security measure to protect against malicious links. If you believe a link to be safe please replace the "hxxp" at the beginning with "http" and open in a browser window. If you're unsure if the link is safe to open and you need to open it, please contact the Service Desk.*

**From:** s.22(1)  
**To:** [Stewart, Kennedy](#); [Bligh, Rebecca](#); [Boyle, Christine](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Dominated, Lisa](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Kirby-Yung, Sarah](#); [Swanson, Jean](#); [Wiebe, Michael](#); [Eby, MLA, David](#); [chief.constable@vpd.ca](mailto:chief.constable@vpd.ca); [Fry, Karen](#); [Shayne Ramsay](#)  
**Subject:** [EXT] RE: OPPOSED TO 2086-2098 W7th Ave & 2091 W 8th Ave REZONING PROPOSAL  
**Date:** January 20, 2022 6:50:38 PM  
**Attachments:** [Letter to Mayor COV Jan 20 2022.pdf](#)

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City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

To all addressed above please read the attached letter.

Thank you.

Sincerely,

s.22(1)

From: s.22(1)  
To: [Bligh, Rebecca](#); [Boyle, Christine](#); [Carr, Adriane](#); [Stewart, Kennedy](#); [De Genova, Melissa](#); [Dominato, Lisa](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Kirby-Yung, Sarah](#); [Swanson, Jean](#); [Wiebe, Michael](#)  
Subject: [EXT] Fwd: Your email regarding a supportive housing project on Arbutus  
Date: January 19, 2022 10:38:48 AM

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Good morning,

NB —

This message is in regards to the proposed BC Housing project on Arbutus between W 7th and W 8th Avenues.

I sent a copy of this email to BC Housing and to the Honourable Jennifer Whiteside, Education Minister. Thank you.

Kind regards,

s.22(1)

----- Forwarded message -----

From: s.22(1)  
Date: Wed, Jan 19, 2022 at 10:17 AM  
Subject: Re: Your email regarding a supportive housing project on Arbutus  
To: <[bchceo@bchousing.org](mailto:bchceo@bchousing.org)>  
CC: <[EDUC.minister@gov.bc.ca](mailto:EDUC.minister@gov.bc.ca)>

Dear Shayne Ramsay,

Thank you for responding to my email regarding the proposed supportive housing project on Arbutus. To be clear —

I am not opposed to BC Housing creating a project at this particular site on Arbutus Street. However, the current plan is flawed and frankly, unacceptable.

Regarding the physical design of the building, you stated that studies confirm shadows will begin-and-conclude between 10am - 12pm “at the summer and fall equinox.” To be clear, the equinoxes occur during the Spring and the Fall seasons.

Of greater concern is what will the impact be leading up to, during, and after the Winter Solstice? It is at these times when the daylight hours are shortest; sunlight the least direct; shadows the longest; and the chance of ice forming on the school playground the greatest due to low temperatures. This concern of mine is shared and highlighted by Harvard Medical School. The shadow study needs to be updated to accurately reflect the impacts during the Winter Solstice.

<https://www.health.harvard.edu/blog/6-reasons-children-need-to-play-outside-2018052213880>  
[\[health.harvard.edu\]](https://www.health.harvard.edu)

Regarding my concerns about the number of units, you create a false equivalence and miss the point. Yes, there is never enough affordable housing. However, availability does not correlate to nor does it equal density. This is especially true given that supportive/Housing First units are for those in our communities who are vulnerable; who may be struggling with addiction issues; and who require complex care. With Covid an ongoing crisis, high-density living arrangements effectively create high-risk environments not only for those who would live at this proposed site but also for caregivers and any other person in the vicinity. Additionally, concerns relating to crime are not baseless. Salt Lake City, a pioneer in the use of Housing First, understands this and when asked “how will the city address safety concerns about the new homeless resource centers?” the answer is “the new facilities were designed with safety in mind. Facilities are designed with clear site lines, lighting, and good visibility from the street and building. The scattering of locations across the city will also help reduce criminal activity, by decreasing the concentration of people at each site.” In other words, people need housing first and it should be a given that all people, especially those in perilous circumstances, need to be safe, too.

<https://www.slc.gov/hand/homeless-services/resource-center-faq/> [slc.gov]

Regarding proximity to schools, you state that more than 210 sites “operate within 500 metres of a school.” Of those, how many operate with 25 meters of a school and if there are any, how many of them are the same height as this proposed building? In other words, does precedent for such a BC Housing site exist anywhere in BC? Given the tragedies at Grenfell Tower in London and more recently those in Tokyo and New York City; the use of high-rise structures to house those who are most in need is both highly dubious and dangerous. Given that the Vancouver Fire and Rescue Service does not possess any equipment that can extend the full height of the proposed building should cause concern. Given that Arbutus Street is a traffic artery and as such, is prioritized for emergency vehicles and for snow/ice clearing, how is it that this proposed project does not require a TDM (Transportation Demand Management) Study?

<https://rezoning.vancouver.ca/applications/2086-2098-w-7th-ave-and-2091-w-8th-ave/tdm.pdf>

It needs to be understood that the current pandemic has created unforeseen opportunities that may not come again for many years, if ever. Federal and provincial funding is available. The BC Urban Mayors Caucus, the BC Chamber of Commerce, and the BIABC (Business Improvement Areas of BC) are allied and united in their demands for “complex care housing solutions to help the most vulnerable residents in their communities.” The Broadway Corridor is filled with for-lease properties that could be converted into housing in short order without any need to conduct new, large-scale construction. The former Molson brewery lies dormant while Concord Pacific, “Canada’s Largest Community Builder,” land banks that 7.6 acre parcel. The location, the timing, and the motivation to improve the lives of so many is in your grasp. Seize the opportunity!

<https://www.cbc.ca/news/canada/british-columbia/bc-mayors-housing-call-1.6311158> [cbc.ca]

Kind regards,

s.22(1)

On Tue, Jan 18, 2022 at 12:39 PM BC Housing CEO <[bchceo@bchousing.org](mailto:bchceo@bchousing.org)> wrote:

Dear s.22(1)

Your November 8, 2021 email to the Honourable Jennifer Whiteside, Minister of Education, regarding a supportive housing project on Arbutus, has been referred to me. As Chief Executive Officer of BC Housing, I am pleased to respond.

Thank you for your letter sharing your thoughts about the proposed supportive housing project on Arbutus at West 8<sup>th</sup> Avenue. As I'm sure you are aware, BC Housing and the City of Vancouver conducted early engagement between February 11 and April 30, 2021, before the proposed project was submitted to the City for the rezoning application process. An early engagement summary report, posted on the [Let's Talk page \[letstalkhousingbc.ca\]](https://letstalkhousingbc.ca), provides an overview of community and stakeholder engagement activities and a summary of feedback that was received during the early planning stages for the proposed site.

This level of early engagement is aligned with BC Housing's best practices for community engagement and exceeds the public consultation requirements of the City of Vancouver's rezoning process. The City's Virtual Open House took place between November 1 and 21 so the public would have an opportunity to ask questions and provide feedback as part of the City's regulatory process. This feedback will be submitted to Mayor and Council.

Regarding the physical design of the building, the height of the building has not changed. The calculation of the 13 versus the 12-storey height is due to the parkade being at grade and not underground. The shadow report, included in the application to the City, confirms that at the summer and fall equinox the shadow cast over St. Augustine School starts at 10am and concludes at noon.

In your email you asked about how the project will work operationally. This proposed supportive housing is still in the early stages, as such, operating agreements, staffing levels and specific supports are still being discussed between MPA (the non-profit operator) and BC Housing. Specific supports are also based on the residents' needs.

Regarding your concerns about the 140 units, supportive housing projects vary in size and there is no evidence that there is such a thing as too much affordable housing. We are confident that supportive housing can be effective for residents and the community if they consist of more units. The Request for Proposals process ensures that the selected operator is experienced and can provide the staff and supports to meet the needs of the number of residents at the building. With the understanding that individuals experiencing homelessness have varied needs, this supportive housing will ensure a mix of tenants and the necessary complement of staff, both in number and skillset, to support the residents.

Finally, regarding proximity to schools, there are over 210 provincially funded sites which operate within 500 metres of a school. More than half of these have been operational over 10 years, and the successful experience in those communities has helped inform BC Housing's approach. BC Housing and MPA intend to work closely with neighbours, including the school, on an ongoing basis to ensure the smooth transition of the building into the neighbourhood.

Thank you for taking the time to write.

Yours truly,

Shayne Ramsay  
Chief Executive Officer, BC Housing

*Please note that this email account is primarily for outgoing correspondence only and is not intended for ongoing discussion or replies, as it is not monitored for responses on a regular basis. If you have additional questions, please direct your correspondence appropriately to one of the regions or branches listed here: <https://www.bchousing.org/contact> [bchousing.org]*

*The information contained in this transmission is privileged and/or confidential and is intended for the use of the individual or entity named above. If you have received this message in error, please notify us immediately and destroy this message. You are hereby notified that any dissemination, distribution or communication of this message is strictly prohibited*

**From:** [CouncilCorrespondence@vancouver.ca](mailto:CouncilCorrespondence@vancouver.ca)  
**To:** s.22(1)  
**Subject:** 2086-2098 W 7th Ave and 2091 W 8th Ave Rezoning Application  
**Date:** Monday, January 31, 2022 3:30:26 PM

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Reference Number: 101015709644

PLEASE NOTE: Your comments have NOT been shared with the Mayor and Council as this item is still in the application stage and has not yet been referred to public hearing.

All correspondence regarding a rezoning application or heritage designation must be submitted through the appropriate channels, which vary depending on the stage that the application is in. This helps ensure that Council does not receive information that the public and applicant do not otherwise have before the items are scheduled for review at a public hearing.

Your comments have, however, been sent to the Planning Department to be summarized as part of the referral report to Council.

If the application is referred to public hearing, at that time you can submit further comments to Council through the public hearing web form: <https://vancouver.ca/your-government/contact-council-public-hearing.aspx>, which will be captured as part of the public hearing proceedings.

To learn more about the rezoning process and how to participate in public hearings, please visit: <https://vancouver.ca/home-property-development/how-rezoning-works.aspx>.

Sincerely,

Office of Vancouver City Council  
City of Vancouver  
453 West 12th Ave  
Vancouver, BC  
V5Y 1V4

Note: Please do not respond to this email. If you would like to follow-up or have additional questions or comments, please use the Contact Council web form: <http://vancouver.ca/your-government/contact-council.aspx> or call 3-1-1 and provide your Reference Number listed above.



**From:** [Council Correspondence](#)  
**To:** [PMSHI Rezoning](#)  
**Subject:** 2086-2098 W 7th Ave and 2091 W 8th Ave  
**Date:** Monday, January 31, 2022 3:31:33 PM  
**Attachments:** [Mayor and Council Feedback-101015709644.pdf](#)

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Hi there,

Council received the attached correspondence in regards to 2086-2098 W 7th Ave and 2091 W 8th Ave.

Best regards,

Lori

Lori Gunson | Correspondence Coordinator  
CITY OF VANCOUVER | City Clerk's Office  
T: 604.829.2002  
E: [lori.gunson@vancouver.ca](mailto:lori.gunson@vancouver.ca)

From: Correspondence@City.Clerk@City.Clerk  
To: Mayor's Office (2022) Council (2022)  
Cc: Chief, Michael (2022) Council (2022) Mayor's Office (2022) Council (2022)  
Subject: CM: COB: Mayor and Council Feedback Report January 21 - 23, 2022  
Date: Monday, January 24, 2022 12:25:00 PM  
Attachments: COB - Mayor and Council Feedback Report January 21 - 23, 2022.pdf

Please find attached and below a summary of comments (92 in total) addressed to Mayor and Council, which were received between January 21 – 23, 2022 . More information is available to members of Council by accessing the Council Correspondence Dashboard or the Case Details Report.

Kind regards,

Kathy Bengtson | Administrative Support | Business & Election Services  
Office of the City Clerk | CITY OF VANCOUVER  
T: 604.871.6161 F: 604.873.7119  
kathy.bengtson@vancouver.ca

Mayor and Council Daily Feedback Report, January 28 - 30, 2022

Category	Topic	Specific Area of Concern	Neighbourhood	Council Item	Correspondence Type	Case Details	Attachments	Author Type	Requestor Name	Phone Number	Email	Case Status
City Administration	Overall Services or Governance	General Comments	Unknown	Not Applicable	Original Feedback	<p>My added note to the article provided... What happened to the Monarchy by the designation of Societies, can't imagine to be the Biometrics Monarchy, knowing the natural climate change is happening, were they taken off the Planet?</p> <p>With 250 Israelites behind him, Korach confronts Moses: "You have gone too far! For all of the community are holy, all of them, and the Eternal is in their midst. Why then do you raise yourselves above the congregation of the Eternal?" (Num. 16:3)</p> <p>Korach makes a fair point: If all of the people are holy, why is Moses the only one who can receive God's word? If all of the people are holy, why can only the descendants of Aaron offer sacrifices to God?</p> <p>Korach's quest on his, in essence, a request for a more democratic way of doing things. He insists for a little Equal access to our sacred spaces! These sound like causes that many of us might easily get behind today.</p> <p>But that isn't how things unfolded for Korach and his followers. After a protected debate with Moses, God causes the earth to open up and swallow Korach, his associates and their families. Then, as a punishment for the rebellion, God strikes the Israelites with a plague whose death toll is in the thousands.</p> <p>In our current climate of protest and activism, how can we make meaning from a passage that condemns someone for speaking truth to power? How can we accept the punishment of one who demands equality when we are working so hard to achieve this today?</p> <p>Clearly the ancient rabbis - who valued dissent and debate - had a similar problem with this text. It could be simply the demand or inclusion that led to Korach's demise. There must have been more to Korach's rebellion.</p> <p>The ancient rabbis believed that Korach's crime might have been sowing division in the community, lying, or staging a violent coup, behaving out of jealousy or acting as a provocateur. Many modern commentators suggest that Korach's crime was seeking power for his own sake, rather than out of a desire to serve the community and pursue the greater good.</p> <p>But according to 20th century Israeli philosopher Yeshayahu Leibowitz, the problem lies not in Korach's methods or his motives, but in his words.</p> <p>At first glance, one might see Korach's claim of universal holiness and his demand to democratize the priesthood as hearkening back to earlier biblical commandments to be holy. After all, God tells us that we shall be a kingdom of priests and a holy nation" (Exodus 19:6), and commands us "You shall be holy, for I, the Eternal your God, am holy" (Leviticus 19:2).</p>	Individual	s.22(1)	s.22(1)	Open		
City Administration	Overall Services or Governance	General Comments	Unknown	Not Applicable	Original Feedback	<p>But Korach and his followers, Leibowitz argues, are not striving to become holy. Rather, they are making the claim that they already are holy. He writes: "Korach's demagoguery (is) exposed in his claim that 'all the community are holy' (Lev. 19:2) i.e. we have achieved our goal and nothing more need be demanded of us." The Torah's point is that all the community is challenged to become holy (Lev. 19:2). It is a future goal, not a present boast" (Eitz Chayim Torah Commentary 8617).</p> <p>Similarly, today we cannot respond to the challenges we face in our world simply by celebrating what we have already achieved. Rather, our response must be defined by where we are trying to go, and what commitments we are willing to make to get there.</p> <p>Shai Held writes: "The Torah forcefully challenges us to live lives of holiness - (and) warns us that holiness must remain a perpetual aspiration. To assume that it is an established fact about us rather than a charge put to us is to tread on dangerous ground" ("The Heart of Torah," Volume 2, 10).</p> <p>It's hard to read Korach as a modern Jew. But there is one part of the biblical story that I love. After the rebellion is quashed, the fragments of Korach's band are melted down and made into copper plating for the altar. This is remarkable: something that was used to rebel against Moses and the priesthood is now a permanent part of the sacred shrine.</p> <p>Including the fragments in the altar serves to remind us that our role as a nation is contingent on questions involving accepted truths, facing the consequences of our actions, and learning from our mistakes.</p> <p>Likewise, the mistakes of our nation and leadership are a part of us, as are the moments in which we rebelled against authority and fought for equality. This, too, has been, and will continue to be, an essential part of our nation's sacred story.</p> <p>Rabbi Leah R. Berkowitz is the spiritual leader of Congregation Kol Ami in Elkins Park, co-president of the Women's Rabbinic Network, and author of the picture book "The World Needs Beautiful Things."</p> <p>The Board of Rabbis of Greater Philadelphia is proud to provide diverse perspectives on Torah commentary for the Jewish Exponent. The opinions expressed in this column are the author's own and do not reflect the view of the Board of Rabbis.</p> <p>.... Added by Jeffrey I can only in good judgement know, they may have, as today, pulled the wool over our eyes, as they did today, in a bid to conceal the Israelites' monarchy today, as they did at that time? We earned in Chilweack, BC the cracks of the Earth that we all heard in September, (I believe 2018), was the Earth behaving in the way it did in history. This being the crack what I see as being on the 50th parallel, continuing from its original not-to-be place, at Hells Gate, proceeding onward into the Fraser valley, possibly around the planet, shrinking the planet somewhat? To be continued</p>	Individual	s.22(1)	s.22(1)	Open		
City Administration	Overall Services or Governance	General Comments	Unknown	Not Applicable	Original Feedback	<p>Reading of what the responsibility is on the planet, of a Monarchy, to read clearly. Knowing that only with biometrics I am within the rights to be called a Monarch. My existence being that, living life, as a regular guy.</p> <p>January 25, 2021, the front page of the Vancouver Province Newspaper has a lasting imprint in our memories, depicting a page of what is to become Canada. Seeing s.22(1) I grew up with an older sister, had been friends with, as we walked by one another, to me, she had a half smile of uncertainty. I acknowledge her presence, she, snapping photos of the Downtown Eastside, graffiti, a few weeks before the story appeared in our news. Initially I thought, oh my, at one time in our lives, with the best wishes of our Mother, both would be sitting in Church at this time, she was dressed for it, looking well, except for the hat, which Women wear to our Churches of childhood, to distinguish the difference of a Man &amp; a Woman, as the churches are based on the Monarchy.</p> <p>I then thought Do you believe she is able to see those who are my descendants on the DT Eastside streets, as I do? What about s.22(1) I see s.22(1) recognizing her, being born a Monarchy. s.22(1) may choose to dress as s.22(1) go to Church, at that time the Church would get busy ask her to remove her hat. I would be O.K. with that. The graffiti is about the Monarchy. You have no idea how stressed I was in s.22(1) when Mom had made the mouse costume, without the tail. She was at work, not to arrive home until 8.30 s.22(1) those names are on the size of s.22(1) (s.22(1) to be disintegrated. s.22(1) fessed in his street clothing to ride his motorcycle all over town. I was asked to dress as the mouse for the play we rehearsed for. s.22(1) the guy who chose</p>	Individual	s.22(1)	s.22(1)	Open		



Greenest City	Air and Water Quality	Towards a Quieter and Emission-Free Landscape Maintenance Equipment Future	Kerrisdale	In Support	Original Feedback	<p>operate here.</p> <p>These ultra-loud, leaf-blowing monsters are significantly damaging both physically and mentally to the citizens of our city, and even more so on the leaf-blowing operators themselves.</p> <p>Their unacceptable level of constant noise even penetrates my home's walls and is extremely hard on my mental health.</p> <p>Significant studies from other jurisdictions have shown that they are many times more polluting than even the gas-engine automobile.</p> <p>We have hugely-quieter, good alternatives to these outdated gas machines - with non-polluting, electric technology.</p> <p>Converting to electric is as simple as a trip to Canadian Tire or Home Depot or a two-minute search from your sofa on Amazon.</p> <p>There is no validity to the cost argument of switching from gas to electric equipment.</p> <p>Both corded and battery-powered leaf blowers, and lawnmowers, are cheaper and have all the power needed for residential use in Vancouver.</p> <p>I have a powerful, corded, leaf blower that costs \$100. I also have a battery-powered model, at only twice that price, that can clean up my whole yard and boulevard on one charge.</p> <p>Lawn-care companies have to know that most all city homes have outdoor electrical service, for just such purposes, and is free for them to use.</p> <p>A homeowner's electric service could charge spare batteries while another battery is currently in use by a leaf blower or lawn mower.</p> <p>Although these gas blowers can be very annoying even when blocked away, their operators show absolutely no consideration for anyone in the vicinity and run them at a roaring, full throttle, and for way longer than necessary.</p> <p>Lawn-care companies have been breaching Vancouver's Noise By-law 6555 for decades using these horrible, gas-powered leaf blowers, knowing full well that they are not in compliance and it is time for them to make the responsible change to electric - if they can't willingly use the tried-and-true grass rake.</p> <p>The time easily has come for Vancouver to ban these poison-pumping, pestilent parasites.</p>	Individual	s.22(1)	s.22(1)	s.22(1)	Open
Greenest City	Climate Change	Climate Emergency Action Plan	Riley Park	Not Applicable	Original Feedback	<p>Vancouver City Council is causing problems according to this article. Council should read it and think about what they're doing.</p> <p>Co-lateral damage of the greenest city</p> <p>The Trans-Canada Highway runs through the Fraser Valley less than a block from our house, connecting Canada's primary west coast city, Vancouver, to the rest of the country. During rush hour, or when there's an accident, we can see the traffic back-ups from our front windows.</p> <p>Our local newspaper, The Abbotsford News, recently reported that the number of automobile accidents on the 62-kilometre stretch of the highway between Langley and Chilliwack (the municipal ties to the east and west of Abbotsford, <a href="#">s.22(1)</a>) has recently doubled, from 540 in 2014 to 1,100 in 2017. That means there are now about three accidents a day. Over that three-year period, the number of accidents causing serious injury doubled from 230 to 470. Overall traffic only increased 2 percent a year, but transport truck traffic increased 70 percent, from 1,003 a day to more than 1,700 a day. Experts blame the increased number of accidents on the increased truck traffic, not necessarily because truckers are bad drivers, but because other drivers don't leave sufficient stopping and maneuvering space for the big rigs.</p> <p>The highway is simply not wide enough to handle the increased size and volume of traffic on it. Yet because of British Columbia's mountainous terrain, the Fraser Valley is the only viable transportation corridor leading to Canada's major west coast city and port, and the Trans-Canada Highway is the only major highway running through this corridor. For the most part, as it runs through Abbotsford from Chilliwack to Langley, it is only four lanes wide, two in each direction.</p> <p>Despite this reality, many local politicians in metropolitan Vancouver oppose widening of the highway because they don't want more traffic funneling into their already congested streets. The City of Vancouver has a goal of becoming "the greenest city in the world."</p> <p>It wants people to travel by bicycle or by public transit. It is spending millions of dollars expanding bike lanes, and billions more are being spent to expand Skytrain (metropolitan Vancouver's elevated rail transit system) and bus service.</p> <p>It sounds like state-of-the-art socially and environmentally conscious urban planning, but there's a catch: as housing prices soar in metropolitan Vancouver, people have been moving out into the Fraser Valley and commuting to work in the city. The major public transit systems do not extend out into the valley (politicians in Vancouver, Burnaby, and other parts of the greater metropolitan area want transit dollars spent in their cities, not out in the valley), so commuters have little choice but to drive on the highway.</p> <p>The same issues feed the increase in truck traffic. Land has become too expensive in greater Vancouver, so industry is moving out.</p> <p>Rest of article: <a href="https://bit.ly/345XyTb">https://bit.ly/345XyTb</a></p> <p>Hello,</p> <p>I'm deeply concerned about the climate crisis and the deadly health impacts fossil fuels are having on our community. And as your constituent, I'm asking that you please commit to introducing or passing SAFE Cities policies this year. SAFE Cities is a movement that already has more than 100 local municipalities taking action to limit the expansion of fossil fuels.</p> <p>Please take a minute to review and familiarize yourself with all the different ways our community can take action to limit and protect ourselves from fossil fuels here: <a href="https://www.stand.earth/LocalAction">https://www.stand.earth/LocalAction</a></p> <p>I look forward to hearing back from you about which SAFE Cities policies you will introduce or pass this year.</p> <p>Thank you!</p>	Individual	s.22(1)		s.22(1)	Open
Greenest City	Climate Change	Climate Emergency Action Plan	West End	Not Applicable	Original Feedback	<p>I'm deeply concerned about the climate crisis and the deadly health impacts fossil fuels are having on our community. And as your constituent, I'm asking that you please commit to introducing or passing SAFE Cities policies this year. SAFE Cities is a movement that already has more than 100 local municipalities taking action to limit the expansion of fossil fuels.</p> <p>Please take a minute to review and familiarize yourself with all the different ways our community can take action to limit and protect ourselves from fossil fuels here: <a href="https://www.stand.earth/LocalAction">https://www.stand.earth/LocalAction</a></p> <p>I look forward to hearing back from you about which SAFE Cities policies you will introduce or pass this year.</p> <p>Thank you!</p>	Individual	No Name Provided		s.22(1)	Open

Greenest C ty	Climate Change	Fossil Fuels	West Point Grey	Not Applicable	Original Feedback	<p>Hello,</p> <p>Im deeply concerned about the climate crisis and the deadly health impacts fossil fuels are having on our community. And as your constituent, Im asking that you please commit to introducing or passing SAFE Cities policies this year. SAFE Cities is a movement that already has more than 100 local municipa lites taking action to lim t the expansion of fossil fuels.</p> <p>Please take a minute to review and familiarize yourself with all the different ways our commu ty can take action to limit and protect ourselves from fossil fuels here hoops //www.stand.earth/LocalAction</p> <p>I look forward to hearing back from you about which SAFE Cities policies you will introduce or pass this year.</p> <p>Thank you!</p>	Individual	s.22(1)	s.22(1)	s.22(1)	Open
Greenest C ty	Single Use Items	Single-Use Items	Unknown	Not Applicable	Original Feedback	<p>How does this fee that business owners keep help reduce single-use cups? There are no incentives for businesses to change their practice; in fact, I would argue it encourages them to continue their practice because they get to pocket the extra money. For example, places like McDonalds do not accept person cups for their fountain drinks.</p> <p>As said, there are no incentives for businesses to change behaviors towards a greener Vancouver but it gives incentives for voters to change c ty councillors who supported this new bylaw.</p> <p>We are speaking as voters who supported your platform in the last election.</p>	Individual	s.22(1)		s.22(1)	Open
Greenest C ty	Single Use Items	Single-Use Items	West End	Not Applicable	Original Feedback	<p>Hello your worship,</p> <p>While generally supportive of the new cup fee the program needs to be tweaked. On multiple occasions since its inception I have presented a reusable mug only to have the establishment tell me they won't fill it, and charge the fee anyway. This is incredibly backwards. I also do not agree that this fee stay with the establishment, if the city is levying this fee it should be remitted back to the city for a program fund. Establishments such as mcdonald's do not need the extra revenue stream.</p>	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Housing Affordability	Kensington-Cedar Cottage	Not Applicable	Original Feedback	<p>Hello. How are people on disability meant to afford housing with only \$375 granted to them monthly for shelter? How can they afford anything with the total amount granted? While you do not control this you could he pressuring the provincial govt to be realistic in their support. You could also be better at control ing costs instead of letting them rise beyond even minimum wage levels which realistically not just teens are expected to work. That's not the reality. That's a fairy tall. I've watched how Vancouver has degenerated further and further into some soulless amalgamation. I've seen family owned and local shops progressively shut for good because they can't afford the rent. You allow us to go out of control. You turn us into a playground for the rich and corporate enterprises only. You k ll our communities. Try iving on disability rates and pretend you had nowhere reliable to go but you needed to be in access to healthcare? what would you do? Frankly I feel like my life is worth nothing. I've jumped through hoops and exposed every part of my life to be analyzed for the right to live in poverty. I'm dismayed that I have no freedom to find a safe home that doesn't cause me more pain and suffering. You a low the businesses that thrive on poverty and drug addiction to thrive. People give up reporting to the pocke because they don't do anything around theft and crime, criminals have more rights than anyone with an earned living. I suppose because they generate that profit for the people raking in the cash on poverty and drug support? while you continue to allow people to prey on the vulnerable here. I hope some day those of you who insist on turning a blind eye have experiences in ways equal to what you a low to go on, you deserve to feel it as much as they do. You all seem rather useless for making pos tive change and contribute only to despair. I know someone who was able to die to fentanyl poisoning at the hands of their own daughter who was just trying to do what they could to earn their mother's love. It just bewilders me how you don't seek real help for the disaster Vancouver has become. You are play part in the regular murder through drugs by not enabling a true four p lars of support system. Other countries have shown success and you drag your heels, choosing worthless acts like enabling cooperations to take in more money for waste rather than applying true measures of environmental controls. You think the businesses that create so much waste care? They are pocketing that money - how could you enact something so stupid? If it's some underhanded way to try and help companies generate more profit it's just such a bandaid measure. Get cost of land under control to what this realistic. Tax the shit out of those who treat us as a means to an end at the expense of actual people needing a home.</p>	Individual	s.22(1)	s.22(1)	s.22(1)	Open
Housing and Homelessness	Affordability	Housing Affordability	Oakridge	Not Applicable	Original Feedback	<p>This might be one in a million. But I wanted to let the city know that we are drowning. s.22(1)</p> <p>I don't know if we are going to make t as a family. We can't afford anything in this city let alone the Lower mainland. This housing crisis is decimating your citizens. We are lost. I'm pleading for mercy from the c ty to do something, something good, something that will actually work. The greed in this city is criminal. Landlords are cruel they don't need to answer to any authority. Our ch ldren are growing up with house and food insecurity. Fearful that at any given moment they will need to be uprooted and tossed out. Have mercy. Your family's are at risk of losing everything. Homes, food, jobs, not to mention the havoc it reels on</p>	Individual	s.22(1)		s.22(1)	Open

						our hearts and minds.						
						We are lost, there's no hope.						
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Downtown	In Support	Original Feedback	Housing affordability is a huge issue in the city and we need to explore options for increased density. I'd like to express support for the Making Home plan. I'd also support programs such as the Permanent Affordable Housing (PAH) program from Small Housing BC.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Downtown	In Support	Original Feedback	Hello - please note my support for item B3 in Tuesday's council meeting!	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Fairview	In Support	Original Feedback	I would like to comment in support of the Making HOME plan. We need to explore all available options to make housing affordable for people working in Metro Vancouver.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Fairview	In Support	Original Feedback	Dear Mayor and Council,  I am writing in support of the proposed Making Home program. This type of housing is sorely needed, and finally proposes some real housing off arterial streets.  There are already plenty of lots that detached houses filled with students, and giving owners the option to better develop their land is essential.  This motion will help CEAP's complete communities, reduce emissions through more efficient housing, and enhance neighbourhood character by providing housing that synergizes better with active transit.  I cannot emphasize enough how great it is to see a motion that finally provides an option for people who cannot afford an entire detached home to rent a proper unit of housing on a quiet street. Development should not be relegated to only exist on arterial streets.  Allowing larger lots to exceed 6 units should be considered.  I would like to see the 2000 lot limit removed, and council to not delay this report needlessly. Especially anywhere within a few blocks of the FR-95, this type of housing should be approved ASAP.  These units do not need any sort of minimum parking. They should not have stricter aesthetic standards than single-family homes.  Consolidation of people currently renting studios/1-bedroom apartments or subletting rooms in detached homes should be considered.  I would like to see an avenue for small commercial operations such as a grocer to be built in a similar fashion, as there are far too many regions in Vancouver where it would be at least a 30 minute round trip walk to buy milk.  Thank you for your consideration of my comments.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Grandview-Woodland	In Support	Original Feedback	I support this proposal.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Grandview-Woodland	In Support	Original Feedback	I support the initiative to build more housing and increase density levels. This is something Vancouver desperately needs! We need a greater supply of housing and gentle density retains neighborhood character.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Grandview-Woodland	In Support	Original Feedback	I support the "gentle density" proposal from Kennedy Stewart to allow four-plexes and six-plexes in low-density residential areas. I believe this is a positive step towards remedying Vancouver's housing shortage without making major impacts on neighbourhoods.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Hastings-Sunrise	In Support	Original Feedback	Hi, I'm a Vancouver resident facing the hardships of the city's astronomical rent prices. I support the proposed "gentle density" plan because I see it as a way to increase housing supply and therefore begin to address the city's housing problems.	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Hastings-Sunrise	In Support	Original Feedback	I am in support of the Making Home proposal from Kennedy Stewart. Vancouver is desperately in need of transition to increased density, and this proposal seems like a solid start to creating change.	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Hastings-Sunrise	In Support	Original Feedback	I think Mayor Stewart's Making Home proposal is a great idea that will make Vancouver a nice and affordable place to live. After living in Montreal, it is a great style and gives the city a good character where everyone can live affordably.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	I do not live in Vancouver	In Support	Original Feedback	Making Home. Support for the above motion <a href="#">Please see attached letter</a>	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	I do not live in Vancouver	In Support	Original Feedback	Dear Mayor and Council,  I am writing in support of the proposed Making Home program. This refined proposal addresses many concerns, such as increased land value, tenant relocation, and competition with the Secured Rental Policy, while providing enough flexibility for Staff to develop a meaningful program that extracts maximum public benefit. As related in Staff presentations, most construction in the City of Vancouver over the past decade has been detached houses and duplexes. Every one of these was a missed opportunity for better land use. Permitting six-plexes in RS zones will  Support the Climate Emergency Action Plan's Complete Communities goal, Reduce building emissions via increased energy efficiency (shared walls), Grow our economy by allowing Metro Vancouverites to live closer to their jobs, Support active transit and provide ridership to the frequent bus network, Allow people who cannot afford a detached home to live on quiet streets in the neighbourhood to which they are most connected, Help alleviate the housing shortage, and Provide funds to support below market housing. While this policy is much better than the status quo in so many ways and deserves support, it does not go nearly far enough. Some potential amendments to support viability and livability could include  For lots to be developed with up to 6 units on a typical 33 lot, Target a 1.75 or higher FSR with relaxed setbacks, Encourage rooftop decks, Remove the 2000 lot limit, Tailor this program to be more attractive than single family and duplex	Individual	s.22(1)		s.22(1)		Open

						redevelopment in all neighbourhoods. Without delaying the report back to Council, consult specifically with potential buyers & renters of the homes envisioned by these policies/guidelines as part of any consultation. Staff may determine to be necessary. Thank you for your consideration of my comments.						
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kensington-Cedar Cottage	In Support	Original Feedback	I am in support of the Making Home plan outlined here <a href="https://b1.ly/3nQnl3u">https://b1.ly/3nQnl3u</a>	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kensington-Cedar Cottage	In Support	Original Feedback	I support increased density.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kensington-Cedar Cottage	In Support	Original Feedback	As a resident in a 11 unit multi unit strata in the City of Vancouver I fully support the mayor's <a href="https://b1.ly/3GZZHLA">https://b1.ly/3GZZHLA</a>	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kerrisdale	In Support	Original Feedback	I am in support of gentle density zoning in order to reduce the minimum cost of owning and renting housing.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kerrisdale	In Support	Original Feedback	Please allow for gentle density in as much of Vancouver as possible. As a Vancouverite in his mid thirties, the missing middle housing options have pushed back my plans to start a family and potentially remain in Vancouver.  I hope we can create a more livable city that supports working and medium density housing that is more inclusive of a greater diversity of people from differing economic situations.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Killarney	In Support	Original Feedback	I heard about Mayor Stewart's "making home" proposal and absolutely agree that gentle density is an awesome way of adding desperately needed housing and also preserving Vancouver's character. Strongly in favour!	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	In Support	Original Feedback	Hi city councillors. You need to approve item B3 on the upcoming agenda. (allowing four-plexes and six-plexes in low-density residential areas). Vancouver is known to be unaffordable for the average person to live. You have the ability to change this. I want to settle down here but I know I may have to leave soon. I am a property owner in Kitsilano and I strongly support this resolution. There is no right to a view, and no right to freeze development because you got yours already. No one gets a veto on development just because they bought before now. The city desperately needs more housing and we cannot be held hostage to NIMBYs. If you don't like density move somewhere else. YIMBY! I strongly support agenda item B3 and encourage council to allow additional density in single family home neighbourhoods - which have been responsible for driving the housing affordability crisis and are disproportionately responsible for higher GHG emissions in the city.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	In Support	Original Feedback	I am a property owner in Kitsilano and I strongly support this resolution. There is no right to a view, and no right to freeze development because you got yours already. No one gets a veto on development just because they bought before now. The city desperately needs more housing and we cannot be held hostage to NIMBYs. If you don't like density move somewhere else. YIMBY! I strongly support agenda item B3 and encourage council to allow additional density in single family home neighbourhoods - which have been responsible for driving the housing affordability crisis and are disproportionately responsible for higher GHG emissions in the city.	Individual	No Name Provided		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	In Support	Original Feedback	I strongly support agenda item B3 and encourage council to allow additional density in single family home neighbourhoods - which have been responsible for driving the housing affordability crisis and are disproportionately responsible for higher GHG emissions in the city.	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	In Support	Original Feedback	In the city of Vancouver, single-family and duplex properties take up about 80% of all residential land. We're adding more high-rises to rapid transit corridors, and city council has just legalized six-storey rental buildings near local shopping areas. But we also need to add "gentle density" to low-density residential neighbourhoods, because they make up so much of Vancouver's residential land, and because not everyone wants to live in an apartment. There's a lot of people making good salaries who still feel poor in Vancouver, because they can't afford to own.  The idea with "gentle density" is that it adds more housing and more ownership options, but without a major impact on the neighbourhood. The cost of owning is still going to be high in the city of Vancouver, the cost of a new home is about \$1000 per square foot, so the market price for a new 1000-square-foot home is going to be about \$1 million. (The price of a standard 33-foot lot in East Van is around \$1.2 million to \$1.5 million, just for the land.)  Some good reads that support Gentle Density homes include  <a href="https://brook.gs/3FTLS3f">https://brook.gs/3FTLS3f</a>  Cities such as Seattle just south of Vancouver are already home to thousands of duplexes which helps with offering more homes at a more affordable rate for families. With most SFH's in Vancouver way out of the price range for the average Vancouverite family, their should be more focus on building densified housing that targets the young families who may be looking to buy their first home or move from their condo into a larger space. By approving gentle density housing you would make this more achievable for the average young family.  <a href="https://b1.ly/3qXy183">https://b1.ly/3qXy183</a>	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	In Support	Original Feedback	I support building more housing in Vancouver. Please allow for more density in SFH neighborhoods.	Individual	No Name Provided		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	In Support	Original Feedback	I agree with this letter <a href="https://b1.ly/3KI6V8g">https://b1.ly/3KI6V8g</a>  Please do it and more.  Thank you.	Individual	No Name Provided		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	In Support	Original Feedback	Please see the attached letter in support of Making Home. <a href="#">Click Here</a>	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Marpole	In Support	Original Feedback	I support increased density like duplexes.	Individual	No Name Provided		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Mount Pleasant	In Support	Original Feedback	I fully support "gentle density" developments in residential single-family home neighbourhoods. The city is rapidly growing, and much of the land is zoned inefficiently to only allow for larger, single family homes to be built. I believe this is contributing to the housing crisis that we are currently experiencing. Gentle density developments are pleasant to walk around, and blend in well into low-rise, residential neighbourhoods. My favourite example of a neighbourhood that is like this is the west end/English bay area, where development is low enough and of an aesthetic that	Individual	s.22(1)		s.22(1)		Open

							makes it feel like a quiet neighbourhood, yet having much more density. Please vote to support the creation of more gentle density developments such as rowhouses, duplexes, etc in SFH areas.							
							Thank you.							
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Mount Pleasant	In Support	Original Feedback		<p>I would like to voice my strong support of the "making home proposal". I am a young Vancouverite who increasingly feels the pressure of the housing market. That my rent will increase to an amount I can't afford. That I will never be able to buy a home in the City I love. 70% of the land in this City is designated to our lowest density form of housing. We cannot afford for the majority of our land to be held hostage by a small percentage of residents who profit from a lack of development.</p> <p>If things continue as they are, Vancouver will not be a city for the living. It will be a vehicle for the lucky few to increase the value of their investment. What will happen to the City when service workers, students, blue collar, and other workers that are the backbone to the City give up on trying to live here?</p> <p>Without a plan to increase density across the City, the liveability of the city will continue to decline for everyone, even the wealthy.</p> <p>This plan is not enough, but it is a start. It's a point where we can show that density doesn't have to change the character of a neighborhood, and I doesn't cause the problems that existing residents fear. It can show how new residents will add life, vibrancy, and community into a neighborhood.</p> <p>I hope that Council takes the long term health of the City into consideration, and that a select few tower developments and mid rises along Cambie are not enough to solve the housing crisis.</p>	Individual	No Name Provided		<div>§ 22(1)</div>		Open	
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Mount Pleasant	In Support	Original Feedback		<p>As an owner in Vancouver, it saddens me to see prices go out of reach of my friends and family and improving the density in our city is so key to keeping it healthy and a live.</p> <p>I support allowing four-plexes and six-plexes in low-density residential areas. Our community needs this change.</p> <p>Thank you,</p> <div>§ 22(1)</div>	Individual	<div>§ 22(1)</div>		<div>§ 22(1)</div>		Open	
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Mount Pleasant	In Support	Original Feedback		<p>Please support the gentle density proposal! It strikes the right balance between preserving and evolving neighbourhood character.</p>	Individual	<div>§ 22(1)</div>		<div>§ 22(1)</div>		Open	
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Mount Pleasant	In Support	Original Feedback		<p>I am writing to you in support of the Making Home bill to allow more multiplex housing in Vancouver.</p> <p>We are undergoing a nationwide housing crisis. Inflation has increased costs for the average household, and many of us cannot fathom buying a house. We need more housing.</p> <p>Multiplexes are a step in the right direction for Vancouver. They are non intrusive to neighbourhoods, and can easily expand our housing supply. It is time to put aside individual needs and think for Canadian society.</p>	Individual	<div>§ 22(1)</div>		<div>§ 22(1)</div>		Open	
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Mount Pleasant	In Support	Original Feedback		<p>I am in favour of the gentle density proposal. I wanted to voice my support for the</p>	Individual	<div>§ 22(1)</div>		<div>§ 22(1)</div>		Open	
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Mount Pleasant	In Support	Original Feedback		<p>Hello,</p> <p>I'm writing to express my strong support for increasing gentle density in Vancouver residential neighbourhoods. I feel this will ease the housing crisis and allow for an increase in quality rental stock outside of high-rises or aging low rises around the city. Would love to see more row houses, townhouses, and laneway houses in Vancouver.</p>	Individual	No Name Provided		<div>§ 22(1)</div>		Open	
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Mount Pleasant	In Support	Original Feedback		<p>Rezoning increasing portions our massive swaths of RS-1 single family to multifamily triplexes and similar is essential for the future success of Vancouver as a city. We are growing, quickly, and we need to adapt to ensure liveability and affordability for the current and next generation.</p>	Individual	<div>§ 22(1)</div>		<div>§ 22(1)</div>		Open	
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Mount Pleasant	In Support	Original Feedback		<p>I applaud the directions being taken to increase the amount of rental units that would be available in the city. Vancouver has a dire housing problem, and these steps are crucial towards a sustainable solution.</p>	Individual	<div>§ 22(1)</div>	<div>§ 22(1)</div>	<div>§ 22(1)</div>		Open	
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Renfrew-Co lingswood	In Support	Original Feedback		<p>I am writing in strong support of the proposal to allow four-plexes and six-plexes in low-density residential areas ("Making Home). The six unit Townhouse building where I live is the perfect Vancouver home for my family.</p> <div>§ 22(1)</div> <p>We enjoy knowing our neighbours (fellow townhouse owners) while also living in a quieter neighbourhood. We could never, ever afford a detached home or duplex in this city. This housing model gave us a chance to buy, and does not disrupt the neighbourhood. We need supply. These are good family homes. While they are not a silver bullet for affordability (our home is still far too expensive) it is a helpful contribution to the overall supply and way better than a detached home or duplex. Please approve this proposal.</p>	Individual	<div>§ 22(1)</div>	<div>§ 22(1)</div>	<div>§ 22(1)</div>		Open	
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Renfrew-Co lingswood	In Support	Original Feedback		<p>As a longtime resident of Vancouver and a homeowner, I want to voice my strong support for the "Making Home" proposal. Vancouver is a great city and it's no surprise that people want to live here. Our city plan has not accepted this reality, and the disconnect between the two creates suffering and missed opportunities. Vancouver is North America's greatest city, it just doesn't realize it yet.</p>	Individual	<div>§ 22(1)</div>		<div>§ 22(1)</div>		Open	
							<p>Hello,</p> <p>I urge council to pass item B3 in support of housing densification. We desperately</p>							



Housing and Homelessness	Affordability	Making Home Housing for All of Us	Renfrew-Collingwood	In Support	Original Feedback	need more housing stock and a more fair market (I say as a homeowner). Any politician that has the guts to tackle this issue in a real way has my vote, above all other issues. I urge the council to also work on streamlining and quickening the approval process for new builds. There are many solutions. We need action and courage from our leaders. People are hungry for action. Thank you.	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Renfrew-Collingwood	In Support	Original Feedback	Im a resident of Vancouver and I support building more low rise homes	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Renfrew-Collingwood	In Support	Original Feedback	We absolutely support gentle density projects. Our city needs this to keep people from moving away and to have hope for a thriving future. The plan needs to build in ways to keep property values from escalating (covenant or development fee). Please help get this done now!	Individual	No Name Provided		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Riley Park	In Support	Original Feedback	As a family of 3, with an income close to \$200,000, we have no chance of owning anything in the city. Proposals like this would help us stay in Vancouver. We don't need much space for our family.	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Riley Park	In Support	Original Feedback	We are currently renting and the owners are trying to sell the suite, we are living with tremendous insecurity	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Riley Park	In Support	Original Feedback	I'm writing to support the Making Home motion - it seems like a good way to add "gentle density" to low-density residential neighbourhoods.	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Riley Park	In Support	Original Feedback	Dear councillors,  This city very sorely needs more housing. We need more housing in low density areas. This city is dying without it.  There seems to be a disconnect between what our community needs and what's happening.  People will continue to leave our city if we don't act on this. Already, I see so many of my friends in their 20s and 30s moving away or giving up on owning enough space/money to have families. Housing costs and supply are a huge part of this decision.  Please vote in favour of any motions to add housing supply to lower density areas. Rich homeowners honestly need to suck it up. It's not 1965 anymore. The world has changed. More housing is good.  Thank you.	Individual	s.22(1)	s.22(1)	s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Shaughnessy	In Support	Original Feedback	Please vote yes to the Making Home proposal. Housing is the most urgent need in our city. Councillors who vote no on this proposal will not have my vote in the upcoming municipal election	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	South Cambie	In Support	Original Feedback	Council member's motion B3 is a good way to create more housing, and a very good way to create the type of housing this city needs right now. I support it.	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	South Cambie	In Support	Original Feedback	Dear Mayor and Council:  I am writing in strong support of the proposed Council Members Motion 3: Making Home program.  I believe we are in an acute housing crisis. While many solutions may help, the surest and most important will be to increase density, which is also beneficial for our city's economy, environment, and health.  My understanding is that this proposal addresses many concerns, such as increased land value, tenant relocation, and competition with the Secure Rental Policy, while providing enough flexibility for Staff to develop a meaningful program that extracts maximum public benefit.  As related in Staff presentations, most construction in the City of Vancouver over the past decade has been detached houses and duplexes. Every one of these was a missed opportunity for better and use. Permitting sixplexes in RS zones will:  Support the Climate Emergency Action Plans Complete Communities goal. Reduce building emissions via increased energy efficiency (shared walls). Grow our economy by allowing Metro Vancouverites to live closer to their jobs. Support active transit and provide a denser to the frequent bus network. Allow people who cannot afford a detached home to live on quiet streets in the neighbourhood to which they are most connected. Help alleviate the housing shortage, and Provide funds to support below market housing.  While this policy is much better than the status quo in so many ways and deserves support, it does not go nearly far enough. Some potential amendments to support viability and livability could include:  For lots to be developed with up to 6 units on a typical 33' lot. Target a 1.75 or higher FSR with relaxed setbacks. Encourage rooftop decks. Remove the 2000 lot minimum. Tailor this program to be more atractive than single family and duplex redevelopment in all neighbourhoods.  Without delaying the report back to Council, consult specifically with potential buyers & renters of the homes envisioned by these policies/guidelines as part of any consultation. Staff may determine to be necessary.  Thank you for your consideration of my comments.	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	South Cambie	In Support	Original Feedback	YES. YES PLEASE.	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Strathcona	In Support	Original Feedback	Vancouver is a dying city, we need more housing at fractions the cost people are currently forced to pay. Increase density, change zoning bylaws. Looks at Montreal and cities across Europe. We need mixed use spaces throughout this city, fourplexes, sixplexes, two bedrooms three bedrooms. Abolish luxury real estate and finally build something people can live and raise a family in. There are way to many single family homes and wasteland suburbs in this city.	Individual	s.22(1)		s.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Strathcona	In Support	Original Feedback	Hello,  I just became aware of the Gentle Density proposal and just wanted to express my support. It seems like a great compromise solution to retaining neighborhood character while increasing density and improving supply.	Individual	s.22(1)		s.22(1)	Open

						Thanks §.22(1)						
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Unknown	In Support	Original Feedback	I am in support of the plan to allow for 4 to 6 plexes in Vancouver. As a §.22(1) professional with a Master's degree and a spouse in healthcare, it angers me that we are being forced out of the city due to housing costs. Just legalize our ability to tear down some 1960s bungalow and build a four-plex. Rather than have an empty building or a mcmanion, you can have 4 middle class families actually living and supporting the vibrancy and character of the community. Let us build housing!	Individual	§.22(1)		§.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Unknown	In Support	Original Feedback	We need to approve this for better housing options. Enough of single homes for a few rich	Individual	§.22(1)	§.22(1)		§.22(1)	Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Unknown	In Support	Original Feedback	Dear Mayor and Council,  I am writing in support of the proposed Making Home program. This refined proposal addresses many concerns, such as increased land value, tenant relocation, and competition with the Secured Rental Policy, while providing enough flexibility for Staff to develop a meaningful program that extracts maximum public benefit.  As related in Staff presentations, most construction in the City of Vancouver over the past decade has been detached houses and duplexes. Every one of these was a missed opportunity for better land use. Permitting six-plexes in RS zones will  - Support the Climate Emergency Action Plan's "Complete Communities" goal, - Reduce building emissions via increased energy efficiency (shared walls), - Grow our economy by allowing Metro Vancouverites to live closer to their jobs, - Support active transit and provide ridership to the frequent bus network, - Allow people who cannot afford a detached home to live on quiet streets in the neighbourhood to which they are most connected, - Help alleviate the housing shortage, and Provide funds to support below market housing.  While this policy is much better than the status quo in so many ways and deserves support, it does not go nearly far enough. Some potential amendments to support viability and livability could include  - For lots to be developed with up to 6 units on a typical 337' lot, - Target a 1.75 or higher FSR with relaxed setbacks, - Encourage rooftop decks, - Remove the 2000 lot limit, - Tailor this program to be more attractive than single family and duplex redevelopment in all neighbourhoods, - Without delaying the report back to Council, consult specifically with potential buyers & renters of the homes envisioned by these policies/guidelines as part of any consultation Staff may determine to be necessary.  Thank you for your consideration of my comments.	Individual	§.22(1)		§.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Victoria-Fraserview	In Support	Original Feedback	Increasing housing density is a project that should have been started 30 years ago. This increase in density is a start, and the only way forward for us.	Individual	§.22(1)		§.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	West End	In Support	Original Feedback	Dear Vancouver City Council,  On regards to the item B3 of Tuesday.  I want to express my support on building four-plexes and six-plexes in low-density residential areas.  Vancouver has an artificial problem with the lack of affordability of housing.  Housing is a necessity, a human right that should have a higher priority or consideration that any other argument, specially if any counter argument is how having more housing will affect neighboring properties prices.  By allowing Single Family Home dominance you are persevering the encouragement of the car culture.  Rest §.22(1)	Individual	§.22(1)		§.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	West End	In Support	Original Feedback	I am in support of any and all measures to increase density of housing	Individual	§.22(1)		§.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	West Point Grey	In Support	Original Feedback	Dear Sir or Madam  I am writing in support of item B3 Making Home: Housing For All of Us on the agenda for the upcoming council meeting on the 25th January.  I moved to Vancouver from London (UK) §.22(1) continue my career as a §.22(1) Manager, along with my partner who works in §.22(1) We both want to build our lives here in BC, and as such, that plan includes buying our first property to call home. Despite obtaining higher education (master's degrees and professional qualifications), working 60 hour weeks and saving hard over the past few years, we are losing hope for our dream to own our own property in Vancouver due to the ongoing and worsening housing crisis here. When talking to many of our friends here in their late 20s early 30s, the impact of this crisis is clear - people are delaying starting families, accepting sub-standard housing conditions, or moving away from Vancouver in order to buy a property of their own. Our original plan to build our lives here in Vancouver is now fast becoming a plan to move again in search of affordable housing - either elsewhere in Canada or abroad. This can't be sustainable for the future health and success of Vancouver - nor can it be fair for a generation who were told to study and work hard in order to one day afford their own home, but now find the housing ladder has been pulled up above them out of reach.  The Making Home housing plan would be a step in the right direction towards addressing the crisis - moving from the UK, I was staggered to discover how much of Vancouver is zoned for single-detached homes. It is simply not a sustainable way to plan and manage neighborhoods - middle income earners are priced out of huge swathes of the city, while those lucky enough to have purchased property when it was still affordable on middle incomes can now purchase	Individual	§.22(1)		§.22(1)		Open

						<p>their second or third property as an investment to further increase their wealth. My partner is actually from Vancouver or grizzly and her family have lived in Point Grey for decades - their neighborhood of single-detached homes is largely a ghost town of empty investment properties. While the children of the few families that live there have all moved away from Vancouver to seek affordable housing.</p> <p>Allowing multiple properties to be built on these lots - and reserving these units for middle income earners - would go a long way to bringing life back to these neighborhoods and offering some hope to people like my partner and I, that we may actually have a future in Vancouver.</p> <p>I urge you to please support this motion, as well as supporting all other efforts to address the housing crisis and avoid entire generations leaving Vancouver for good.</p> <p>Thank you.</p>						
Housing and Homelessness	Affordability	Making Home Housing for All of Us	West Point Grey	In Support	Original Feedback	<p>I strongly support the Making Home plan in effort to combat the exorbitant cost of living that is driving many people away and hollowing out our beloved city. Single family homeowners need to think beyond themselves and think about the long term impact that low density housing will have on our city, including evaporating the middle class and making Vancouver a one-note city full of elite. We can and must do more.</p>	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	Neutral	Original Feedback	<p>While I like the sentiment behind this proposal -&lt;https://www.cbc.ca/news/canada/british-columbia/kennedy-stewart-densification-plan-1.6218978&gt; I worry that it's not enough.</p> <p>Six townhomes went up in its place and they each then sold for \$750K. An increase of six for one. Now, 20 years later, the most recent townhouse flips have been for \$2.2M each. How is that affordable?</p> <p>When planning housing, we need 15 minute neighbourhoods. We need good transit and active transportation. Doing a six for one without the rest won't get us where we need to be.</p> <p>Thanks for reading this.</p>	Individual	No Name Provided		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	Neutral	Original Feedback	<p>Can someone please send me a link where I can see a conceptual proposal of floor plans and exterior elevations of what a 6 plex could / will look like on a 33 x 122 vancouver lot</p>	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Killarney	Not Applicable	Original Feedback	<p>Hello, I was born in Vancouver. I'm a student and I work almost every day. I cannot afford to live here. Single family homes in such a densely populated city are criminal when you realize how many people are on the street or living in illegal housing. This is not a new problem and nothing has been done about it as far as I can tell. Please vote to allow gentle density in areas with single family homes. Thank you.</p>	Individual	s.22(1)		s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kerrisdale	Opposed	Original Feedback	<p>I heard mayor Kennedy advocate for six families per lot. This is insanity!</p> <p>I wish the city would stick to their lane and pick up the garbage and litter take care of the roads and let the tax dollars we give to the provincial and federal governments be spent by those governments. Modular housing? Not a municipal cost. Reduce taxes. Stick to the municipal basic responsibilities.</p> <p>Thank you</p>	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kerrisdale	Opposed	Original Feedback	<p>My husband is requesting that I ask you to consider the New York approach. Clean up the litter and broken windows and graffiti. While you are contemplating how to spend our tax dollars on municipal issues. The basics. Not modular housing, not subsidies for middle class condos. Not million of dollars on passion park projects. The basics. THEN we can see what money is left over to spend on other things.</p> <p>I heard mayor Kennedy advocate for six families per lot. This is insanity!</p>	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kerrisdale	Opposed	Original Feedback	<p>I wish the city would stick to their lane and pick up the garbage and litter take care of the roads and let the tax dollars we give to the provincial and federal governments be spent by those governments. Modular housing? Not a municipal cost. Reduce taxes. Stick to the municipal basic responsibilities.</p> <p>Thank you,</p>	Individual	s.22(1)	s.22(1)	s.22(1)		Closed
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Kitsilano	Opposed	Original Feedback	<p>I read the motion being brought forth by Mayor Kennedy Stewart. First thing that caught my eye was that 2,000 lots will make up a pilot project. That is far too many lots considering all the building that is going on in Vancouver. I would suggest that if this motion goes ahead to start with 50 to 100 lots, not 2,000. You should also consider the effects this will have on the environment as lawns, trees, and flower beds disappear. It may be intrusive into character neighbourhoods if they are spot-rezoned. This plan requires much more work to see if it is feasible. Making Home leaves too much unsaid what will happen to her tag and character homes? What will these units sell for? Does the property owner set the price? Is this an invitation for investors? I don't see how it could not be.</p>	Individual	s.22(1)	s.22(1)	s.22(1)		Open
Housing and Homelessness	Affordability	Making Home Housing for All of Us	Unknown	Opposed	Original Feedback	<p>I am opposed to the 'making Home' Pilot idea. The pilot is too large. Seems like a lot of concrete and loss of greenery for our city. More reasonable would be four units on a 60-ft lot. Would those numbers work? There is a proven way continuing to infill with duplexes and laneway houses. Most distressing is hearing from friends about the impactful number of vacant homes in some neighbourhoods! What can we do to bring these into active housing?</p>	Individual	s.22(1)		s.22(1)		Open
						<p>I am writing regarding the mayor's Making Home proposal. Despite researching it and scouring the mayor's website about it, I simply cannot understand how it will actually work.</p> <p>I am left with far more questions than the website or the zoom meeting answered. And certainly neither of those sources addressed my grave concerns about Making Home.</p> <p>First, as you know, every single lot in Vancouver can already have at least four dwelling on it. Even RS-zoned lots can have a duplex, basement suite and laneway house. Does it even make sense to jack that up to six</p>						

Housing and Homelessness	Affordability	Making Home Housing for All of Us	West Point Grey	Opposed	Original Feedback	<p>units? Not to me, it doesn't.</p> <p>According to this article, <a href="https://cityhallwatch.wordpress.com/2022/01/21/palmquist-wants-making-home-with-making-home-more-affordable/">https://cityhallwatch.wordpress.com/2022/01/21/palmquist-wants-making-home-with-making-home-more-affordable/</a>, Making Home is NOT the solution to a for-profit home ownership. It's made out to be. And of course, that is supposedly the whole point of Making Home, to make home ownership affordable.</p> <p>The mayor says this plan will have no impact on the surrounding area. That makes no sense at all to me. With twice as much square footage as now a tower even on a small 33X122 lot, trees and gardens will be demolished. Increased development pressure will lead to perfectly good heritage and character houses being torn down and sent to the landfill, an environmentally responsible move. With no specific provision for the height and footprint of these developments, how can Vancouver ever even guess at the degree of shading and crowding these will inflict?</p> <p>And that is just the start of my questions. I have more.</p> <p>Where will all that on-site parking plan call for go? No way will six cars, one for each unit, fit on a 33X122 lot along with all those new units unless there's underground parking. I thought the City was opposed to underground parking because of the high carbon footprint of concrete. If on-site parking is not required, then this plan will further impact the surrounding area with increased parking congestion.</p> <p>Where are the 2000 proposed projects to be located? How will that be determined? Can they just go anywhere? What say will the immediate neighbours who will be impacted by these projects have in all this?</p> <p>How much will the land capture value be?</p> <p>How will the City secure the two "permanently affordable units"?</p> <p>And why is Making Home being presented as just a small gradual pilot project when it's anything but? With 2000 projects giving 12,000 units, that is a population increase of at least 2,000 people. Based on Vancouver's population of approximately 650,000 and a typical population increase of 1% per year, those 2,000 people are equivalent to our years of natural growth for Vancouver! Far more than a mere pilot project! A test drive project needs to be done on a smaller scale.</p> <p>Given the above questions and concerns and the fact that Making Home is just far too vague and lacking in crucial details as to how it will actually work, I very strongly urge council to vote against it.</p> <p>Sincerely, §.22(1)</p>	Individual	§.22(1)	§.22(1)	§.22(1)	Open
Housing and Homelessness	Demonstrations	Recycling and Reuse of Materials	Downtown	Not Applicable	Original Feedback	<p>Hi!</p> <p>(Thanks for the covid shots, sincerely!)</p> <p>There are many washing machines/dryers being disposed of in the haul out/haul in when buying new units...many of which still function.</p> <p>This is because when the units have reached the end of their service schedule and have started to fail and flood some condos the stratas have either ordered or "strongly suggested" (following due notice we'd surely be liable to the strata and insurance) disposing of said units. As a result, many many functioning units have gone back on the truck when the big box stores delivered the new product to the consumer. My condo building is experiencing such a phenomenon right now. I just had a perfectly usable washer/dryer combination unit hauled away in favour of a new and reliable washer. (In Toronto I either would have kept the unit until its bitter end or donated it myself, but sometimes it's also hard to get a recipient who'd like to pick it up. I did call one used appliance store of the same articles and offered to donate it, but he declined.) There are used shops selling said units, but why can't the city approach the stores to inquire about receiving the functioning ones for homeless usage in a facility?</p> <p>Stores in question should be Home Depot, Costco, Rona/Lowes, etc.</p> <p>Vancouver should also have free-growing food trees. Pick what's hardy and has a good yield and plant it. The community gardens are a good step.</p> <p>From §.22(1)</p> <p>Sent: Friday, January 21, 2022 12:19 PM To: Boyle, Christine &lt;Christine.Boyle@vancouver.ca&gt; Subject: [EXT] Signage</p> <p>Hi Christine,</p> <p>I am hoping for some help regarding an offensive sign. I walk to work at §.22(1) everyday and walk past "The Penthouse" at 1019 Seymour street.</p> <p>They regularly use misogynistic, degrading language on their rotating sign. It's a large sign and to top off it off it is written in a mocking tone such as "no pass, no ass" or the most recent one was referring to "tits".</p> <p>It's so disheartening to me that it's still legal to openly mock women in this degrading way. Can you help?</p> <p>Many thanks §.22(1)</p>	Individual	§.22(1)	§.22(1)	§.22(1)	Open
Licenses and Permits	Business Commercial	Signage	Unknown	Not Applicable	Original Feedback	<p>From §.22(1)</p> <p>Sent: Friday, January 21, 2022 12:19 PM To: Boyle, Christine &lt;Christine.Boyle@vancouver.ca&gt; Subject: [EXT] Signage</p> <p>Hi Christine,</p> <p>I am hoping for some help regarding an offensive sign. I walk to work at §.22(1) everyday and walk past "The Penthouse" at 1019 Seymour street.</p> <p>They regularly use misogynistic, degrading language on their rotating sign. It's a large sign and to top off it off it is written in a mocking tone such as "no pass, no ass" or the most recent one was referring to "tits".</p> <p>It's so disheartening to me that it's still legal to openly mock women in this degrading way. Can you help?</p> <p>Many thanks §.22(1)</p>	Individual	§.22(1)	§.22(1)	§.22(1)	Open
Police, Fire, and Public Safety	Community Safety	Neighbourhood Safety	Kensington-Cedar Cottage	Not Applicable	Original Feedback	<p>Granville St between Nelson and Pacific does not feel safe any more. There are mentally ill people all over the street, and a few nights ago I walked there by myself and I'm a §.22(1) and I felt nervous. I found out BC Housing has purchased the Howard Johnson and another hotel on the 1100 block and at this point this is contributing to the problem. This is a tourism district, not a place for homeless shelters. Is there a plan to move the supportive housing off Granville soon? If not, many businesses will close and you'll have a bigger problem to deal with.</p> <p>Hey, what is the all white Council and mysterious mayor doing about all this vandalism in Chinatown? If it was white part of town, you'd all be fundraising and raising awareness to clean this up, right! <a href="https://b.ly/3GXYHuX">https://b.ly/3GXYHuX</a></p> <p>I found this horrible newspaper at my door Saturday morning. It made me angry and frustrated that this garbage is distributed at all. Contacting the Mayor seemed like a good idea. I hope you agree.</p> <p>Common Ground located at 3152 W 8th in Vancouver has published a newspaper called PANDEMIC PAPERS, rec'd at</p>	Individual	§.22(1)	§.22(1)	§.22(1)	Open
Police, Fire, and Public Safety	Crime	Vandalism	Unknown	Not Applicable	Original Feedback	<p>Hey, what is the all white Council and mysterious mayor doing about all this vandalism in Chinatown? If it was white part of town, you'd all be fundraising and raising awareness to clean this up, right! <a href="https://b.ly/3GXYHuX">https://b.ly/3GXYHuX</a></p> <p>I found this horrible newspaper at my door Saturday morning. It made me angry and frustrated that this garbage is distributed at all. Contacting the Mayor seemed like a good idea. I hope you agree.</p> <p>Common Ground located at 3152 W 8th in Vancouver has published a newspaper called PANDEMIC PAPERS, rec'd at</p>	Individual	Chinese Community	mayor@vancouver.ca		Closed

Police, Fire, and Public Safety	Emergency Response	COVID-19 General Comments and Concerns	I do not live in Vancouver	Not Applicable	Original Feedback	residential homes in Coquitlam Sat Jan 22nd 2022. It is an 8page anti covid, anti vaxx, anti government publication. This is a disgusting paper, filled with skewed opinions, and marked with an homage to the 1946 Nuremberg Doctors Trials. Why does the C ty of Vancouver allow this sort of business into their community. The business license should be revoked for spreading untruths, propaganda and fear mongering.  Thank you for listening. (reading)	<a href="#">Click Here</a>	Individual	s.22(1)		s.22(1)	Open
Police, Fire, and Public Safety	Fire Safety	VFRS	Dunbar-Southlands	Not Applicable	Original Feedback	It has come to my attention that NO firehalls are equipped with Air Conditioning. It seems cruel to think of firepersons attending fires in their full safety gear and coming back to a space that is not air conditioned.		Individual	s.22(1)	s.22(1)	s.22(1)	Open
Social and Community Services	Mental Health and Drug Use	Opioid Crisis	Kitilano	Not Applicable	Original Feedback	Hello City Council,  This is s.22(1) again with another City-Improving solution.  To target the Opiate Crisis we should provide the L-Dopa supplement which derives from the Mucuna Pruriens plant, which doubles the natural dopamine level of humans. This w l replace the need for Heroin and has been proven in a German study to reduce the Comedown by 86.9%  Please tell me your thoughts on this excellent idea  Your future Prime Minister, s.22(1)		Individual	s.22(1)		s.22(1)	Open
Streets, Sanitation, and Transportation	Garbage and Sanitation	Public Washrooms	Fairview	Not Applicable	Original Feedback	Even though Tera Breads and London Drugs were open for customers yesterday, Saturday Jan. 22 2022 access to their bathrooms was declined as they were, closed it seems to me that, if the business is open for profit, they should first ensure that their bathroom facilities are open		Individual	s.22(1)	s.22(1)	s.22(1)	Open
Streets, Sanitation, and Transportation	Streets and Sidewalks	E-Scooters	Downtown	Not Applicable	Original Feedback	Because of UberEats and the likes, there has been an increase of e-bikes and scooters riding full speed on downtown sidewalks especially at night.  I've recently been c ipped by one of these scooters. It seems like this is a disaster waiting to happen, as I've had more than a few close calls with these electric vehicles when I walk my dog at night.  My questions Are there any laws to discourage e-bikes and scooters on the sidewalk? How are these laws enforce?		Individual	s.22(1)		s.22(1)	Open
Streets, Sanitation, and Transportation	Streets and Sidewalks	Road Maintenance and Closures	West End	Not Applicable	Original Feedback	Dear Mayor & Council I am the CEO of Haro Park Centre Society. We are the home of 218 vulnerable seniors, including 154 Long Term Care residents. Located at the corner of Haro & Bute in the west end, between water main replacement and new bike lanes, on top of our COVID-19 Crisis, we have been dealing with construction on Bute and Haro streets for almost 2 years now. This has forced many heavy trucks and cars to use Rosemary Brown Lane (Between Robson & Haro Streets). The lane behind Haro Park Centre is simply destroyed. Simply patching the ongoing potholes simply does not work. They have been continually so bad that the passing trucks shake the building enough to trip the earthquake valve (which we have replaced twice) on multiple occasions.  With the new traffic control measures/restrictions that have been permanently implemented, there has been an exponential increase in heavy trucks and cars using Rosemary Brown Lane at ALL times of the day. Not only is the road now completely destroyed, the bu lding shaking from these trucks going over this destroyed roadway are continually interrupting vulnerable seniors already near or at the end of their lives...this is not something that any of us would wish upon our parents in Long Term Care as they near the end of their lives.  Once again we have the city works team have Bute Street tom up for more water main work. With paving crews already coming to resurface Bute Street, we respectfully ask that the city dig up and replace the roadway behind Haro Park Centre so that we can provide a more peaceful and safe environment for our seniors, safe vehicle access to the building for their families, and safe walking access for our 250 staff and the general public.		Group or Organization	Rob Gillis		rg illis@haropark.org	Open
Streets, Sanitation, and Transportation	Transportation	Public Transit	Kitilano	Not Applicable	Original Feedback	Instead of having the skytrains decelerate so that they stop exactly when they are at the point where the passengers can exit, the trains should stop just before entering the station, then slowly reel in so that people cannot throw themselves in front of them anymore, or be pushed in front of them. And some sort of gap should be installed which I'm not sure if it exists yet or not which can allow the person room to survive underneath the train. Suicides happen in the skytrains in Vancouver, it's a terrible way to go and we cannot really stop suicide but we can but a stop to liveleak type of suicides, can't we?  Thanks, s.22(1)  Thank you and have a nice day		Individual	s.22(1)		s.22(1)	Open

From: s.22(1)  
To: Bligh, Rebecca  
Subject: [EXT] 2086-2098 West 7th and 2091 West 8th Avenue Rezoning - Oppose  
Date: January 30, 2022 9:25:46 PM  
Attachments: image.png  
image.png

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**City of Vancouver security warning** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Dear Councillor Bligh:

The following is my letter to Council on the zoning proposal for West 8th and Arbutus.

I did listen in to the UDP meeting on Nov 10th. All comments are my own.

I respectfully ask for your kind consideration of my perspective when the zoning goes to a public hearing.

Sincerely yours,

s.22(1)

**2086-2098 West 7<sup>th</sup> and 2091 West 8<sup>th</sup> Avenue Rezoning - Oppose**

#### ARCHITECTURE OF EXCLUSION

This low barrier Housing First project for the homeless with serious mental health and addictions issues forces two political ideologies into the West 8<sup>th</sup> and Arbutus neighborhood and represents the first of many Housing First steel modular towers to be distributed throughout Vancouver (See **Appendix A-1**).

It is vital that Mayor and Councilors understand the implications of forced ideologies into this neighborhood

(1) There is no CoV policy on designing neighborhoods that resist crime. Already at West 8<sup>th</sup> and Arbutus there will be a major transit hub a terminal subway station and bus loop which can serve as a crime attractor and crime generator for both property and drug distribution crime. Now a high density building for people with entrenched drug use behavior will be placed right beside it all across from an elementary school in a city with a One Pillar approach to substance abuse. Evidence-based methodology for mitigating neighborhood crime has not been used.

(2) Forcing density in this case in a narrow and admittedly difficult to design in lot of a 164 feet high 4.42 FSR 100% supportive housing building into an area zoned for 65 feet high 3 FSR social housing when there is no CoV policy on the shading of private property diminishes the quality of life for Vancouver residents.

I am shocked and disturbed that I have to defend this neighborhood and by default the rest of Vancouver from the inconsiderate and disrespectful ideological processes used by the CoV.

#### EXCLUSION OF PROPER URBAN PLANNING

To paraphrase Paty Rios architect urban planner and UBC lecturer who spoke at the Special Council – Vancouver Plan – Emerging Directions and Big Ideas A Dialogue with National and International City Builders on Nov 23 2021 (Ref 1)

*Who are we building for and how are we planning to build socially connected and resilient neighborhoods?*

*We have to prioritize building neighborhoods with strong social networks that build on their assets and meet their unique needs.*

With respect to the 2017 earthquake in Mexico City *neighborhoods where people knew people and had strong social networks were more likely to take care of their community and support the most vulnerable ones.*

Urban design involves looking at all of the components of a neighborhood and planning what makes it livable for its residents. The proposed Housing First structure is institutional and detached from the community. It belongs with other institutions and would be better suited near Vancouver General Hospital or City Hall and be built at the VGH subway station or the City Hall station. At least there would be convenient access to psychiatrists at VGH and Ravensong Community Health Centre.

This building design does not contribute towards building a socially connected and resilient neighborhood. It divides the west side of Arbutus from the Greenway and isolates it.

Whether it's the terminal Arbutus Station and bus loop or this low barrier Housing First building each project was designed in a silo with no consideration of how each project would impact the other.

#### Why this location?

The Housing First project location was offered by the CoV to BC Housing in Feb 2019. This was learned during a Mar 2021 Zoom "neighborhood dialogue" with BC Housing. From the Nov 10 2021 UDP meeting CoV planner Derek essentially stated the location was chosen because it was near the subway station (See **Appendix A-2**).

#### Unaddressed environmental health and safety concerns

Already the terminal Arbutus Station and bus loop imposed on the area without advance consultation introduces incessant noise and exhaust pollution from high volume diesel bus traffic which are bad for one's mental and physical health especially that of a developing child (Ref 2). Since the health and safety of children aren't an apparent concern it is not surprising these issues would not be considered for anyone brought to live beside a bus loop.

#### Environmental criminology

In my research I have found a rich world of environmental criminology that supports my intuitive views on public safety. Notably the SFU Department of Criminology with Patricia and Paul Brantingham and more recently Martin A. Andresen has been an international leader in this research (Ref 3-5).

The Brantinghams had written about the criminality of place where crime generators bring large numbers of people together such as the subway station and bus loop and crime attractors bring in opportunities for crime such as selling drugs to a market that wants drugs in this case the inhabitants of a low barrier Housing First project or perhaps vulnerable socially isolated UBC students. This transit hub with access to the Arbutus Greenway and many thousands of potential customers makes an excellent location for a drug market. Further densification along Broadway will add to these problems especially without considering other potential crime attractors such as bars and shopping districts.

Drug-related crime especially resulting from **Methamphetamine** use is on the rise in Vancouver as well as the rest of North America. It induces hyper-sexualized behavior agitation and psychosis. In someone with an underlying psychotic disorder the drug effects could be worse. Vancouver has 4.7 unprovoked stranger attacks per day some with knives cleavers and bow and arrows. Regardless of your personal views on drugs Methamphetamine is a dangerous drug. There is never a safe supply of Methamphetamine.

We do not want public drug behaviors and stranger attacks in a family-oriented neighborhood of Vancouver especially at a major transit hub and across from an elementary school.

**Lack of city planning to mitigate criminality** has resulted in the escalation of crime in Downtown and in particular Yaletown impacted by the OPS and the Housing First Howard Johnson Hotel. CoV now has a budget line item for street cleaning of human feces. And this is not just Vancouver. A recent presentation by the Canadian Urban Institute about saving Downtowns featured Mark Garner from the Yonge Street BIA in Toronto expressing his concerns about businesses being the front line workers for mental health and addictions and that it is time for wrap-around supports and treatment not just harm reduction.

Good leadership admits when a mistake has been made and takes corrective action. The **lack** of acknowledgment of the Downtown problem and **no** action plan to correct the CoV planning mistakes does not provide any confidence for CoV planning in the West 8<sup>th</sup> and Arbutus neighborhood.

Transit station crime is well-published in the literature (Ref 6-8). Increased risk of crime in Metro Vancouver transit hubs has been acknowledged through the introduction of the first dedicated Transit Police service in Canada in 2005 (Ref 9). However their role is surveillance of transit routes and not deeper into neighborhoods.

#### How do we use environmental criminology to make neighborhoods safe?

There are physical design aspects that can help with safety such as that by International **C**rime **P**revention **T**hrough **E**nvironmental **D**esign (CPTED) Association (Ref 10).

However to echo Paty Rios' comments about socially connected and resilient cities we needed "eyes on the street" as stated by Jane Jacobs (and ironically the applicant for this project – see **Appendix A-3** and Ref 11-14) and in criminology terms Collective Efficacy (Ref 15-16).

As taken from the National Institute of Justice.

*Collective efficacy describes what residents are willing to do to improve their neighborhoods. Although social cohesion is the foundation of collective efficacy at the core of collective efficacy are the willingness to intervene and the capacity for informal social control. In neighborhoods with collective efficacy neighbors agree on what is acceptable behavior and reinforce it in each other.*

*Together social cohesion and collective efficacy are the qualities that distinguish well-functioning harmonious neighborhoods from poorly functioning disordered ones.*

The principles of CPTED and Collective Efficacy are married together in SafeGrowth spear-headed by Gregory Saville an urban planner criminologist and former police officer. SafeGrowth advocates for compact walkable cities with high neighborhood engagement for crime prevention (Ref 17).

I would encourage the Mayor s and Councillors support in **making Vancouver a SafeGrowth city**. Please read Chapter 1 from their book included on their website (see **Appendix A-4**).

*Team members get basic training in the tactics of SafeGrowth and that can include CPTED conflict resolution tactical urbanism place making restorative justice planning and organizing.*

Unfortunately the prospective residents of the West 8<sup>th</sup> and Arbutus low barrier Housing First project appear to be quite ill as evidenced by the enclosed nature of the building on two lots lack of activation on the Arbutus Greenway and inhospitable public realm of the building. It was already stated by the applicant at the Nov 10 2021 UDP meeting that prospective residents did not want a public life and the building was designed according to the operator s wishes (see **Appendix A-5**).

Also unfortunate is that prospective residents that do not want a public life are placed near a major transit hub and the Arbutus Greenway where there will be a tremendous amount of public life.

#### **EXCLUSION OF RESIDENTS THAT CAN BENEFIT FROM AND BRING BENEFIT TO THE AREA**

Arbutus Station is not just a gateway to a bus loop to UBC. It is a gateway to Kitsilano with its proximity to the beach shops on 4<sup>th</sup> Avenue and Arbutus Greenway.

There are many people in need of affordable housing at risk of homelessness or not that are **mentally and physically capable** of forming functional relationships being part of a greater collective that protects and activates the area as well as deriving personal benefits from living in the area.

A 100% supportive housing building is not necessarily beneficial to those living in it. There is a subset that wants to work but do not have a capacity to remain employed in a conventional job. Isn t it time to have on-site employment opportunities that build skills and allow engagement and relationship building within the neighborhood? A mixed use building would be far more rehabilitative to prospective residents plus provide a vital activation space for the neighborhood.

Please refer to the inspirational message from Coast Mental Health about including our vulnerable yet still capable community members in the workforce (Ref 18-19).

#### **EXCLUSION OF FAIR PUBLIC ENGAGEMENT**

As many will relay the limited public engagement was not adequate for a project of such magnitude and multiple social implications.

The BC Housing "neighborhood dialogue" consisted of three Zoom meetings of 25 participants each with half the participants being from BC Housing City of Vancouver and various housing advocacy groups. This was a meager dialogue. Questions and answers from their Let s Talk Housing website brought little specific information other than a Housing First model would be used there would be a safe injection room available on-site and that BC Housing does not believe in criminal background checks which is not at all reassuring for parents of elementary and preschool age children using the school directly across from the building or Delamont Park.

The City of Vancouver Shape Your City engagement was not much better with receipt of email from CoV planner Chee Chan stating that he would not post or answer a question about the lack of city planning involved with having two major projects the terminal subway station and bus loop and Housing First project right across from an elementary school.

The Shape Your City process has been hijacked by supposed housing advocates that use social media to ask people who are not personally impacted by the project to stuff the SUPPORT section of the Comments section and skew data that CoV staff present to Mayor and Councillors (see **Appendix B**).

This decay in citizen engagement and lack of ethical behavior is alluded to in the applicant s comment to former chief planner Gil Kelly in 2016 (Ref 20)

*I believe we are in very challenging times globally. And I believe that our ability to act cooperatively to generate strong solutions to global challenges depends on our connectedness and so our ability to work together effectively. Unfortunately when I look around the world I see a real decline in day to day civility and social trust at the time when we most need it. A stunted urban conversation has never served our city well and will not do so in the future. My fear is that Vancouver is heading towards a circumstance in city making where every project is viewed in terms of warring camps. This is a recipe for disintegrating civic relationships wasted time money and passion and worse results for everybody.*

#### **EXCLUSION OF MUTUAL RESPECT**

In addition to the lack of fair and respectful public engagement the Nov 10 2021 UDP meeting on this Housing First Project brought up two troubling concerns about the applicant s and city planners level of respect for the surrounding neighborhood and the Urban Design Panel.

First there is the absence of a CoV shading policy on private land and a total lack of interest that an elementary school playground would be impacted by the immense height of this project. In fact shading of an independent school playground ranks behind that of a park a public space and a sidewalk. Shading of a sidewalk is more important than the shading of an elementary school playground (Ref 21).

It was acknowledged by City Planner Derek that currently approved zoning for a 6 storey social housing building would provide considerable shading on the elementary school playground. Then there was the pressurized approach given by both the planners and applicant about a special government funding opportunity to build needed social housing 2 ½ times the zoned height and that much larger degree of shading of the school playground was **morally justified**. It was never clarified that this was BC government-funding promised 3 years ago was not tied to any expiration date. The City owns many properties not directly across from an elementary school and any of those could have been chosen instead.

Justification of height comes from the idea that the Broadway Plan will pass bringing 20-25 storey buildings into residential areas of Kitsilano North.

This also means that instead of the rejected 12 storey building at the Shell Station at Broadway and Arbutus there can be a 25 storey building to the south of the school so that it can always be in perpetual shade. Where is the equity for these children to have access to sunlight in this City?

This is the reward of 17 years of fundraising to build a new earthquake-resistant independent school – your City and Provincial Governments can ignore you neglect you and treat you as being less than a sidewalk.

The second is the level of respect and independence that the Urban Design Panel is given to make decisions as they best see fit.

The applicant provided a confusing story about his highly sociable **§.22(1)** stating this project was meant for people like him which clearly it is not (see **Appendix A-6**). This story created confusion with some of the UDP members who questioned why there weren t balconies or outdoor seating areas by the Greenway because lonely older people like to people watch. UDP member Jesse was not confused and was clearly unhappy with the project being placed across from an elementary school and its size shading of the playground. However since UDP was only supposed to comment on the material design of the building in context of the City policy and plans (see **Appendix A-7**) the design was passed.

As a result of this (1) confusing presentation given by the applicant not revealing that this is a low barrier Housing First project (2) the lack of specific information on the project s non-time-limited funding (3) the lack of information provided to UDP about the elementary school across from the project (4) the lack of perspective on designing for neighborhood livability and safety and (5) the restriction of UDP members from fully expressing and acting upon their opinions this applicant and CoV planner presentation **should be rendered void**. This was not a rezoning application conducted in good faith.

## CONCLUSION:

Please reject the West 8<sup>th</sup> and Arbutus Housing First rezoning proposal. It is not appropriate for this neighborhood.

Prior to considering any of the proposed Housing First towers and their poorly understood impacts on Vancouver neighborhoods I respectfully ask that the Mayor and Councilors request presentations on the following by experts in these fields

- 1) **SafeGrowth** strategies to mitigate crime in neighborhoods and how this can be implemented in CoV planning. A research colleague of SFU's Martin A. Andresen Tarah Hodgkinson is a member of SafeGrowth and is familiar with researching crime in Vancouver (Ref 5).
- 2) **Mental effects of drugs** in particular Methamphetamine from the perspective of addictions medicine physicians and addictions psychiatrists. Dr. Launette Rieb is an experienced addictions medicine physician with diverse clinical experience and a seasoned presenter for the College of Physician and Surgeons of British Columbia.
- 3) **Community rehabilitation** of the homeless back into the workplace. Coast Mental Health has a mission statement which deserves to be broadly heard and implemented.

Furthermore CoV needs to implement a **fair, community-led shading policy for private property** before any proposed Housing First towers are installed and before the Broadway and Vancouver Plans are put in front of the Mayor and Councilors. The **UDP needs to be provided with neighborhood-specific information** and be **free to render decisions in context of the neighborhood** and not CoV policies and aspirational plans.

Mayor and Councilors you have the power to reject this proposal and demand thoughtful and purposeful engagement with those most impacted. You have demonstrated that rejection of the 4575 Granville Street project adjacent to the Vancouver Hospice Society led to a better engagement process and a satisfactory outcome (Ref 22-23). Please allow for a satisfactory outcome and say "No" to this rezoning application.

## REFERENCES

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## APPENDIX A

(1) Nov 10 2021 UDP meeting

(Applicant) *As mentioned this will be the first passive house high rise steel modular building in Western Canada which is an extraordinary contribution. We do want to design a contextually relevant in a very complex neighborhood character. There are a whole bunch of different conditions and the neighborhood now will be different than the neighborhood in the future.*

(2) Nov 10 2021 UDP meeting

(Jesse UDP) *With respect to the school as well why this site particularly why this site selected for this project?*

(Derek CoV) *I can provide a little bit of history on it. When during the beginnings of this program with VAHA went into planning we looked at a lot of different sites. Of all the sites we looked at are all City-owned. That is the City contribution to this program to all of these different sites. At the end of the day this was one of the sites that was selected as most ideal for what we had planned here. Um for multiple reasons. We are trying to spread these projects across the entire city not concentrate them to one area. Uh secondly it was found that this site was really interesting in sense of the opportunities of being able to get a building also...with the building reaching a certain amount of height ... Also 1 block away from a subway station. Thank you.*

(3) Todd Douglas *Let the Light in Vancouverites. Don't be Blinded by Blocked Out Windows* The Vancouver Sun Jan 7 2022 (<https://vancouversun.com/opinion/columnists/douglas-todd-let-the-light-in-vancouverites-and-dont-be-blinded-by-blocked-out-windows>) [vancouversun.com]

The acclaimed urban designer Jane Jacobs often talked about the importance of having “eyes on the street.”

In her fight against designing cities based on fear – of other people of hidden danger of burglaries – the American-Canadian author urged architects to avoid creating bunkers. Instead she called for ways to encourage connection neighbourhood aliveness and people watching out literally for each other.

Jacobs philosophy has not panned out in large swaths of North America where as Vancouver architect Bruce Haden says we often produce buildings and attitudes that isolate us. It can contribute to declining social trust particularly when a pandemic is also keeping us apart.

Human Studio ([https://www.humanstudio.ca/purpose\\_humanstudio.ca/](https://www.humanstudio.ca/purpose_humanstudio.ca/))

*Social connections build societal resilience.*

*By co-creating places that foster connection we contribute to the exchange of ideas the solving of problems and the growth of stronger healthier communities better equipped to thrive in the good times and navigate crisis when challenges arise.*

(4) Safe Growth ([https://www.safegrowth.org/uploads/4/8/5/5/48559983/chapter\\_1\\_-\\_safegrowth\\_building\\_neighborhoods\\_final.pdf](https://www.safegrowth.org/uploads/4/8/5/5/48559983/chapter_1_-_safegrowth_building_neighborhoods_final.pdf)) [safegrowth.org]

Pages 23-24.

That process is what became SafeGrowth and there are four basic fundamentals

1. SafeGrowth is rooted in the geography of neighborhoods and it utilizes the native intelligence of local people to formulate plans. It also taps into the latest thinking in crime prevention and community development – such as the planning theory called Smart Growth – and the latest technology like social media computerized crime mapping crime hotspot analysis crowdsourcing and urban informatics.
2. The SafeGrowth Team sometimes called the Leadership Team or Problem-solving Panel is the means by which all these assorted technologies and tactics are brought together. Whatever they are called collaborative teams work with crime prevention specialists social and community workers experts in planning and safety and urban designers. The teams are diverse and democratic in that they include professionals like police officers city officials youth workers as well as volunteers like shop owners residents and community association members. Team members get basic training in the tactics of SafeGrowth and that can include CPTED conflict resolution tactical urbanism place making restorative justice planning and organizing.
3. Membership rotates into and out of the team every year or two to ensure fresh ideas and wider participation. To sustain staffing those administering the SafeGrowth teams ensure the availability of a pool of volunteers through a regular livability academy – a voluntary eight-week program with weekly classes a few hours a week. That includes education and events in various aspects of civics crime prevention community inclusion art and culture neighborhood resource development and other elements of community development.
4. SafeGrowth teams initiate annual or biennial neighborhood safety plans that include development goals. We envision this form of neighborhood planning as a permanent fixture in the city planning system. Foremost in each plan is a vision of what neighborhood residents want in both their neighborhood and in the larger city. Some assume this already exists with elected members of the city council; but SafeGrowth assumes a much more inclusive and activated neighborhood than found in the ‘neighbourhood associations’ in most cities. This is reflected in plans that include urban safety along with urban development and importantly plans that avoid the well-known exclusionary bias of NIMBY (not-in-my-back-yard). Plans provide specific strategies to resolve obstacles such as crime and apathy or a business plan to address limited resources. Thus locals themselves learn to tap into assets across the city (where elected officials can help) including other neighborhoods as they create their own plans for action. In a very important sense SafeGrowth is different than traditional community organizing because SafeGrowth plans use a scientific evidence-based process for moving forward.

(5) Nov 10 2021 UDP meeting

(Applicant) *These are residents that do not want to live a public life. They don't want.. they are actually very very clear about this. One of the primary considerations or rather of the residents is to provide them with privacy so we actually have a core challenge with this type of building type we can't do what we typically do in Vancouver which is ...a bunch of glass at grade. We can't do it.*

(Sydney UDP) *Thank you chair and thank you applicant team. Thank you. You partially answered my question which was as I'm looking at these plans and wondering why there really wasn't any glazing on the multi-purpose or dining it's such a good people watching opportunity. Is there consideration of providing a little bit of outdoor space there just give them some privacy facing the Greenway or to create that type of opportunity for a portion of the clientele?*

(Applicant) *...Our operator there are two parts to that question. For outdoor space the courtyard ... our operator has been really clear the kinds of residents who they anticipate in this building just don't want that type of interaction. I would say that we're really just respectful of the advice given.*

(6) Nov 10 2021 UDP meeting

*I would always like to step back and fully recognize the goal of the panel is fundamentally about urban design to some extent and architectural quality but we like to **imagine** the kind of people that will live in these sorts of places.*

*So the specific person I imagine in this context is my neighbor §.22(1) I see him most mornings. I live in §.22(1)*

*§.22(1) is someone that is a dignified thoughtful person. I was actually going to bring a picture of him and I asked him whether I could take a picture of him this morning we chatted. He is also a veteran. He was wearing a poppy so a proud Canadian that was proud to serve in the Canadian army. One of the things about §.22(1) is that he is really shy and embarrassed about the place he is in his life. He actually really he feels he feels ashamed of himself. He feels ashamed of being poor. He feels ashamed of living in **assisted housing**. He feels ashamed about his relationship with alcohol and ??? But these are housing for people like that and §.22(1) One of the reasons we are brought to do this type of work is because we want more people for people like that.*

*Our kids go to Strathcona School and one of the great things about Strathcona School is it says “we take care of each other.” And this is something we think is really important. These not people that are*

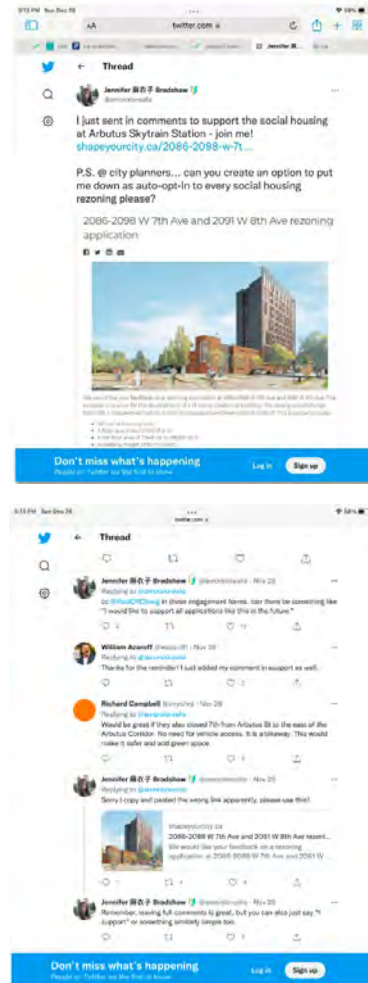
fundamentally different from you and I. These are people that are exactly the same like you and I but have had different life paths.

(7) Nov 10, 2021 UDP meeting

(City planner Derek) And just lastly questions to the panel so in context of BC Housing and City of Vancouver permanent modular supportive housing initiative please comment on the following  
Does the panel support the proposed height and density  
Does the proposal successfully respond to the project principles that were outlined previously (affordable modular housing for the homeless)  
Does the proposal successfully respond to the existing and future stated neighborhood context (Broadway Plan proposed building heights)  
Does the proposal provide a strong public realm interface  
And lastly please comment on ? expression of residential tower

APPENDIX B

<https://twitter.com/amoralorealis/status/1465097266398515203> [twitter.com]



**From:** s.22(1)  
**Cc:** Mochrie, Paul; O'Donnell, Theresa  
**Subject:** [EXT] Ask for your consideration to Oppose Zoning at 8th and Arbutus  
**Date:** January 31, 2022 5:03:34 PM

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**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Dear Mayor, Councilors,

I am writing to advise you of my **opposition to the rezoning application for 7<sup>th</sup>/8<sup>th</sup> and Arbutus for a 13 storey 140 Single Room Supportive Housing Complex.** (<https://shapeyourcity.ca/2086-2098-w-7th-ave-and-2091-w-8th-ave> [[shapeyourcity.ca](https://shapeyourcity.ca)])

I am a voting resident of Kitsilano and have children attending schools in the area, as well as a regular user of the facilities and businesses in the area/community.

I understand we need more Social and Supportive Housing in Vancouver. There is already much Social/Supportive in Kits. I also agree with a scattered approach to locations of Supportive Housing. However, success is only likely when the supports are **available, tailored and abundant** to those in need. Anything less does not work, and comprises the success and safety of the residents and the community. A 13 storey building also stigmatizes the residents, if you have looked at any best practices around Social/Supportive Housing design around the World.

A building of this size, in a neighborhood with minimal supports (and no easy transit, albeit a station planned in 2025), is a recipe for failure for all involved, including the tenants. The impact of failure at this location is amplified by the fact, it is across the street from a 450 child school/park and other family/child oriented activities.

I am also disheartened by the divisiveness and lack of transparency by BC Housing/VAHA/City of Vancouver Staff in pushing this process forward. Much of the feedback provided by the public events has been ignored and distorted. They are actively promoting this site as "Social Housing for Elderly, seniors and families", which is not accurate and does all a disservice. Disinterest to outright contempt from staff, has also been a common experience to questions and comments.

Many groups who BC Housing/City of Vancouver staff claimed to have been consulted with, were not given anything more than a summarily update. This has led to misinformation around this site, largely orchestrated by the applicant.

There was a motion passed in April 2021 to allow for 6 stories of Social Housing to be done without rezoning. I listened to supporters/developers and staff who put the motion forward, all of whom justified the ask due to the urgency in building Social Housing. Why then is this grant, which has been given by council, not being executed here? Even 6 stories of Social Housing, for families, single parent families, elderly could house more than 140 people in need. (Children at risk are people too). There are examples already of buildings like this. This would not only integrate with the

community, but provide success for that growing group of people at risk of homelessness post pandemic. I fear we will see more children/single parents move to homelessness post COVID with no infrastructure to support. <https://globalnews.ca/news/8509080/canada-divorce-day-pandemic/> [\[globalnews.ca\]](https://globalnews.ca/) . This is an easily found new article, but this data to support this impact of the pandemic on families is abundant and consistent.

I ask you for **your vote to oppose this rezoning**. The applicants should be held to consider a better fit, in terms of size, composition, # of accommodations, and support services in the building, and the area. Staff have stated at UDP, that these were not considerations in choosing this site. True consideration for the community input will also be a factor in success .

I also believe a vote against this zoning, shows a thoughtful consideration to community feedback and community safety for all. It also shows consideration for the success of those who need help, but are not getting it, vs simply providing 4 walls, to simply make up numbers. As I mentioned, if this is truly just about number , a mixed use, family oriented site would house considerably more that 140 people, and I am certain this has not even been considered.

I would be happy to talk to expand on any of the items above. Thank You for your service to the community.

s.22(1)

Vancouver BC

s.22(1)

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows

**From:** s.22(1)  
**To:** "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
**Date:** 1/30/2022 10:01:35 PM  
**Subject:** [EXT] 2086-2098 West 7th and 2091 West 8th Avenue Rezoning - Oppose

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**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Dear Councilor Hardwick:

The following is my letter to Council on the zoning proposal for West 8th and Arbutus.

I did listen in to the UDP meeting on Nov 10th.~ All comments are my own.

I respectfully ask for your kind consideration of my perspective when the zoning goes to a public hearing.

Sincerely yours,

s.22(1)

2086-2098 West 7th~and 2091 West 8th~Avenue Rezoning - Oppose

~

#### ARCHITECTURE OF EXCLUSION

~

This low barrier Housing First project, for the homeless with serious mental health and addictions issues, modular towers to be distributed throughout Vancouver (See:~Appendix A-1).

~

It is vital that Mayor and Councilors understand the implications of forced ideologies into this neighborhood.

~

(1)~There is no CoV policy on designing neighborhoods that resist crime.~ Already at West crime generator for both property and drug distribution crime.~ Now, a high density building for Pillar approach to substance abuse.~ Evidence-based methodology for mitigating neighborhood

~

(2)~Forcing density, in this case in a narrow and admittedly difficult to design in lot, of a 164 policy on the shading of private property, diminishes the quality of life for Vancouver residents.

~

I am shocked and disturbed that I have to defend this neighborhood, and by default the rest of Vancouver.

~

~

#### EXCLUSION OF PROPER URBAN PLANNING

~

To paraphrase Paty Rios, architect, urban planner and UBC lecturer, who spoke at the Special Council –

~

*Who are we building for and how are we planning to build socially connected and resilient neighborhood*

*We have to prioritize building neighborhoods with strong social networks that build on their assets and not*

*With respect to the 2017 earthquake in Mexico City,~neighborhoods where people knew people and had*

~

Urban design involves looking at all of the components of a neighborhood and planning what makes it liveable, other institutions and would be better suited near Vancouver General Hospital or City Hall, and be built near Community Health Centre.

~



This building design does not contribute towards building a socially connected and resilient neighborhood.  
~

Whether it's the terminal Arbutus Station and bus loop or this low barrier Housing First building, each project  
~

#### **Why this location?**

The Housing First project location was offered by the CoV to BC Housing in Feb 2019.~ This was learned  
essentially stated the location was chosen because it was near the subway station (See:~Appendix A.  
~

#### **Unaddressed environmental health and safety concerns**

Already, the terminal Arbutus Station and bus loop, imposed on the area without advance consultation,  
introduces incessant noise and exhaust pollution from high volume diesel bus traffic, which are bad for  
apparent concern, it is not surprising these issues would not be considered for anyone brought to live here.  
~

#### **Environmental criminology**

In my research, I have found a rich world of environmental criminology that supports my intuitive views.  
Andresen, has been an international leader in this research (Ref 3-5).  
~

The Brantinghams had written about the criminality of place, where crime generators bring large numbers  
drugs to a market that wants drugs, in this case the inhabitants of a low barrier Housing First project or  
potential customers, makes an excellent location for a drug market. Further densification along Broadway  
~

Drug-related crime, especially resulting from~Methamphetamine~use, is on the rise in Vancouver, as  
psychotic disorder, the drug effects could be worse.~ Vancouver has 4.7 unprovoked stranger attacks per  
dangerous drug.~ There is never a safe supply of Methamphetamine.  
~

We do not want public drug behaviors and stranger attacks in a family-oriented neighborhood of Vancouver.  
~

Lack of city planning to mitigate criminality~has resulted in the escalation of crime in Downtown and in  
cleaning of human feces.~ And this is not just Vancouver.~ A recent presentation by the Canadian Urban  
businesses being the front line workers for mental health and addictions and that it is time for wrap-around  
~

Good leadership admits when a mistake has been made and takes corrective action.~ The~lack~of action  
for CoV planning in the West 8<sup>th</sup>~and Arbutus neighborhood.  
~

Transit station crime is well-published in the literature (Ref 6-8). Increased risk of crime in Metro Vancouver  
9).~ However, their role is surveillance of transit routes and not deeper into neighborhoods.  
~

#### **How do we use environmental criminology to make neighborhoods safe?**

There are physical design aspects that can help with safety, such as that by International~Crime~Prevention  
~

However, to echo Paty Rios' comments about socially connected and resilient cities, we needed "eyes on  
criminology terms, Collective Efficacy (Ref 15-16).  
~

As taken from the National Institute of Justice:  
~

*Collective efficacy describes what residents are willing to do to improve their neighborhoods.~ Although*

for informal social control.\~ In neighborhoods with collective efficacy, neighbors agree on what is accep  
\~

Together, social cohesion and collective efficacy are the qualities that distinguish well-functioning, harm  
\~

The principles of CPTED and Collective Efficacy are married together in SafeGrowth, spear-headed by Gro  
neighborhood engagement for crime prevention (Ref 17).

\~

I would encourage the Mayor's and Councillors' support in\~making Vancouver a SafeGrowth city.\~ Pl

\~

Team members get basic training in the tactics of SafeGrowth, and that can include CPTED, conflict resol

\~

Unfortunately, the prospective residents of the West 8<sup>th</sup>\~and Arbutus low barrier Housing First project  
inhospitable public realm of the building.\~ It was already stated by the applicant at the Nov 10, 2021 UI  
(see\~Appendix A-5).

\~

Also unfortunate is that prospective residents that do not want a public life are placed near a major tran

#### EXCLUSION OF RESIDENTS THAT CAN BENEFIT FROM AND BRING BENEFIT TO THE AREA

\~

Arbutus Station is not just a gateway to a bus loop to UBC.\~ It is a gateway to Kitsilano, with its proxim

\~

There are many people in need of affordable housing, at risk of homelessness or not, that are\~mentally  
as well as deriving personal benefits from living in the area.

\~

A 100% supportive housing building is not necessarily beneficial to those living in it.\~ There is a subset t  
opportunities that build skills and allow engagement and relationship building within the neighborhood  
neighborhood.

\~

Please refer to the inspirational message from Coast Mental Health about including our vulnerable, yet s

\~

\~

#### EXCLUSION OF FAIR PUBLIC ENGAGEMENT

\~

As many will relay, the limited public engagement was not adequate for a project of such magnitude and

\~

The BC Housing "neighborhood dialogue" consisted of three Zoom meetings of 25 participants each, wit  
dialogue.\~ Questions and answers from their Let's Talk Housing website brought little specific informat  
not believe in criminal background checks, which is not at all reassuring for parents of elementary and p

\~

The City of Vancouver Shape Your City engagement was not much better, with receipt of email from CoV  
major projects, the terminal subway station and bus loop and Housing First project, right across from an

\~

The Shape Your City process has been hijacked by supposed housing advocates that use social media to  
CoV staff present to Mayor and Councilors (see\~Appendix B).

\~



This decay in citizen engagement and lack of ethical behavior is alluded to in the applicant's comment to  
~

*I believe we are in very challenging times globally.~ And I believe that our ability to act cooperatively to  
Unfortunately, when I look around the world I see a real decline in day to day civility and social trust at th  
A stunted urban conversation has never served our city well, and will not do so in the future.~ My fear is  
recipe for disintegrating civic relationships, wasted time, money and passion, and worse results for every*  
~

~  
~

#### EXCLUSION OF MUTUAL RESPECT

~

In addition to the lack of fair and respectful public engagement, the Nov 10, 2021 UDP meeting on this H  
neighborhood and the Urban Design Panel.

~

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#### CONCLUSION:

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- 1) **SafeGrowth** strategies to mitigate crime in neighborhoods and how this can be implemented by those familiar with researching crime in Vancouver (Ref 5).
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- 3) **Community rehabilitation** of the homeless back into the workplace. Coast Mental Health Society.

Furthermore, CoV needs to implement a fair, community-led shading policy for private property and Councilors. The UDP needs to be provided with neighborhood-specific information and be

Mayor and Councilors, you have the power to reject this proposal and demand thoughtful and purposeful engagement. Vancouver Hospice Society led to a better engagement process and a satisfactory outcome (Ref 22-23).

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## APPENDIX A

(1) Nov 10, 2021 UDP meeting:

(Applicant) As mentioned, this will be the first passive house high rise steel modular building in the neighborhood character. There are a whole bunch of different conditions and the neighborhood character is a key factor.

(2) Nov 10, 2021 UDP meeting:

(Jesse, UDP) With respect to the school as well, why this site, particularly, why this site selected?

(Derek, CoV) I can provide a little bit of history on it. When during the beginnings of this program is the City contribution to this program to all of these different sites. At the end of the day they spread these projects across the entire city not concentrate them to one area. Uh, secondly in reaching a certain amount of height ... Also 1 block away from a subway station. Thank you.

(3) Todd, Douglas, Let the Light in Vancouverites. Don't be Blinded by Blocked Out Windows [vancouverites-and-dont-be-blinded-by-blocked-out-windows [vancouver.sun.com]]

The acclaimed urban designer Jane Jacobs often talked about the importance of having “eyes on

In her fight against designing cities based on fear – of other people, of hidden danger, of burglar neighbourhood aliveness and people watching out, literally, for each other.

Jacobs’ philosophy has not panned out in large swaths of North America, where, as Vancouver a particularly when a pandemic is also keeping us apart.

Human Studio (<https://www.humanstudio.ca/purpose> [humanstudio.ca])

Social connections build societal resilience.

By co-creating places that foster connection, we contribute to the exchange of ideas, the solving challenges arise.

(4) Safe Growth ([https://www.safegrowth.org/uploads/4/8/5/5/48559983/chapter\\_1\\_-\\_sa](https://www.safegrowth.org/uploads/4/8/5/5/48559983/chapter_1_-_sa)

Pages 23-24:

That process is what became SafeGrowth and there are four basic fundamentals:

1. SafeGrowth is rooted in the geography of neighborhoods and it utilizes the natural development – such as the planning theory called Smart Growth – and the latest technology
2. The SafeGrowth Team, sometimes called the Leadership Team or Problem-solving collaborative teams work with crime prevention specialists, social and community workers, police officers, city officials, youth workers, as well as volunteers like shop owners, residents conflict resolution, tactical urbanism, place making, restorative justice, planning, and organizing
3. Membership rotates into and out of the team every year or two to ensure fresh ideas and volunteers through a regular livability academy – a voluntary eight-week program, with wee inclusion, art and culture, neighborhood resource development, and other elements of community
4. SafeGrowth teams initiate annual or biennial neighborhood safety plans that include. Foremost in each plan is a vision of what neighborhood residents want in both their neighborhood much more inclusive, and activated, neighborhood than found in the ‘neighborhood association’ avoid the well-known exclusionary bias of NIMBY (not-in-my-back-yard). Plans provide themselves learn to tap into assets across the city (where elected officials can help), including community organizing because SafeGrowth plans use a scientific, evidence-based process for

(5) Nov 10, 2021 UDP meeting:



(Applicant) ~ These are residents that do not want to live a public life. ~ They don't want.. they privacy, so we actually have a core challenge with this type of building type we can't do what v

(Sydney UDP) ~ Thank you chair and thank you applicant team. ~ Thank you. ~ You partially a purpose or dining, it's such a good people watching opportunity. ~ Is there consideration of proportion of the clientele?

(Applicant) ~ ...Our operator, there are two parts to that question. ~ For outdoor space, the col interaction. ~ I would say that we're really just respectful of the advice given.

~  
(6) ~ ~ ~ ~ Nov 10, 2021 UDP meeting:

I would always like to step back and fully recognize the goal of the panel is fundamentally about places. ~

So the specific person I imagine in this context is my neighbor s.22(1)

s.22(1)

s.22(1)

him this morning, we chatted. ~ He is also a veteran. ~ He was wearing a poppy, so a proud Can place he is in his life. ~ He actually really he feels he feels ashamed of himself. ~ He feels ashamed But these are housing for people like that and s.22(1) One of the reason:

Our kids go to Strathcona School and one of the great things about Strathcona School is it says " from you and I. ~ These are people that are exactly the same like you and I, but have had differ

(7) ~ ~ ~ ~ Nov 10, 2021 UDP meeting:

~  
(City planner Derek) ~ And just lastly, questions to the panel, so in context of BC Housing and Ci Does the panel support the proposed height and density  
Does the proposal successfully respond to the project principles that were outlined previously ~ (z Does the proposal successfully respond to the existing and future stated neighborhood context ~ Does the proposal provide a strong public realm interface  
And lastly, please comment on ? expression of residential tower

## APPENDIX B

<https://twitter.com/amoralorealis/status/1465097266398515203> [twitter.com]


3:13 PM Sun Dec 26
69%

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twitter.com

[Go question...](#)
[Feedback...](#)
[Account...](#)
[Jennifer B...](#)
[@jbradshaw](#)

Thread


**Jennifer 麻衣子 Bradshaw**
  
@omniarealis


I just sent in comments to support the social housing at Arbutus Skytrain Station - join me!
  
[shapeyourcity.ca/2086-2098-w-7th](https://shapeyourcity.ca/2086-2098-w-7th)

P.S. @ city planners... can you create an option to put me down as auto-opt-in to every social housing rezoning please?

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



We would like your feedback on a rezoning application at 2086-2098 W 7th Ave and 2091 W 8th Ave. The proposal is to allow for the development of a 5-story residential building. The zoning would change from RM-4 (Residential Medium Density) to CEN-1 (Comprehensive Development District). The proposal includes:

- Two-level parking garage
- A first floor retail/food use
- A net floor area of 10,000 sq. m (264,555 sq. ft.)
- A building height of 50 m (164 ft.)

Don't miss what's happening
  
People on Twitter are the first to know.

Log in
Sign up

**From:** s.22(1)  
**To:** "Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
**Date:** 1/30/2022 10:10:54 PM  
**Subject:** [EXT] 2086-2098 West 7th and 2091 West 8th Avenue Rezoning - Oppose

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Dear Councilor Wiebe :

The following is my letter to Council on the zoning proposal for West 8th and Arbutus.

I did listen in to the UDP meeting on Nov 10th.~ All comments are my own.

I respectfully ask for your kind consideration of my perspective when the zoning goes to a public hearing.

Sincerely yours,

s.22(1)

2086-2098 West 7th~and 2091 West 8th~Avenue Rezoning - Oppose

~

#### ARCHITECTURE OF EXCLUSION

~

This low barrier Housing First project, for the homeless with serious mental health and addictions issues modular towers to be distributed throughout Vancouver (See:~Appendix A-1).

~

It is vital that Mayor and Councilors understand the implications of forced ideologies into this neighborhood.

~

(1)~There is no CoV policy on designing neighborhoods that resist crime.~ Already at West  
crime generator for both property and drug distribution crime.~ Now, a high density building for  
Pillar approach to substance abuse.~ Evidence-based methodology for mitigating neighborhood

~

(2)~Forcing density, in this case in a narrow and admittedly difficult to design in lot, of a 164  
policy on the shading of private property, diminishes the quality of life for Vancouver residents.

~

I am shocked and disturbed that I have to defend this neighborhood, and by default the rest of Vancouver.

~

~

#### EXCLUSION OF PROPER URBAN PLANNING

~

To paraphrase Paty Rios, architect, urban planner and UBC lecturer, who spoke at the Special Council –

~

*Who are we building for and how are we planning to build socially connected and resilient neighborhood*

*We have to prioritize building neighborhoods with strong social networks that build on their assets and not*

*With respect to the 2017 earthquake in Mexico City,~neighborhoods where people knew people and had*

~

Urban design involves looking at all of the components of a neighborhood and planning what makes it livable  
other institutions and would be better suited near Vancouver General Hospital or City Hall, and be built as  
Community Health Centre.

~



This building design does not contribute towards building a socially connected and resilient neighborhood.

Whether it's the terminal Arbutus Station and bus loop or this low barrier Housing First building, each project

#### **Why this location?**

The Housing First project location was offered by the CoV to BC Housing in Feb 2019. This was learned essentially stated the location was chosen because it was near the subway station (See: Appendix A

#### **Unaddressed environmental health and safety concerns**

Already, the terminal Arbutus Station and bus loop, imposed on the area without advance consultation, introduces incessant noise and exhaust pollution from high volume diesel bus traffic, which are bad for the apparent concern, it is not surprising these issues would not be considered for anyone brought to live here.

#### **Environmental criminology**

In my research, I have found a rich world of environmental criminology that supports my intuitive views. Andresen, has been an international leader in this research (Ref 3-5).

The Brantinghams had written about the criminality of place, where crime generators bring large numbers of drugs to a market that wants drugs, in this case the inhabitants of a low barrier Housing First project or potential customers, makes an excellent location for a drug market. Further densification along Broadway

Drug-related crime, especially resulting from Methamphetamine use, is on the rise in Vancouver, as is psychotic disorder, the drug effects could be worse. Vancouver has 4.7 unprovoked stranger attacks per 100,000 people per year. There is never a safe supply of Methamphetamine.

We do not want public drug behaviors and stranger attacks in a family-oriented neighborhood of Vancouver.

Lack of city planning to mitigate criminality has resulted in the escalation of crime in Downtown and in the cleaning of human feces. And this is not just Vancouver. A recent presentation by the Canadian Urban Institute shows businesses being the front line workers for mental health and addictions and that it is time for wrap-around services.

Good leadership admits when a mistake has been made and takes corrective action. The lack of action for CoV planning in the West 8th and Arbutus neighborhood.

Transit station crime is well-published in the literature (Ref 6-8). Increased risk of crime in Metro Vancouver (Ref 9). However, their role is surveillance of transit routes and not deeper into neighborhoods.

#### **How do we use environmental criminology to make neighborhoods safe?**

There are physical design aspects that can help with safety, such as that by International Crime Prevention Center

However, to echo Paty Rios' comments about socially connected and resilient cities, we needed "eyes on the street" in criminology terms, Collective Efficacy (Ref 15-16).

#### **As taken from the National Institute of Justice:**

Collective efficacy describes what residents are willing to do to improve their neighborhoods. Although



for informal social control. In neighborhoods with collective efficacy, neighbors agree on what is acceptable.

Together, social cohesion and collective efficacy are the qualities that distinguish well-functioning, harmonious neighborhoods.

The principles of CPTED and Collective Efficacy are married together in SafeGrowth, spear-headed by Greater Vancouver Neighborhood Engagement for Crime Prevention (Ref 17).

I would encourage the Mayor's and Councillors' support in making Vancouver a SafeGrowth city. Please

Team members get basic training in the tactics of SafeGrowth, and that can include CPTED, conflict resolution, and

Unfortunately, the prospective residents of the West 8<sup>th</sup> and Arbutus low barrier Housing First project are in an inhospitable public realm of the building. It was already stated by the applicant at the Nov 10, 2021 UI (see Appendix A-5).

Also unfortunate is that prospective residents that do not want a public life are placed near a major transit

#### EXCLUSION OF RESIDENTS THAT CAN BENEFIT FROM AND BRING BENEFIT TO THE AREA

Arbutus Station is not just a gateway to a bus loop to UBC. It is a gateway to Kitsilano, with its proximity to

There are many people in need of affordable housing, at risk of homelessness or not, that are mentally as well as deriving personal benefits from living in the area.

A 100% supportive housing building is not necessarily beneficial to those living in it. There is a subset of opportunities that build skills and allow engagement and relationship building within the neighborhood neighborhood.

Please refer to the inspirational message from Coast Mental Health about including our vulnerable, yet so

#### EXCLUSION OF FAIR PUBLIC ENGAGEMENT

As many will relay, the limited public engagement was not adequate for a project of such magnitude and

The BC Housing "neighborhood dialogue" consisted of three Zoom meetings of 25 participants each, with dialogue. Questions and answers from their Let's Talk Housing website brought little specific information. I do not believe in criminal background checks, which is not at all reassuring for parents of elementary and

The City of Vancouver Shape Your City engagement was not much better, with receipt of email from CoV major projects, the terminal subway station and bus loop and Housing First project, right across from an

The Shape Your City process has been hijacked by supposed housing advocates that use social media to CoV staff present to Mayor and Councilors (see Appendix B).



This decay in citizen engagement and lack of ethical behavior is alluded to in the applicant's comment to

\~

*I believe we are in very challenging times globally.\~ And I believe that our ability to act cooperatively to Unfortunately, when I look around the world I see a real decline in day to day civility and social trust at tl A stunted urban conversation has never served our city well, and will not do so in the future.\~ My fear is recipe for disintegrating civic relationships, wasted time, money and passion, and worse results for every*

\~

\~

#### EXCLUSION OF MUTUAL RESPECT

\~

In addition to the lack of fair and respectful public engagement, the Nov 10, 2021 UDP meeting on this h neighborhood and the Urban Design Panel.

\~

First, there is the absence of a CoV shading policy on private land\~and a total lack of interest that an ele playground ranks behind that of a park, a public space and a sidewalk.\~ Shading of a sidewalk is more ir

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(Jesse, UDP) With respect to the school as well, why this site, particularly, why this site selected?



(Derek, CoV) I can provide a little bit of history on it. When during the beginnings of this program is the City contribution to this program to all of these different sites. At the end of the day they spread these projects across the entire city not concentrate them to one area. Uh, secondly in reaching a certain amount of height ... Also 1 block away from a subway station. Thank you.

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The acclaimed urban designer Jane Jacobs often talked about the importance of having "eyes on the street". In her fight against designing cities based on fear – of other people, of hidden danger, of burglar neighbourhood aliveness and people watching out, literally, for each other.

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Pages 23-24:

That process is what became SafeGrowth and there are four basic fundamentals:

1. SafeGrowth is rooted in the geography of neighborhoods and it utilizes the natural development – such as the planning theory called Smart Growth – and the latest technology
2. The SafeGrowth Team, sometimes called the Leadership Team or Problem-solving collaborative teams work with crime prevention specialists, social and community workers, police officers, city officials, youth workers, as well as volunteers like shop owners, residents conflict resolution, tactical urbanism, place making, restorative justice, planning, and organizing
3. Membership rotates into and out of the team every year or two to ensure fresh volunteers through a regular livability academy – a voluntary eight-week program, with wee inclusion, art and culture, neighborhood resource development, and other elements of community
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I would always like to step back and fully recognize the goal of the panel is fundamentally about places. ~

So the specific person I imagine in this context is my neighbor s.22(1)

s.22(1) is someone that is a dignified, thoughtful person. He is also a veteran. ~ He was wearing a poppy, so a proud Canadian that was proud to serve in actually really he feels he feels ashamed of himself. ~ He feels ashamed of being poor. ~ He feels people like that and s.22(1) ~ One of the reasons we are brought to do this

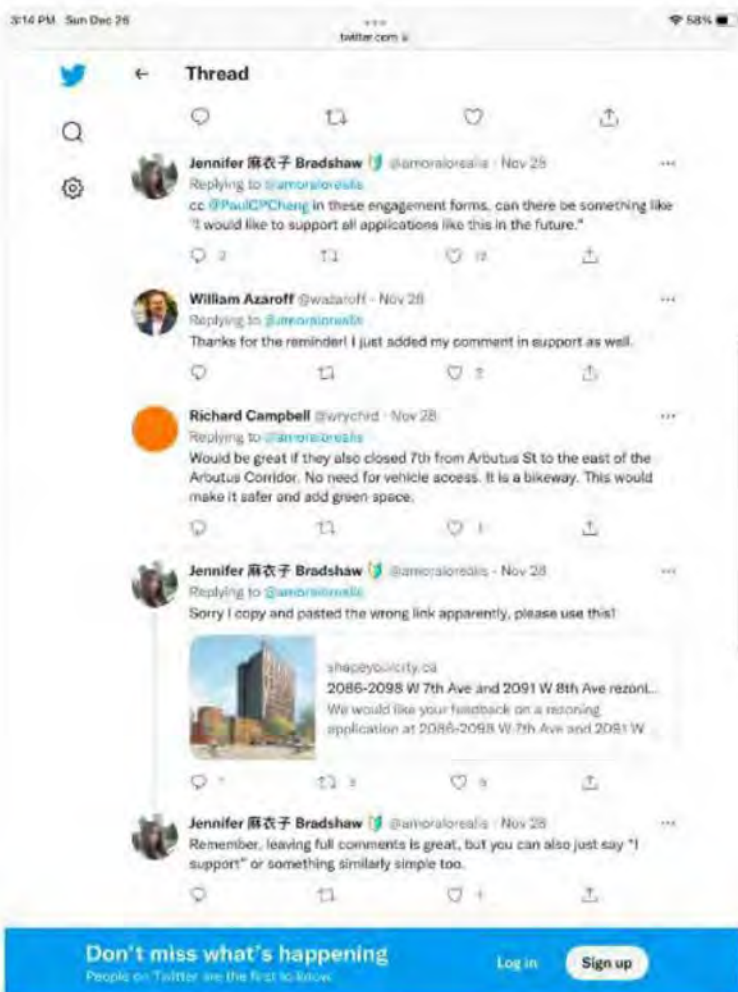
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(City planner Derek) ~And just lastly, questions to the panel, so in context of BC Housing and City Does the panel support the proposed height and density Does the proposal successfully respond to the project principles that were outlined previously ~ Does the proposal successfully respond to the existing and future stated neighborhood context ~ Does the proposal provide a strong public realm interface And lastly, please comment on ? expression of residential tower

## APPENDIX B

<https://twitter.com/amoralorealis/status/1465097266398515203> [twitter.com]



12



ReplyForward

[drive.google.com]

**From:** s.22(1)  
**To:** "Fry, Pete" <Pete.Fry@vancouver.ca>  
**Date:** 1/30/2022 9:58:51 PM  
**Subject:** [EXT] 2086-2098 West 7th and 2091 West 8th Avenue Rezoning - Oppose

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Dear Councilor Fry:

The following is my letter to Council on the zoning proposal for West 8th and Arbutus.

I did listen in to the UDP meeting on Nov 10th.~ All comments are my own.

I respectfully ask for your kind consideration of my perspective when the zoning goes to a public hearing.

Sincerely yours,

s.22(1)

2086-2098 West 7th~and 2091 West 8th~Avenue Rezoning - Oppose

~

#### ARCHITECTURE OF EXCLUSION

~

This low barrier Housing First project, for the homeless with serious mental health and addictions issues, modular towers to be distributed throughout Vancouver (See:~Appendix A-1).

~

It is vital that Mayor and Councilors understand the implications of forced ideologies into this neighborhood.

~

(1)~There is no CoV policy on designing neighborhoods that resist crime.~ Already at West 8th, a high density building for crime generator for both property and drug distribution crime.~ Now, a high density building for crime generator for both property and drug distribution crime.~ Pillar approach to substance abuse.~ Evidence-based methodology for mitigating neighborhood crime.

~

(2)~Forcing density, in this case in a narrow and admittedly difficult to design in lot, of a 164' wide lot, diminishes the quality of life for Vancouver residents.

~

I am shocked and disturbed that I have to defend this neighborhood, and by default the rest of Vancouver.

~

~

#### EXCLUSION OF PROPER URBAN PLANNING

~

To paraphrase Paty Rios, architect, urban planner and UBC lecturer, who spoke at the Special Council –

~

*Who are we building for and how are we planning to build socially connected and resilient neighborhood*

*We have to prioritize building neighborhoods with strong social networks that build on their assets and not on their deficits.*

With respect to the 2017 earthquake in Mexico City,~neighborhoods where people knew people and had strong social networks.

~

Urban design involves looking at all of the components of a neighborhood and planning what makes it livable. It is not just about buildings and streets, but also about parks, schools, and other institutions and would be better suited near Vancouver General Hospital or City Hall, and be built as a Community Health Centre.

~



This building design does not contribute towards building a socially connected and resilient neighborhood.

Whether it's the terminal Arbutus Station and bus loop or this low barrier Housing First building, each project

#### Why this location?

The Housing First project location was offered by the CoV to BC Housing in Feb 2019. This was learned essentially stated the location was chosen because it was near the subway station (See: Appendix A).

#### Unaddressed environmental health and safety concerns

Already, the terminal Arbutus Station and bus loop, imposed on the area without advance consultation, introduces incessant noise and exhaust pollution from high volume diesel bus traffic, which are bad for the apparent concern, it is not surprising these issues would not be considered for anyone brought to live here.

#### Environmental criminology

In my research, I have found a rich world of environmental criminology that supports my intuitive views. Andresen, has been an international leader in this research (Ref 3-5).

The Brantinghams had written about the criminality of place, where crime generators bring large numbers of drugs to a market that wants drugs, in this case the inhabitants of a low barrier Housing First project or potential customers, makes an excellent location for a drug market. Further densification along Broadway

Drug-related crime, especially resulting from Methamphetamine use, is on the rise in Vancouver, as is psychotic disorder, the drug effects could be worse. Vancouver has 4.7 unprovoked stranger attacks per 100,000 people per year. There is never a safe supply of Methamphetamine.

We do not want public drug behaviors and stranger attacks in a family-oriented neighborhood of Vancouver.

Lack of city planning to mitigate criminality has resulted in the escalation of crime in Downtown and in the cleaning of human feces. And this is not just Vancouver. A recent presentation by the Canadian Urban Institute showed that businesses being the front line workers for mental health and addictions and that it is time for wrap-around services.

Good leadership admits when a mistake has been made and takes corrective action. The lack of action for CoV planning in the West 8th and Arbutus neighborhood.

Transit station crime is well-published in the literature (Ref 6-8). Increased risk of crime in Metro Vancouver (Ref 9). However, their role is surveillance of transit routes and not deeper into neighborhoods.

#### How do we use environmental criminology to make neighborhoods safe?

There are physical design aspects that can help with safety, such as that by International Crime Prevention Center.

However, to echo Paty Rios' comments about socially connected and resilient cities, we needed "eyes on the street" in criminology terms, Collective Efficacy (Ref 15-16).

As taken from the National Institute of Justice:

Collective efficacy describes what residents are willing to do to improve their neighborhoods. Although



for informal social control. In neighborhoods with collective efficacy, neighbors agree on what is acceptable.

Together, social cohesion and collective efficacy are the qualities that distinguish well-functioning, harmonious neighborhoods.

The principles of CPTED and Collective Efficacy are married together in SafeGrowth, spear-headed by Greater Vancouver Neighborhood Engagement for Crime Prevention (Ref 17).

I would encourage the Mayor's and Councillors' support in making Vancouver a SafeGrowth city. Please

Team members get basic training in the tactics of SafeGrowth, and that can include CPTED, conflict resolution, and

Unfortunately, the prospective residents of the West 8<sup>th</sup> and Arbutus low barrier Housing First project are in an inhospitable public realm of the building. It was already stated by the applicant at the Nov 10, 2021 ULC (see Appendix A-5).

Also unfortunate is that prospective residents that do not want a public life are placed near a major transit

#### EXCLUSION OF RESIDENTS THAT CAN BENEFIT FROM AND BRING BENEFIT TO THE AREA

Arbutus Station is not just a gateway to a bus loop to UBC. It is a gateway to Kitsilano, with its proximity to

There are many people in need of affordable housing, at risk of homelessness or not, that are mentally as well as deriving personal benefits from living in the area.

A 100% supportive housing building is not necessarily beneficial to those living in it. There is a subset of opportunities that build skills and allow engagement and relationship building within the neighborhood neighborhood.

Please refer to the inspirational message from Coast Mental Health about including our vulnerable, yet so

#### EXCLUSION OF FAIR PUBLIC ENGAGEMENT

As many will relay, the limited public engagement was not adequate for a project of such magnitude and

The BC Housing "neighborhood dialogue" consisted of three Zoom meetings of 25 participants each, with dialogue. Questions and answers from their Let's Talk Housing website brought little specific information. I do not believe in criminal background checks, which is not at all reassuring for parents of elementary and pre

The City of Vancouver Shape Your City engagement was not much better, with receipt of email from CoV on major projects, the terminal subway station and bus loop and Housing First project, right across from an

The Shape Your City process has been hijacked by supposed housing advocates that use social media to harass CoV staff present to Mayor and Councilors (see Appendix B).

This decay in citizen engagement and lack of ethical behavior is alluded to in the applicant's comment to

\~

*I believe we are in very challenging times globally.\~ And I believe that our ability to act cooperatively to Unfortunately, when I look around the world I see a real decline in day to day civility and social trust at th A stunted urban conversation has never served our city well, and will not do so in the future.\~ My fear is recipe for disintegrating civic relationships, wasted time, money and passion, and worse results for every*

\~

\~

#### EXCLUSION OF MUTUAL RESPECT

\~

In addition to the lack of fair and respectful public engagement, the Nov 10, 2021 UDP meeting on this H neighborhood and the Urban Design Panel.

\~

First, there is the absence of a CoV shading policy on private land\~and a total lack of interest that an ele playground ranks behind that of a park, a public space and a sidewalk.\~ Shading of a sidewalk is more ir

\~

It was acknowledged by City Planner Derek that currently approved zoning for a 6 storey social housing l by both the planners and applicant about a special government funding opportunity to build needed soc was never clarified that this was BC government-funding,\~promised 3 years ago, was not tied to any ex chosen instead.

\~

Justification of height comes from the idea that the Broadway Plan will pass, bringing 20-25 storey buildi

\~

This also means that instead of the rejected 12 storey building at the Shell Station at Broadway and Arbu these children to have access to sunlight in this City?

\~

This is the reward of 17 years of fundraising to build a new, earthquake-resistant, independent school –

\~

The\~second is the level of respect and independence that the Urban Design Panel\~is given to make c

\~

The applicant provided a confusing story about his highly sociable, s.22(1) story created confusion with some of the UDP members who questioned why there weren't balconies or and was clearly unhappy with the project being placed across from an elementary school and its size sha City policy and plans (see\~Appendix A-7), the design was passed.

\~

As a result of this (1) confusing presentation given by the applicant, not revealing that this is a low barrie provided to UDP about the elementary school across from the project, (4) the lack of perspective on des opinions, this applicant and CoV planner presentation\~should be\~rendered void.\~ This was not a rez

\~

\~

#### CONCLUSION:

\~

Please reject the West 8<sup>th</sup>\~and Arbutus Housing First rezoning proposal.\~ It is not appropriate for this

\~

Prior to considering any\~of the proposed Housing First towers and their poorly understood impacts on fields:



1) **SafeGrowth** strategies to mitigate crime in neighborhoods and how this can be implemented familiar with researching crime in Vancouver (Ref 5).

2) **Mental effects of drugs**, in particular Methamphetamine, from the perspective of a doctor with diverse clinical experience and a seasoned presenter for the College of Physician and Surgeons of British Columbia.

3) **Community rehabilitation** of the homeless back into the workplace. Coast Mental Health Society.

Furthermore, CoV needs to implement a **fair, community-led shading policy** for private property and Councilors. The **UDP** needs to be provided with neighborhood-specific information and be

Mayor and Councilors, you have the power to reject this proposal and demand thoughtful and purposeful engagement. Vancouver Hospice Society led to a better engagement process and a satisfactory outcome (Ref 22-23).

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## APPENDIX A

(1) Nov 10, 2021 UDP meeting:

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## APPENDIX B

<https://twitter.com/amoralorealis/status/1465097266398515203> [twitter.com]

3:13 PM Sun Dec 26 59%

twitter.com

Thread

Jennifer 麻衣子 Bradshaw  
@amoraloracles

I just sent in comments to support the social housing at Arbutus Skytrain Station - join me!  
[shapeyourcity.ca/2086-2098-w-7t](https://shapeyourcity.ca/2086-2098-w-7t)

P.S. @ city planners,... can you create an option to put me down as auto-opt-in to every social housing rezoning please?

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



We would like your feedback on a rezoning application at 2086-2098 W 7th Ave and 2091 W 8th Ave. The proposal is to allow for the development of a 15-story residential building. The zoning would change from RM-4 (Residential District) to CDS-1 (Comprehensive Development District). This proposal includes:

- 140 new housing units
- A four-story brick base (1500 sq ft)
- A car-free area at 7th Ave (no parking lot)
- A building height of 45 m (148 ft)

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**From:** s.22(1)  
**To:** "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
**CC:** "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
**Date:** 1/16/2022 5:31:51 PM  
**Subject:** [EXT] Fwd: Proposed BC Housing Development, Arbutus and West 7/8th

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Begin forwarded message:

**From:** s.22(1)  
**Subject:** Proposed BC Housing Development, Arbutus and West 7/8th  
**Date:** January 16, 2022 at 5:20:53 PM PST  
**To:** [Kennedy.Stewart@vancouver.ca](mailto:Kennedy.Stewart@vancouver.ca)  
**Cc:** [letters@kitsilanocoalition.org](mailto:letters@kitsilanocoalition.org)

Dear Mr Stewart,

My wife and I are strongly opposed to the proposed high rise development at the above address.

Your model of a high density, 140 unit SRO, with essentially no support system, which will have a serious social impact in a largely residential neighbourhood, and particularly opposite an elementary school and small children's playground, is very flawed. In addition the height of this building is out of all proportion to anything in the neighbourhood.

We are well aware that, given the cost of land in Vancouver now, social housing is required and we are in no way opposed to it, however, the different forms of social housing require sensitivity as to their placement, and this site is definitely not suitable for the SRO that you are planning.

Yours Truly,

s.22(1)



**From:** s.22(1)  
**To:** "Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
**CC:** "Fry, Pete" <Pete.Fry@vancouver.ca>  
**Date:** 1/16/2022 5:30:56 PM  
**Subject:** [EXT] Fwd: Proposed BC Housing Development, Arbutus and West 7/8th

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Yours Truly,

s.22(1)

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

**To:** "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

**Date:** 1/19/2022 10:38:31 AM

**Subject:** [EXT] Fwd: Your email regarding a supportive housing project on Arbutus

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Good morning,

NB —

This message is in regards to the proposed BC Housing project on Arbutus between W 7th and W 8th Avenues.

I sent a copy of this email to BC Housing and to the Honourable Jennifer Whiteside, Education Minister. Thank you.

Kind regards,

s.22(1)

----- Forwarded message -----

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

**Date:** Wed, Jan 19, 2022 at 10:17 AM

**Subject:** Re: Your email regarding a supportive housing project on Arbutus

**To:** <bchceo@bchousing.org>

**CC:** <EDUC.minister@gov.bc.ca>

Dear Shayne Ramsay,

Thank you for responding to my email regarding the proposed supportive housing

project on Arbutus. To be clear —

I am not opposed to BC Housing creating a project at this particular site on Arbutus Street. However, the current plan is flawed and frankly, unacceptable.

Regarding the physical design of the building, you stated that studies confirm shadows will begin-and-conclude between 10am - 12pm “at the summer and fall equinox.” To be clear, the equinoxes occur during the Spring and the Fall seasons.\~

Of greater concern is what will the impact be leading up to, during, and after the Winter Solstice? It is at these times when the daylight hours are shortest; sunlight the least direct; shadows the longest; and the chance of ice forming on the school playground the greatest due to low temperatures.\~This concern of mine is shared and highlighted by Harvard Medical School. The shadow study needs to be updated to accurately reflect the impacts during the Winter Solstice.

<https://www.health.harvard.edu/blog/6-reasons-children-need-to-play-outside-2018052213880> [health.harvard.edu]

Regarding my concerns about the number of units, you create a false equivalence and miss the point. Yes, there is never enough affordable housing. However, availability does not correlate to nor does it equal density. This is especially true given that supportive/Housing First units are for those in our communities who are vulnerable; who may be struggling with addiction issues; and who require complex care. With Covid an ongoing crisis, high-density living arrangements effectively create high-risk environments not only for those who would live at this proposed site but also for caregivers and any other person in the vicinity. Additionally, concerns relating to crime are not baseless. Salt Lake City, a pioneer in the use of Housing First, understands this and when asked “how will the city address safety concerns about the new homeless resource centers?” the answer is ‘the new facilities were designed with safety in mind. Facilities are designed with clear site lines, lighting, and good visibility from the street and building. The scattering of locations across the city will also help reduce criminal activity, by decreasing the concentration of people at each site.’” In other words, people need housing first and it should be a given that all people, especially those in perilous circumstances, need to be safe, too.

<https://www.slc.gov/hand/homeless-services/resource-center-faq/> [slc.gov]

Regarding proximity to schools, you state that more than 210 sites “operate within 500 metres of a school.” Of those, how many operate with 25 meters of a school and if there are any, how many of them are the same height as this proposed building? In other words, does precedent for such a BC Housing site exist anywhere in BC? Given the tragedies at Grenfell Tower in London and more recently those in Tokyo and New York City; the use of high-rise structures to house those who are most in need is both highly dubious and dangerous. Given that the Vancouver Fire and Rescue Service does not possess any equipment that can extend the full height of the proposed building should cause concern. Given that Arbutus Street is a traffic artery and as



such, is prioritized for emergency vehicles and for snow/ice clearing, how is it that this proposed project does not require a TDM (Transportation Demand Management) Study?

<https://rezoning.vancouver.ca/applications/2086-2098-w-7th-ave-and-2091-w-8th-ave/tdm.pdf>

It needs to be understood that the current pandemic has created unforeseen opportunities that may not come again for many years, if ever. Federal and provincial funding is available. The BC Urban Mayors Caucus, the BC Chamber of Commerce, and the BIABC (Business Improvement Areas of BC) are allied and united in their demands for "complex care housing solutions to help the most vulnerable residents in their communities." The Broadway Corridor is filled with for-lease properties that could be converted into housing in short order without any need to conduct new, large-scale construction. The former Molson brewery lies dormant while Concord Pacific, "Canada's Largest Community Builder," land banks that 7.6 acre parcel. The location, the timing, and the motivation to improve the lives of so many is in your grasp. Seize the opportunity!

<https://www.cbc.ca/news/canada/british-columbia/bc-mayors-housing-call-1.6311158>  
[cbc.ca]

Kind regards,

s.22(1)

On Tue, Jan 18, 2022 at 12:39 PM BC Housing CEO <[bchceo@bchousing.org](mailto:bchceo@bchousing.org)> wrote:

Dear s.22(1)

\~

Your November 8, 2021 email to the Honourable Jennifer Whiteside, Minister of Education, regarding a supportive housing project on Arbutus, has been referred to me.\~ As Chief Executive Officer of BC Housing, I am pleased to respond. \~

\~\~

Thank you for your letter sharing your thoughts about the proposed supportive housing project on Arbutus at West 8<sup>th</sup> Avenue.\~ As I'm sure you are aware, BC Housing and the City of Vancouver conducted early engagement between February 11 and April 30, 2021, before the proposed project was submitted to the City for the rezoning application process.\~ An early engagement summary report, posted on the [Let's Talk page \[letstalkhousingbc.ca\]](#), provides an overview of community and stakeholder engagement activities and a summary of feedback that was received during the early planning stages for the proposed site.\~

\~

This level of early engagement is aligned with BC Housing's best practices for community engagement and exceeds the public consultation requirements of the City of Vancouver's rezoning process.\~ The City's Virtual Open House took place between November 1 and 21 so the public would have an opportunity to ask questions and provide feedback as part of the City's



regulatory process.\~ This feedback will be submitted to Mayor and Council.\~

\~

Regarding the physical design of the building, the height of the building has not changed.\~ The calculation of the 13 versus the 12-storey height is due to the parkade being at grade and not underground.\~ The shadow report, included in the application to the City, confirms that at the summer and fall equinox the shadow cast over St. Augustine School starts at 10am and concludes at noon. \~

\~

In your email you asked about how the project will work operationally.\~ This proposed supportive housing is still in the early stages, as such, operating agreements, staffing levels and specific supports are still being discussed between MPA (the non-profit operator) and BC Housing.\~ Specific supports are also based on the residents' needs. \~

\~

Regarding your concerns about the 140 units, supportive housing projects vary in size and there is no evidence that there is such a thing as too much affordable housing.\~ We are confident that supportive housing can be effective for residents and the community if they consist of more units.\~ The Request for Proposals process ensures that the selected operator is experienced and can provide the staff and supports to meet the needs of the number of residents at the building.\~ With the understanding that individuals experiencing homelessness have varied needs, this supportive housing will ensure a mix of tenants and the necessary complement of staff, both in number and skillset, to support the residents. \~

\~

Finally, regarding proximity to schools, there are over 210 provincially funded sites which operate within 500 metres of a school.\~ More than half of these have been operational over 10 years, and the successful experience in those communities has helped inform BC Housing's approach. \~BC Housing and MPA intend to work closely with neighbours, including the school, on an ongoing basis to ensure the smooth transition of the building into the neighbourhood.\~

\~

Thank you for taking the time to write. \~

\~

Yours truly,\~

\~

\~

Shayne Ramsay\~

Chief Executive Officer, BC Housing\~

*Please note that this email account is primarily for outgoing correspondence only and is not intended for ongoing discussion or replies, as it is not monitored for responses on a regular basis. If you have additional questions, please direct your correspondence appropriately to one of the regions or branches listed here:\~<https://www.bchousing.org/contact> [[bchousing.org](https://www.bchousing.org)]\~*

\~\~

*The information contained in this transmission is privileged and/or confidential and is intended for the use of the individual or entity named above. If you have received this message in error, please notify us immediately and destroy this message. You are hereby notified that any*

*dissemination, distribution or communication of this message is strictly prohibited\~*



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

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

**CC:** AG.minister@gov.bc.ca  
david.eby.mla@leg.bc.ca  
george.heyman.mla@leg.bc.ca

**Date:** 1/21/2022 9:43:53 PM

**Subject:** [EXT] Proposed BC Housing Development - Arbutus & West 7th/8th

---

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---

Dear Mayor Kennedy Stewart and Council,

I am opposed to the proposed BC Housing for Arbutus between West 7th and 8th in Kitsilano. I reviewed the available information on the proposal, attended council meetings, submitted questions and have spoken with BC Housing. I am strongly opposed to the proposal and ask that as the elected representatives say no to the proposed BC Housing.

s.22(1) I live in the area. I have a young family. My child attends school in Kits.

My child and I are often walking the neighborhood, s.22(1) at Delmont Park. However, with the proposed 140-unit development of high-density SRO units-- that are low barrier (with residents struggling with serious mental health and active drug addiction) without adequate supports for the residents. BC Housing's proposed development would completely change the neighborhood and community. The reason we go to Delmont Park and not the park at 6th and Fir Street, s.22(1) is that I have experienced enough events where we had to pack up and leave the park due unsafe outbursts from people experiencing mental health events. I couldn't even enjoy my time with my child without being anxious if we would have to pack up and leave, or if we were safe playing in the sand or along the apple trees without finding needles. Were these events from residents of the neighboring supportive housing on Fir Street or the residents of the encampment in the surrounding area? I didn't stick around to ask. But what I do know is that in October 2021 the Vancouver police reported what they called an "alarming" uptick in unprovoked stranger attacks amounting to four random assaults per day over the last year. I just want to relax in a park, play with my daughter, enjoy my community, meet friends at the park. Will we now be pushed from Delmont Park? We can't even enjoy the parks without concerns for safety. David Eby acknowledged on the radio that residents of this proposed development can be dangerous. That it is too big! 140 SRO units, with an operator that has no experience with a project of this size without adequate staff to manage is setting the residents and project for failure. This model has not been proven successful in other areas of Vancouver.

Again, I ask that the elected representatives say no to the proposed BC Housing for Arbutus between West 7th and 8th in Kitsilano.

s.22(1)

Vancouver, BC~ s.22(1)



**From:** s.22(1)  
**To:** "Fry, Pete" <Pete.Fry@vancouver.ca>  
**CC:** "Hon. David Eby Q.C." <david.eby.MLA@leg.bc.ca>  
"Hon. George Heyman" <george.heyman.MLA@leg.bc.ca>  
**Date:** 1/25/2022 9:22:12 PM  
**Subject:** [EXT] Proposed BC Housing Development, Arbutus and 7th/8th Ave.

---

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Dear Councillor Pete Fry,

I am writing to express my opposition to BC Housing's proposed project at Arbutus and 7th/8th Avenue.

The proposed project is for 140 low barrier, single room supportive housing. BC Housing has confirmed that drug use will be allowed and residents do not have to undergo any kind of criminal record check. I am most concerned for the safety of my grandchildren and many friends with children who reside and attend school in Kitsilano. I am also concerned for the safety of my senior and vulnerable friends who reside near this proposed site.

There is no commitment to supports and services on-site for the residents who have drug and mental health issues -- so this can be dangerous for the residents and the community.

A towering 12 storey building is not the right fit for this location which is close to a school, a park and residential homes. The size of this building is 5 times bigger than the present buildings in the area and 5 times the current zoning.

I am urging you to cancel this proposal and request BC Housing to start from scratch and listen to the recommendations and concerns of the community.

Sincerely,

s.22(1)

Sent from my iPad

**From:** s.22(1)  
**To:** "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
**CC:** "Hon. David Eby Q.C." <david.eby.MLA@leg.bc.ca>  
"Hon. George Heyman" <george.heyman.MLA@leg.bc.ca>  
**Date:** 1/25/2022 9:23:19 PM  
**Subject:** [EXT] Proposed BC Housing Development, Arbutus and 7th/8th Ave.

---

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Dear Councillor Colleen Hardwick,

I am writing to express my opposition to BC Housing's proposed project at Arbutus and 7th/8th Avenue.

The proposed project is for 140 low barrier, single room supportive housing. BC Housing has confirmed that drug use will be allowed and residents do not have to undergo any kind of criminal record check. I am most concerned for the safety of my grandchildren and many friends with children who reside and attend school in Kitsilano. I am also concerned for the safety of my senior and vulnerable friends who reside near this proposed site.

There is no commitment to supports and services on-site for the residents who have drug and mental health issues -- so this can be dangerous for the residents and the community.

A towering 12 storey building is not the right fit for this location which is close to a school, a park and residential homes. The size of this building is 5 times bigger than the present buildings in the area and 5 times the current zoning.

I am urging you to cancel this proposal and request BC Housing to start from scratch and listen to the recommendations and concerns of the community.

Sincerely,

s.22(1)

Sent from my iPad



**From:** s.22(1)  
**To:** "Boyle, Christine" <Christine.Boyle@vancouver.ca>  
**CC:** "Hon. David Eby Q.C." <david.eby.MLA@leg.bc.ca>  
"Hon. George Heyman" <george.heyman.MLA@leg.bc.ca>  
**Date:** 1/25/2022 9:14:16 PM  
**Subject:** [EXT] Proposed BC Housing Development, Arbutus and 7th/8th Ave.

---

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---

Dear Councillor Christine Boyle,

I am writing to express my opposition to BC Housing's proposed project at Arbutus and 7th/8th Avenue.

The proposed project is for 140 low barrier, single room supportive housing. BC Housing has confirmed that drug use will be allowed and residents do not have to undergo any kind of criminal record check. I am most concerned for the safety of my grandchildren and many friends with children who reside and attend school in Kitsilano. I am also concerned for the safety of my senior and vulnerable friends who reside near this proposed site.

There is no commitment to supports and services on-site for the residents who have drug and mental health issues -- so this can be dangerous for the residents and the community.

A towering 12 storey building is not the right fit for this location which is close to a school, a park and residential homes. The size of this building is 5 times bigger than the present buildings in the area and 5 times the current zoning.

I am urging you to cancel this proposal and request BC Housing to start from scratch and listen to the recommendations and concerns of the community.

Sincerely,

s.22(1)

Sent from my iPad

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

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

**CC:** AG.minister@gov.bc.ca  
david.eby.mla@leg.bc.ca  
george.heyman.mla@leg.bc.ca

**Date:** 1/18/2022 6:31:02 PM

**Subject:** [EXT] Proposed BC Housing Development, Arbutus and West 7/8th

**Attachments:** Housing Rezoning Proposal\_Jan 18-22.pdf

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**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Mayor and Council

\~

Please see attached letter regarding your Proposed BC Housing Rezoning Application.

\~

Regards,

s.22(1)



January 18, 2022

Dear Mayor Stewart and City Councilors

I am writing you today to express my **opposition** to the rezoning application proposed for West 8th Avenue and Arbutus Street. I am a long time Kitsilano resident and most importantly a s.22(1) boys who attend school in the area.

As a s.22(1) resident of the Kitsilano Community and someone who understands the severity of the mental health crisis and housing crisis in this City one must ask themselves the following questions:

1. Does the Mayor and City Councillors have the best interests of the residents that are supposed to inhabit this building?
2. Does the Mayor and City Councillors who are supposed to hear the voices of the Community understand the implications of the proposal at hand?
3. Does the Mayor and City Councillors understand the consultation process that is supposed to take place when a project of this nature is proposed?
4. Does the Mayor and City Councillors understand the community that surrounds this proposed site?

The answer to all these abovementioned questions has demonstrated to be NO.

This housing model has continuously failed all over our city, so what makes our mayor and council think that a larger building with more units and less services would be a success is completely unreasonable. Show us something that works because to date you have zero examples of success.

Picture this, let's take 140 at risk individuals who need help, allow them to use drugs on site, give them little to no on-site resources, then place them across the street from 450 school children, across the street from a busy toddler park, right next to a women's recovery home, less than a block away from a child day care, across the street from a terminus train station, and less than a block away from the BC Liquor store...what does this create...a catalyst for disaster.

Not only are you setting up these residents for failure as there are no proper planned resources, but you have now exposed our most vulnerable population, our children. When did our youngest population become the lowest priority in this city? When did their safety coming to and from school and playing at the playground become something no one has considered?

What Mayor or Councillor would be able to sleep at night knowing they have done nothing to help those future residents and have also put school age children at risk.

I am opposed to this rezoning application. My vote this coming October will be cast in favor of a Mayor and Councillors who put school age children first and come up with solutions that will help those who are dealing with addiction and mental health issues. Both groups deserve better than what you have shown them to date.

Regards

s.22(1)



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

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

**CC:** AG.minister@gov.bc.ca  
david.eby.mla@leg.bc.ca  
george.heyman.mla@leg.bc.ca

**Date:** 1/19/2022 1:41:00 PM

**Subject:** [EXT] Proposed BC Housing Development, Arbutus and West 7/8th

**Attachments:** Vancouver Social Housing.pdf

---

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---

Dear Mayor and City Councillors,

Please find attached my letter in opposition to the proposed rezoning application at West 8th Avenue and Arbutus Street.

Regards,

s.22(1)

January 19, 2022

Dear Mayor Stewart and City Councillors

I am writing you today to express my **opposition** to the rezoning application proposed for West 8th Avenue and Arbutus Street. I am a §.22(1) who lives in the area, I §.22(1) right around the corner, I walk the Arbutus Greenway daily, and most importantly I have §.22(1) §.22(1) who attend school nearby. I take my §.22(1) to the park directly across the street weekly after school to help my §.22(1) during these very difficult times.

As someone who has lived in Vancouver for so many years, I am saddened to say that the downtown east side is worse now than it was 30 years ago. City Hall is not only failing this City's voters, but it is failing those with addiction and mental illness. As a §.22(1) individual I have spent my time trying to educate myself more on the issues that plague this City. It has become very clear that rather than addressing the troubling gaps in the supportive housing model, BC Housing and the City of Vancouver are tripling down on the density of this failed low-barrier housing model and exporting it and its associated safety issues for residents and communities to Kitsilano and other communities.

This proposed SRO model is unsafe for both the residents that live in the area, but also the individuals you plan on putting in it. How do I explain to my §.22(1) that their §.22(1) no longer feels safe walking them along the greenway to get to the park, or inevitably have to explain to them what the paraphernalia is on the ground that they must never touch or go near? Placing housing like this in a neighbourhood without having an adequate plan for supports in place perpetuates the willful neglect of the public and people this is intended to help.

In my §.22(1) I have never missed the opportunity to cast my vote and this coming October will be no different. My vote will reflect the need to keep my §.22(1) safe and for this City Hall to do something that will help those in need. I will be spreading the word to all my §.22(1) friends, so you can expect to hear from them as well.

Major and Council, please make the right decision and vote against this rezoning application.

§.22(1)



**From:** s.22(1)  
**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
**CC:** AG.minister@gov.bc.ca  
david.eby.mla@leg.bc.ca  
george.heyman.mla@leg.bc.ca  
**Date:** 1/19/2022 2:24:09 PM  
**Subject:** [EXT] Proposed BC Housing Development, Arbutus and West 7/8th  
**Attachments:** Housing Rezoning\_Jan 19-22 s.22(1).docx

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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To all:

Please find attached my letter in opposition to the proposed rezoning application at West 8th Avenue and Arbutus Street.

Regards,

s.22(1)



January 19, 2022

Dear Mayor and Councillors

**Re: Proposed BC Housing Development, Arbutus and West 7/8<sup>th</sup>**

I am writing to express my strong opposition to the low-barrier “supportive” housing model being proposed by BC Housing for Arbutus and West 7/8th in Kitsilano.

I am a long time Vancouver resident and to say I am disappointed by this latest Housing Development would be an understatement. My family and I believe that this extremely high-density proposal is yet another failed attempt at properly addressing the mental health and addiction crisis this City is facing. Putting a 140-unit housing complex like this into what is essentially a residential neighbourhood, with none of the appropriate support services for residents who are living with mental health issues and serious drug addictions, makes no sense and can hardly be seen as supportive housing.

To make matters even more concerning there is a school directly across the street, a kid’s park, preschool and daycare, so now you are directly impacting our youngest generation putting their health and safety at risk.

Although my s.22(1) this directly affects them as they will be taking the new rapid transit line at Arbutus and Broadway s.22(1) I would ask if the Mayor and Councillors know what a terminus station will bring. All stations in this City, especially those that are at terminal locations have much higher rates of crime, loitering, and security issues, you can ask any VPD officer. Now you are proposing to house those who struggle with addiction right next to the station? You are simply asking for those in the area and our children to be exposed to safety risks, this includes my s.22(1)

Clearly this City Hall needs to take a wholistic look at what is going on in the area because if you did you would easily conclude that this is NOT an appropriate location.

My wife and I along with our s.22(1) will ensure this coming October we vote for those who opposed this project and listened to their very concerned citizens.

Regards,

s.22(1)



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

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

**CC:** AG.minister@gov.bc.ca  
david.eby.mla@leg.bc.ca  
george.heyman.mla@leg.bc.ca

**Date:** 1/23/2022 2:22:15 PM

**Subject:** [EXT] Proposed BC Housing Development, Arbutus and West 7/8th

**Attachments:** Housing Proposal at West 8th and Arbutus\_23.Jan.22.pdf

---

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---

All,

Please find attached our letter in opposition to the proposed rezoning application at West 8th Avenue and Arbutus Street.

Regards,

s.22(1)

s.22(1)

January 23, 2022

Dear Mayor Stewart and City Councilors

We are writing you today to express our **opposition** to the rezoning application proposed for West 8th Avenue and Arbutus Street. I have lived in Kitsilano since s.22(1) and my wife has been here since s.22(1). We have chosen to start our family in this neighborhood and are writing from a position of concern for the safety of our children.

We understand the need for social housing, and to support the vulnerable in our society. However, these issues are complex, and require significant thought, planning and consultation. Based on the information available about this project, it is very clear to us that you, as Mayor and Council, have failed on all three counts.

Below are specific concerns we have about the project as it is planned today. **Please be assured that if the project moves forward without significant alterations to the current plan, no one who supports the project will receive votes from us in the next Municipal Election.**

- Housing of this type needs to provide support for the residents. Given that only two staff are planned, and very little social support services are available in this area, it is clear there is no plan to provide support for the residents.
- There has been no meaningful consultation with the local community prior to pushing the project forward. The housing project is located directly across the street from an Elementary school, child-care centre and women's recovery home, while also being within a block of a Liquor store and the proposed terminus station for the Broadway Sky Train extension. It would be hard to think of a less-ideal location to build a development of this type.
- All units are single. There is no space planned for low-income or single-parent families who are in desperate need of affordable housing.
- There are no examples in the city where a setup similar to what is being proposed has proved to be successful for the residents or the surrounding community.

Regards,

s.22(1)

**From:** s.22(1)  
**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
**CC:** AG.minister@gov.bc.ca  
david.eby.mla@leg.bc.ca  
george.heyman.mla@leg.bc.ca  
**Date:** 1/18/2022 6:31:02 PM  
**Subject:** [EXT] Proposed BC Housing Development, Arbutus and West 7/8th  
**Attachments:** Housing Rezoning Proposal\_Jan 18-22.pdf

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**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Mayor and Council

\~

Please see attached letter regarding your Proposed BC Housing Rezoning Application.

\~

Regards,

s.22(1)



January 18, 2022

Dear Mayor Stewart and City Councilors

I am writing you today to express my **opposition** to the rezoning application proposed for West 8th Avenue and Arbutus Street. I am a long time Kitsilano resident and most importantly a s.22(1) boys who attend school in the area.

As a s.22(1) resident of the Kitsilano Community and someone who understands the severity of the mental health crisis and housing crisis in this City one must ask themselves the following questions:

1. Does the Mayor and City Councillors have the best interests of the residents that are supposed to inhabit this building?
2. Does the Mayor and City Councillors who are supposed to hear the voices of the Community understand the implications of the proposal at hand?
3. Does the Mayor and City Councillors understand the consultation process that is supposed to take place when a project of this nature is proposed?
4. Does the Mayor and City Councillors understand the community that surrounds this proposed site?

The answer to all these abovementioned questions has demonstrated to be NO.

This housing model has continuously failed all over our city, so what makes our mayor and council think that a larger building with more units and less services would be a success is completely unreasonable. Show us something that works because to date you have zero examples of success.

Picture this, let's take 140 at risk individuals who need help, allow them to use drugs on site, give them little to no on-site resources, then place them across the street from 450 school children, across the street from a busy toddler park, right next to a women's recovery home, less than a block away from a child day care, across the street from a terminus train station, and less than a block away from the BC Liquor store...what does this create...a catalyst for disaster.

Not only are you setting up these residents for failure as there are no proper planned resources, but you have now exposed our most vulnerable population, our children. When did our youngest population become the lowest priority in this city? When did their safety coming to and from school and playing at the playground become something no one has considered?

What Mayor or Councillor would be able to sleep at night knowing they have done nothing to help those future residents and have also put school age children at risk.

I am opposed to this rezoning application. My vote this coming October will be cast in favor of a Mayor and Councillors who put school age children first and come up with solutions that will help those who are dealing with addiction and mental health issues. Both groups deserve better than what you have shown them to date.

Regards  
s.22(1)



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

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

**CC:** AG.minister@gov.bc.ca  
david.eby.mla@leg.bc.ca  
george.heyman.mla@leg.bc.ca

**Date:** 1/19/2022 1:41:00 PM

**Subject:** [EXT] Proposed BC Housing Development, Arbutus and West 7/8th

**Attachments:** Vancouver Social Housing.pdf

---

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---

Dear Mayor and City Councillors,

Please find attached my letter in opposition to the proposed rezoning application at West 8th Avenue and Arbutus Street.

Regards,

s.22(1)

January 19, 2022

Dear Mayor Stewart and City Councillors

I am writing you today to express my **opposition** to the rezoning application proposed for West 8th Avenue and Arbutus Street. I am a s.22(1) who lives in the area, I s.22(1) right around the corner, I walk the Arbutus Greenway daily, and most importantly I have s.22(1) s.22(1) who attend school nearby. I take my s.22(1) to the park directly across the street weekly after school to help my s.22(1) during these very difficult times.

As someone who has lived in Vancouver for so many years, I am saddened to say that the downtown east side is worse now than it was 30 years ago. City Hall is not only failing this City's voters, but it is failing those with addiction and mental illness. As a s.22(1) individual I have spent my time trying to educate myself more on the issues that plague this City. It has become very clear that rather than addressing the troubling gaps in the supportive housing model, BC Housing and the City of Vancouver are tripling down on the density of this failed low-barrier housing model and exporting it and its associated safety issues for residents and communities to Kitsilano and other communities.

This proposed SRO model is unsafe for both the residents that live in the area, but also the individuals you plan on putting in it. How do I explain to my s.22(1) that their s.22(1) no longer feels safe walking them along the greenway to get to the park, or inevitably have to explain to them what the paraphernalia is on the ground that they must never touch or go near? Placing housing like this in a neighbourhood without having an adequate plan for supports in place perpetuates the willful neglect of the public and people this is intended to help.

In my s.22(1) I have never missed the opportunity to cast my vote and this coming October will be no different. My vote will reflect the need to keep my s.22(1) safe and for this City Hall to do something that will help those in need. I will be spreading the word to all my s.22(1) friends, so you can expect to hear from them as well.

Major and Council, please make the right decision and vote against this rezoning application.

s.22(1)



**From:** s.22(1)  
**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
**CC:** AG.minister@gov.bc.ca  
david.eby.mla@leg.bc.ca  
george.heyman.mla@leg.bc.ca  
**Date:** 1/16/2022 3:42:15 PM  
**Subject:** [EXT] Proposed low barrier BC Housing Development at Arbutus and West 7th Ave.

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Dear Mayor and City council,

I am writing in opposition of the proposed low barrier housing development at Arbutus and West 7th Ave. \~ My family and I live and work in the neighborhood and my s.22(1) attends a local school. \~

I am opposed for the following reasons:

- 1) the scale and size of the project is not in keeping with the neighbourhood and the building will dwarf the surrounding homes and cast shadows on the greenway, Delamont park and the nearby houses and school grounds. \~
- 2) the proposed supports in place for the 140 residents is completely inadequate for people suffering with mental health and substance abuse issues. \~
- 3) no meaningful consultation with the community or nearby residents has taken place. \~The lack of transparency is very concerning. \~
- 4) politics are clearly dictating how this site and size of the housing was chosen

Please let me know what is going to be done to address these issues. \~\~

Your prompt response is appreciated. \~

Thank you,

s.22(1)





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

**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Eby.MLA, David" <david.eby.mla@leg.bc.ca>  
chief.constable@vpd.ca  
"Fry, Karen" <Karen.Fry@vancouver.ca>  
"Shayne Ramsay" <bchceo@bchousing.org>

**Date:** 1/20/2022 6:48:01 PM

**Subject:** [EXT] RE: OPPOSED TO 2086-2098 W7th Ave & 2091 W 8th Ave  
REZONING PROPOSAL

**Attachments:** Letter to Mayor COV Jan 20 2022.pdf

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To all addressed above please read the attached letter.

Thank you.

Sincerely,

s.22(1)

To the Mayor and Council of Vancouver,

Once again, I am writing as a very concerned neighbour of the rezoning application at **2086-2098 W 7<sup>th</sup> Ave and 2091 W 8<sup>th</sup> Ave.**

**PLEASE RECONSIDER** this specific proposal that **DOES NOT** benefit our community or the future tenants of the building due to the **FACTS** listed below:

**Proposed Height:** 13 storeys (**4X current zoning**)

**Density:** Proposed Floor Space Ratio of 4.42 (**5.9X current zoning**)

**Occupants:** 140 homeless or at risk of homelessness, no screening for criminal backgrounds, no complex care despite 80% suffering from mental illness and addictions.

**Design:** Built to the sidewalks. Setbacks are negligible in depth. Hostile architecture exterior with metal grilling, no balconies for fear tenants will harm themselves or surrounding community.

**Proximity:**

- 22 steps to preschool, elementary school of 450+ children
- 35 steps to a transition home for women fleeing violence
- 200m to BC Liquor and Cannabis retail outlets
- 450m to 1500 children in surrounding schools and daycares

**Supportive Housing can work in our neighbourhood.** 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. There are also many Co-Op and Senior residences next door and within blocks of the proposed building site.

**The changes we want to see for a successful Supportive Housing complex are:**

- Higher care ratio target of 1:3 staff to tenants, matching successful jurisdictions in the world.
- A commitment for trained medical and social work staff on-site (24 hours/day)
- BC Housing guidelines have previously stated 40-50 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community.  
<https://bchousing.org/publications/Rapid-Response-Homelessness-Program-Framework.pdf>
- Varied composition of tenants including, women-led families, seniors, couples, and varied size of units. The current 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).

A Long-Time Resident, **VOTING** citizen of Kitsilano sincerely hopes you will **RECONSIDER** this **INAPPROPRIATE REZONING PROPOSAL** and take into consideration ALL of the community at large when making your decisions. **EVERYONE MATTERS.**

Thank you.

Sincerely,

s.22(1)

**From:** s.22(1)  
**To:** ["Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>](mailto:Kennedy.Stewart@vancouver.ca)  
["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](mailto:Rebecca.Bligh@vancouver.ca)  
["Boyle, Christine" <Christine.Boyle@vancouver.ca>](mailto:Christine.Boyle@vancouver.ca)  
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)  
["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)  
["Dominato, Lisa" <Lisa.Dominato@vancouver.ca>](mailto:Lisa.Dominato@vancouver.ca)  
["Fry, Pete" <Pete.Fry@vancouver.ca>](mailto:Pete.Fry@vancouver.ca)  
["Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>](mailto:Colleen.Hardwick@vancouver.ca)  
["Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>](mailto:Sarah.Kirby-Yung@vancouver.ca)  
["Swanson, Jean" <Jean.Swanson@vancouver.ca>](mailto:Jean.Swanson@vancouver.ca)  
["Wiebe, Michael" <Michael.Wiebe@vancouver.ca>](mailto:Michael.Wiebe@vancouver.ca)  
**CC:** [AG.minister@gov.bc.ca](mailto:AG.minister@gov.bc.ca)  
[david.eby.mla@leg.bc.ca](mailto:david.eby.mla@leg.bc.ca)  
[george.heyman.mla@leg.bc.ca](mailto:george.heyman.mla@leg.bc.ca)  
**Date:** 1/18/2022 11:47:52 AM  
**Subject:** [EXT] Re: Proposed BC Housing Development, Arbutus and West 7/8th

---

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Dear Major Stewart and City Councillors,

I am writing to express my concern about the proposed rezoning of the Arbutus and West 7/8th site. I am strongly opposed and urge you to vote against it.

The proposed SRO will house 140 residents with two on site staff. I understand that these residents will have mental health and addictions issues. I am deeply concerned for the residents that the infrastructure to support them is not in place and that this project will fail. I am really worried that if this is allowed to proceed the impact on the community will be terrible; many schools, a playground/park, a Church and active, vibrant, gorgeous greenway will be negatively impacted. Once the building is up there will be no going back. The building design itself is an eyesore and far too large for the area.

I am also simply afraid that I will encounter a resident having a bad day. Over the course of the pandemic our marginalized in society have become more visible. I have had frightening encounters with individuals in my neighbourhood of South Granville, shouting and ranting, creating scenes and causing unsightly dumping of garbage. I have empathy for these individuals but when I find myself grabbing my child's hand

and altering my route to avoid any confrontation I am also angry. I do not want to feel anxious or on alert when I am out for walk in my neighbourhood.

I have an s.22(1) [REDACTED] We love to cycle or scoot on the Arbutus Greenway and I was looking forward to allow him more independence to visit friends and play at parks but that simply will not be possible if you put this many people with underlying problems at this one site. There is absolutely no way that they can assimilate into the neighbourhood and have any hope of recovery.

This is not the first time I have written about this issue. I feel that any suggestions previously made to make this a successful project were ignored and now my trust in BC Housing to do the right thing is broken.

A residential neighbourhood is not the right place for this project. Please as my elected officials, hear my concerns and vote NO to the rezoning application.

Thank you,

s.22(1) [REDACTED]

Vancouver

s.22(1) [REDACTED]

BC

Cell: s.22(1) [REDACTED]



**From:** s.22(1)  
**To:** "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
**CC:** david.eby.mla@leg.bc.ca  
"Heyman.MLA, George" <George.Heyman.MLA@leg.bc.ca>  
**Date:** 1/19/2022 3:19:25 PM  
**Subject:** [EXT] Rezoning at Arbutus and West 7/8th

---

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

---

Dear Mayor and Council Members,

I am writing to voice my opposition to the proposed supportive housing project on Arbutus and 7th.

s.22(1) and long time resident of Kitsilano , I can't stress what a poor choice of this location this is. This is a complete nightmare in the making. There are no support services in the area, it is steps to liquor stores and the Vancouver pd have confirmed they have not been consulted and are not able to manage what will surely be an increase in emergency calls.

s.22(1) and residential neighbors are all in agreement that although housing is needed this location is not the right one for a low barrier high needs 140 unit, staffed by only 2 employees.

In this election year, I urge you to listen to the comments and concerns of the residents in my community and say NO to this rezoning.

Regards

s.22(1)

**From:** s.22(1)  
**To:** "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
**Date:** 1/31/2022 5:03:29 PM  
**Subject:** [EXT] Rezoning proposal  
**Attachments:** Letter to City Council.docx

---

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---

Respectfully submitted by city resident, s.22(1)

January 31, 2022

RE: **Proposed BC Housing Development, Arbutus and West 7/8**

Dear Mayor and City Counselor:

As a long-time resident of the City of Vancouver and a tax paying citizen who participates in many activities in the area of the above proposed BC Housing Development, **I am thoroughly opposed to the stated supportive housing development, and the rezoning of neighbourhood in the City.**

For supportive housing projects to be successful for the resident that they claim to serve, just having an empty lot that the City owns is not reason enough to ignore the impact that such a project would have on the neighbourhood.

Four key reasons to support my opinion include:

1. The fact that this proposal is five times the height of any existing building in the neighbourhood and significantly ignores existing height restrictions. (An 11 story proposed project was rejected by the City of Vancouver on the corner of Arbutus and Broadway within the last twelve months.)
2. The fact that five schools and daycares are within close proximity of the proposed supportive housing building
3. The fact that without specific details on how the supportive building would actually support the proposed 140 residents is unacceptable as they are at high risk.
4. With four key facilities already exist within 1/2 a block of the unit including the SkyTrain terminus station under construction at Broadway and Arbutus, a residential home for recovery of women right behind the proposed building, a large elementary school across the street and city park across an adjacent street **tells me that the proposed site was not well-planned and must be rejected by City Council.**

As a voting citizen of Vancouver for over s.22(1) I expect City Council to **reject this proposed BC Housing proposal.**

Sincerely,

s.22(1)



**From:** "Carr, Adriane" <Adriane.Carr@vancouver.ca>  
**To:** "Rowley, Cheryl" <Cheryl.Rowley@vancouver.ca>  
**Date:** 2/11/2022 3:14:51 PM  
**Subject:** Fw: [EXT] 2086-2098 West 7th and 2091 West 8th Avenue Rezoning - Oppose

---

FOI

---

**From:** s.22(1)  
**Sent:** Sunday, January 30, 2022 9:48 PM  
**To:** Carr, Adriane  
**Subject:** [EXT] 2086-2098 West 7th and 2091 West 8th Avenue Rezoning - Oppose

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---

Dear Councilor Carr:

The following is my letter to Council on the zoning proposal for West 8th and Arbutus.

I did listen in to the UDP meeting on Nov 10th. All comments are my own.

I respectfully ask for your kind consideration of my perspective when the zoning goes to a public hearing.

Sincerely yours,

s.22(1)

2086-2098 West 7<sup>th</sup> and 2091 West 8<sup>th</sup> Avenue Rezoning - Oppose

#### ARCHITECTURE OF EXCLUSION

This low barrier Housing First project, for the homeless with serious mental health and addictions issues, modular towers to be distributed throughout Vancouver (See: **Appendix A-1**).

It is vital that Mayor and Councilors understand the implications of forced ideologies into this neighborhood.

(1) There is no CoV policy on designing neighborhoods that resist crime. Already at West 8<sup>th</sup> and Arbutus, a high density building for people with mental health issues is a generator for both property and drug distribution crime. Now, a high density building for people with mental health issues is a generator for both property and drug distribution crime. Now, a high density building for people with mental health issues is a generator for both property and drug distribution crime. Now, a high density building for people with mental health issues is a generator for both property and drug distribution crime. Evidence-based methodology for mitigating neighborhood crime.

(2) Forcing density, in this case in a narrow and admittedly difficult to design in lot, of a 164 feet wide lot, on the shading of private property, diminishes the quality of life for Vancouver residents.

I am shocked and disturbed that I have to defend this neighborhood, and by default the rest of Vancouver.

#### EXCLUSION OF PROPER URBAN PLANNING



To paraphrase Paty Rios, architect, urban planner and UBC lecturer, who spoke at the Special Council 

*Who are we building for and how are we planning to build socially connected and resilient neighborhood  
We have to prioritize building neighborhoods with strong social networks that build on their assets and n  
With respect to the 2017 earthquake in Mexico City, neighborhoods where people knew people and ha*

Urban design involves looking at all of the components of a neighborhood and planning what makes it liv  
institutions and would be better suited near Vancouver General Hospital or City Hall, and be built at the  
Community Health Centre.

This building design does not contribute towards building a socially connected and resilient neighborhoo

Whether it's the terminal Arbutus Station and bus loop or this low barrier Housing First building, each pr

#### **Why this location?**

The Housing First project location was offered by the CoV to BC Housing in Feb 2019. This was learned d  
essentially stated the location was chosen because it was near the subway station (See: **Appendix A-2**).

#### **Unaddressed environmental health and safety concerns**

Already, the terminal Arbutus Station and bus loop, imposed on the area without advance consultation,  
introduces incessant noise and exhaust pollution from high volume diesel bus traffic, which are bad for c  
apparent concern, it is not surprising these issues would not be considered for anyone brought to live be

#### **Environmental criminology**

In my research, I have found a rich world of environmental criminology that supports my intuitive views  
Andresen, has been an international leader in this research (Ref 3-5).

The Brantinghams had written about the criminality of place, where crime generators bring large numbe  
drugs to a market that wants drugs, in this case the inhabitants of a low barrier Housing First project or  
potential customers, makes an excellent location for a drug market. Further densification along Broadwa

Drug-related crime, especially resulting from **Methamphetamine** use, is on the rise in Vancouver, as we  
disorder, the drug effects could be worse. Vancouver has 4.7 unprovoked stranger attacks per day, som  
drug. There is never a safe supply of Methamphetamine.

We do not want public drug behaviors and stranger attacks in a family-oriented neighborhood of Vancou

**Lack of city planning to mitigate criminality** has resulted in the escalation of crime in Downtown and in  
cleaning of human feces. And this is not just Vancouver. A recent presentation by the Canadian Urban I  
businesses being the front line workers for mental health and addictions and that it is time for wrap-arou

Good leadership admits when a mistake has been made and takes corrective action. The **lack of acknow**  
planning in the West 8<sup>th</sup> and Arbutus neighborhood.

Transit station crime is well-published in the literature (Ref 6-8). Increased risk of crime in Metro Vancou



9). However, their role is surveillance of transit routes and not deeper into neighborhoods.

**How do we use environmental criminology to make neighborhoods safe?**

There are physical design aspects that can help with safety, such as that by International Crime Prevention

However, to echo Paty Rios' comments about socially connected and resilient cities, we needed "eyes on the street" in criminology terms, Collective Efficacy (Ref 15-16).

As taken from the National Institute of Justice:

*Collective efficacy describes what residents are willing to do to improve their neighborhoods. Although it is a concept for informal social control. In neighborhoods with collective efficacy, neighbors agree on what is acceptable*

*Together, social cohesion and collective efficacy are the qualities that distinguish well-functioning, harmonious*

The principles of CPTED and Collective Efficacy are married together in SafeGrowth, spear-headed by Greater Vancouver Neighborhood engagement for crime prevention (Ref 17).

I would encourage the Mayor's and Councillors' support in making Vancouver a SafeGrowth city. Please

*Team members get basic training in the tactics of SafeGrowth, and that can include CPTED, conflict resolution*

Unfortunately, the prospective residents of the West 8<sup>th</sup> and Arbutus low barrier Housing First project are in an inhospitable public realm of the building. It was already stated by the applicant at the Nov 10, 2021 UDF (see Appendix A-5).

Also unfortunate is that prospective residents that do not want a public life are placed near a major transit

**EXCLUSION OF RESIDENTS THAT CAN BENEFIT FROM AND BRING BENEFIT TO THE AREA**

Arbutus Station is not just a gateway to a bus loop to UBC. It is a gateway to Kitsilano, with its proximity to the

There are many people in need of affordable housing, at risk of homelessness or not, that are mentally disabled as well as deriving personal benefits from living in the area.

A 100% supportive housing building is not necessarily beneficial to those living in it. There is a subset that has opportunities that build skills and allow engagement and relationship building within the neighborhood? neighborhood.

Please refer to the inspirational message from Coast Mental Health about including our vulnerable, yet so

**EXCLUSION OF FAIR PUBLIC ENGAGEMENT**

As many will relay, the limited public engagement was not adequate for a project of such magnitude and



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The City of Vancouver Shape Your City engagement was not much better, with receipt of email from CoV major projects, the terminal subway station and bus loop and Housing First project, right across from an

The Shape Your City process has been hijacked by supposed housing advocates that use social media to mislead CoV staff present to Mayor and Councilors (see **Appendix B**).

This decay in citizen engagement and lack of ethical behavior is alluded to in the applicant’s comment to

*I believe we are in very challenging times globally. And I believe that our ability to act cooperatively to go. Unfortunately, when I look around the world I see a real decline in day to day civility and social trust at the. A stunted urban conversation has never served our city well, and will not do so in the future. My fear is that the recipe for disintegrating civic relationships, wasted time, money and passion, and worse results for every*

## **EXCLUSION OF MUTUAL RESPECT**

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First, there is the absence of a CoV shading policy on private land and a total lack of interest that an elementary playground ranks behind that of a park, a public space and a sidewalk. Shading of a sidewalk is more important

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This is the reward of 17 years of fundraising to build a new, earthquake-resistant, independent school –

The second is the level of respect and independence that the Urban Design Panel is given to make decisions

The applicant provided a confusing story about his highly sociable, s.22(1) who lives in the neighborhood created confusion with some of the UDP members who questioned why there weren’t balconies or outdoor spaces clearly unhappy with the project being placed across from an elementary school and its size shading of the building and plans (see **Appendix A-7**), the design was passed.







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## APPENDIX A

(1) Nov 10, 2021 UDP meeting:

(Applicant) *As mentioned, this will be the first passive house high rise steel modular building in neighborhood character. There are a whole bunch of different conditions and the neighborhood*

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(Jesse, UDP) *With respect to the school as well, why this site, particularly, why this site selected*

(Derek, CoV) *I can provide a little bit of history on it. When during the beginnings of this program City contribution to this program to all of these different sites. At the end of the day this was one of these projects across the entire city not concentrate them to one area. Uh, secondly it was focused on a certain amount of height ... Also 1 block away from a subway station. Thank you.*

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In her fight against designing cities based on fear – of other people, of hidden danger, of burglar neighbourhood aliveness and people watching out, literally, for each other.

Jacobs’ philosophy has not panned out in large swaths of North America, where, as Vancouver a particularly when a pandemic is also keeping us apart.

Human Studio (<https://www.humanstudio.ca/purpose> [humanstudio.ca])

*Social connections build societal resilience.*

*By co-creating places that foster connection, we contribute to the exchange of ideas, the solving challenges arise.*

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Pages 23-24:

That process is what became SafeGrowth and there are four basic fundamentals:

1. SafeGrowth is rooted in the geography of neighborhoods and it utilizes the native intelligence as the planning theory called Smart Growth – and the latest technology like social media, co-creation.
2. The SafeGrowth Team, sometimes called the Leadership Team or Problem-solving Panel, teams work with crime prevention specialists, social and community workers, experts in planning, officials, youth workers, as well as volunteers like shop owners, residents, and community activists.
3. Membership rotates into and out of the team every year or two to ensure fresh ideas and perspectives.



through a regular livability academy – a voluntary eight-week program, with weekly classes in culture, neighborhood resource development, and other elements of community development.

4. SafeGrowth teams initiate annual or biennial neighborhood safety plans that include developing each plan is a vision of what neighborhood residents want in both their neighborhood and its inclusive, and activated, neighborhood than found in the 'neighborhood associations' in most known exclusionary bias of NIMBY (not-in-my-back-yard). Plans provide specific strategies to assets across the city (where elected officials can help), including other neighborhoods, as they because SafeGrowth plans use a scientific, evidence-based process for moving forward.

(5) Nov 10, 2021 UDP meeting:

(Applicant) *These are residents that do not want to live a public life. They don't want.. they are we actually have a core challenge with this type of building type we can't do what we typically*

(Sydney UDP) *Thank you chair and thank you applicant team. Thank you. You partially answered dining, it's such a good people watching opportunity. Is there consideration of providing a little the clientele?*

(Applicant) *...Our operator, there are two parts to that question. For outdoor space, the courtyard interaction. I would say that we're really just respectful of the advice given.*

(6) Nov 10, 2021 UDP meeting:

*I would always like to step back and fully recognize the goal of the panel is fundamentally about*

*So the specific person I imagine in this context is my neighbor s.22(1)*  
*s.22(1)*

*s.22(1) is someone that in the morning, we chatted. He is also a veteran. He was wearing a poppy, so a proud Canadian that values his life. He actually really he feels he feels ashamed of himself. He feels ashamed of being poor. for people like that and s.22(1) One of the reasons we are brought to do this*

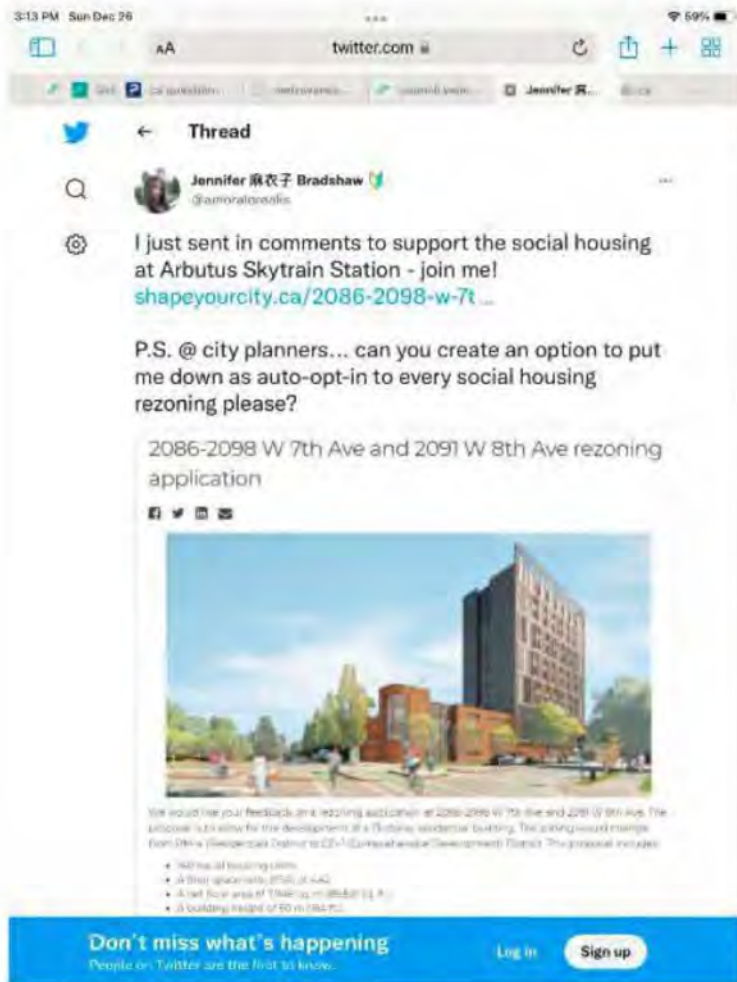
*Our kids go to Strathcona School and one of the great things about Strathcona School is it says "I am you and I. These are people that are exactly the same like you and I, but have had different life paths"*

(7) Nov 10, 2021 UDP meeting:

(City planner Derek) *And just lastly, questions to the panel, so in context of BC Housing and City of Vancouver. Does the panel support the proposed height and density? Does the proposal successfully respond to the project principles that were outlined previously (affordable housing)? Does the proposal successfully respond to the existing and future stated neighborhood context (EBC)? Does the proposal provide a strong public realm interface? And lastly, please comment on the expression of residential tower*

## APPENDIX B

<https://twitter.com/amoralorealis/status/1465097266398515203> [twitter.com]





**From:** "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
**To:** "Marshall, Erin" <Erin.Marshall@vancouver.ca>  
**Date:** 2/8/2022 1:53:36 PM  
**Subject:** Fw: [EXT] 2086-2098 West 7th and 2091 West 8th Avenue Rezoning - Oppose

---

Sarah Kirby-Yung, MBA  
Councillor – City of Vancouver  
453 W. 12th Avenue, Vancouver, BC V5Y 1V4  
e: CLRkirby-yung@vancouver.ca  
t: 604-873-7247  
T: @sarahkirby\_yung

Assistant  
Erin Marshall  
e: erin.marshall@vancouver.ca  
t: 604-871-6710

---

**From:** s.22(1)  
**Sent:** Sunday, January 30, 2022 10:04 PM  
**To:** Kirby-Yung, Sarah  
**Subject:** [EXT] 2086-2098 West 7th and 2091 West 8th Avenue Rezoning - Oppose

**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Dear Councilor Kirby-Yung :

The following is my letter to Council on the zoning proposal for West 8th and Arbutus.

I did listen in to the UDP meeting on Nov 10th. All comments are my own.

I respectfully ask for your kind consideration of my perspective when the zoning goes to a public hearing.

Sincerely yours,

s.22(1)

2086-2098 West 7<sup>th</sup> and 2091 West 8<sup>th</sup> Avenue Rezoning - Oppose

#### ARCHITECTURE OF EXCLUSION

This low barrier Housing First project, for the homeless with serious mental health and addictions issues, modular towers to be distributed throughout Vancouver (See: **Appendix A-1**).

It is vital that Mayor and Councilors understand the implications of forced ideologies into this neighborhood.

(1) There is no CoV policy on designing neighborhoods that resist crime. Already at West 8<sup>th</sup> are crime generators for both property and drug distribution crime. Now, a high density building for people is an approach to substance abuse. Evidence-based methodology for mitigating neighborhood crime

(2) Forcing density, in this case in a narrow and admittedly difficult to design in lot, of a 164 feet on the shading of private property, diminishes the quality of life for Vancouver residents.

I am shocked and disturbed that I have to defend this neighborhood, and by default the rest of Vancouver

## EXCLUSION OF PROPER URBAN PLANNING

To paraphrase Paty Rios, architect, urban planner and UBC lecturer, who spoke at the Special Council :

*Who are we building for and how are we planning to build socially connected and resilient neighborhoods? We have to prioritize building neighborhoods with strong social networks that build on their assets and not on their deficits. With respect to the 2017 earthquake in Mexico City, neighborhoods where people knew people and had strong social networks survived better.*

Urban design involves looking at all of the components of a neighborhood and planning what makes it liveable. Institutions and would be better suited near Vancouver General Hospital or City Hall, and be built at the Community Health Centre.

This building design does not contribute towards building a socially connected and resilient neighborhood.

Whether it's the terminal Arbutus Station and bus loop or this low barrier Housing First building, each project

### Why this location?

The Housing First project location was offered by the CoV to BC Housing in Feb 2019. This was learned and essentially stated the location was chosen because it was near the subway station (See: **Appendix A-2**).

### Unaddressed environmental health and safety concerns

Already, the terminal Arbutus Station and bus loop, imposed on the area without advance consultation, introduces incessant noise and exhaust pollution from high volume diesel bus traffic, which are bad for children. On the apparent concern, it is not surprising these issues would not be considered for anyone brought to live here.

### Environmental criminology

In my research, I have found a rich world of environmental criminology that supports my intuitive views. Andresen, has been an international leader in this research (Ref 3-5).

The Brantinghams had written about the criminality of place, where crime generators bring large numbers of people to a market that wants drugs, in this case the inhabitants of a low barrier Housing First project or project for potential customers, makes an excellent location for a drug market. Further densification along Broadway

Drug-related crime, especially resulting from **Methamphetamine** use, is on the rise in Vancouver, as we know the disorder, the drug effects could be worse. Vancouver has 4.7 unprovoked stranger attacks per day, some involving drugs. There is never a safe supply of Methamphetamine.



We do not want public drug behaviors and stranger attacks in a family-oriented neighborhood of Vancouver.

Lack of city planning to mitigate criminality has resulted in the escalation of crime in Downtown and in cleaning of human feces. And this is not just Vancouver. A recent presentation by the Canadian Urban Institute highlighted businesses being the front line workers for mental health and addictions and that it is time for wrap-around services.

Good leadership admits when a mistake has been made and takes corrective action. The lack of acknowledgment of poor planning in the West 8<sup>th</sup> and Arbutus neighborhood.

Transit station crime is well-published in the literature (Ref 6-8). Increased risk of crime in Metro Vancouver (Ref 9). However, their role is surveillance of transit routes and not deeper into neighborhoods.

**How do we use environmental criminology to make neighborhoods safe?**

There are physical design aspects that can help with safety, such as that by International Crime Prevention Center.

However, to echo Paty Rios' comments about socially connected and resilient cities, we needed "eyes on the street" in criminology terms, Collective Efficacy (Ref 15-16).

As taken from the National Institute of Justice:

*Collective efficacy describes what residents are willing to do to improve their neighborhoods. Although it is a concept for informal social control. In neighborhoods with collective efficacy, neighbors agree on what is acceptable behavior.*

*Together, social cohesion and collective efficacy are the qualities that distinguish well-functioning, harmonious neighborhoods.*

The principles of CPTED and Collective Efficacy are married together in SafeGrowth, spear-headed by Green Communities Canada neighborhood engagement for crime prevention (Ref 17).

I would encourage the Mayor's and Councillors' support in making Vancouver a SafeGrowth city. Please.

*Team members get basic training in the tactics of SafeGrowth, and that can include CPTED, conflict resolution, and de-escalation.*

Unfortunately, the prospective residents of the West 8<sup>th</sup> and Arbutus low barrier Housing First project are in an inhospitable public realm of the building. It was already stated by the applicant at the Nov 10, 2021 UDF (see Appendix A-5).

Also unfortunate is that prospective residents that do not want a public life are placed near a major transit station.

## **EXCLUSION OF RESIDENTS THAT CAN BENEFIT FROM AND BRING BENEFIT TO THE AREA**

Arbutus Station is not just a gateway to a bus loop to UBC. It is a gateway to Kitsilano, with its proximity to the beach and the city center.

There are many people in need of affordable housing, at risk of homelessness or not, that are mentally challenged as well as deriving personal benefits from living in the area.



A 100% supportive housing building is not necessarily beneficial to those living in it. There is a subset of opportunities that build skills and allow engagement and relationship building within the neighborhood neighborhood.

Please refer to the inspirational message from Coast Mental Health about including our vulnerable, yet s

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As a result of this (1) confusing presentation given by the applicant, not revealing that this is a low barrier provided to UDP about the elementary school across from the project, (4) the lack of perspective on des opinions, this applicant and CoV planner presentation **should be rendered void**. This was not a rezoning

## CONCLUSION:

Please reject the West 8<sup>th</sup> and Arbutus Housing First rezoning proposal. It is not appropriate for this nei

Prior to considering any of the proposed Housing First towers and their poorly understood impacts on Vi fields:

- 1) **SafeGrowth** strategies to mitigate crime in neighborhoods and how this can be implemented with researching crime in Vancouver (Ref 5).
- 2) **Mental effects of drugs**, in particular Methamphetamine, from the perspective of addiction clinical experience and a seasoned presenter for the College of Physician and Surgeons of British
- 3) **Community rehabilitation** of the homeless back into the workplace. Coast Mental Health h

Furthermore, CoV needs to implement a **fair, community-led shading policy for private property** before Councilors. The **UDP needs to be provided with neighborhood-specific information** and be free to rei

Mayor and Councilors, you have the power to reject this proposal and demand thoughtful and purposeful Vancouver Hospice Society led to a better engagement process and a satisfactory outcome (Ref 22-23).

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Pages 23-24:

That process is what became SafeGrowth and there are four basic fundamentals:

1. SafeGrowth is rooted in the geography of neighborhoods and it utilizes the native intelligence as the planning theory called Smart Growth – and the latest technology like social media, etc.
2. The SafeGrowth Team, sometimes called the Leadership Team or Problem-solving Panel, teams work with crime prevention specialists, social and community workers, experts in planning, elected officials, youth workers, as well as volunteers like shop owners, residents, and community activists. The team focuses on tactical urbanism, place making, restorative justice, planning, and organizing.
3. Membership rotates into and out of the team every year or two to ensure fresh ideas and perspectives. Members go through a regular livability academy – a voluntary eight-week program, with weekly classes in topics like urban planning, culture, neighborhood resource development, and other elements of community development.
4. SafeGrowth teams initiate annual or biennial neighborhood safety plans that include development. Each plan is a vision of what neighborhood residents want in both their neighborhood and in the city. The process is inclusive, and activated, neighborhood than found in the 'neighborhood associations' in most cities. It addresses the known exclusionary bias of NIMBY (not-in-my-back-yard). Plans provide specific strategies to improve the city's assets across the city (where elected officials can help), including other neighborhoods, as the city's assets. Because SafeGrowth plans use a scientific, evidence-based process for moving forward.

(5) Nov 10, 2021 UDP meeting:

(Applicant) *These are residents that do not want to live a public life. They don't want.. they are not. We actually have a core challenge with this type of building type we can't do what we typically*

(Sydney UDP) *Thank you chair and thank you applicant team. Thank you. You partially answered my question, it's such a good people watching opportunity. Is there consideration of providing a little more seating for the clientele?*

(Applicant) *...Our operator, there are two parts to that question. For outdoor space, the courtyard is a big part of the interaction. I would say that we're really just respectful of the advice given.*

(6) Nov 10, 2021 UDP meeting:

*I would always like to step back and fully recognize the goal of the panel is fundamentally about*

*So the specific person I imagine in this context is my neighbor* s.22(1)

s.22(1) *is someone that I met in the morning, we chatted. He is also a veteran. He was wearing a poppy, so a proud Canadian that was living his life. He actually really he feels he feels ashamed of himself. He feels ashamed of being poor. He feels ashamed for people like that and* s.22(1) *One of the reasons we are brought to do this*

*Our kids go to Strathcona School and one of the great things about Strathcona School is it says "I*



*you and I. These are people that are exactly the same like you and I, but have had different life p*

(7) Nov 10, 2021 UDP meeting:

(City planner Derek) *And just lastly, questions to the panel, so in context of BC Housing and City*  
*Does the panel support the proposed height and density*

*Does the proposal successfully respond to the project principles that were outlined previously (af*

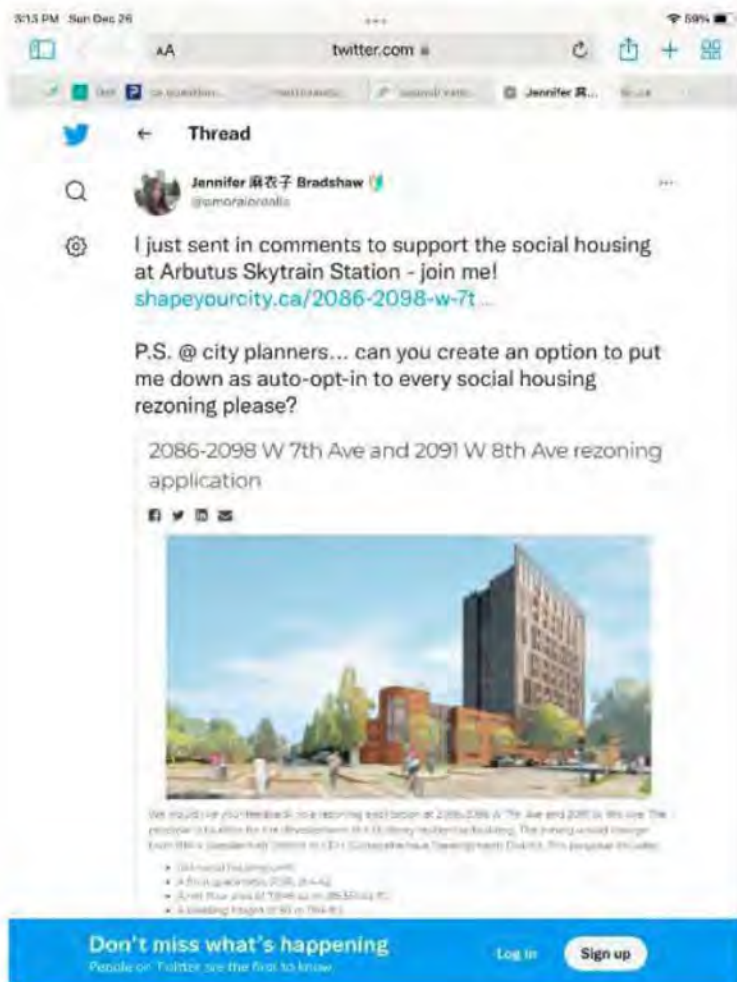
*Does the proposal successfully respond to the existing and future stated neighborhood context (E*

*Does the proposal provide a strong public realm interface*

*And lastly, please comment on ? expression of residential tower*

## APPENDIX B

<https://twitter.com/amoralorealis/status/1465097266398515203> [twitter.com]



**From:** "Carr, Adriane" <Adriane.Carr@vancouver.ca>  
**To:** "Rowley, Cheryl" <Cheryl.Rowley@vancouver.ca>  
**Date:** 2/11/2022 3:15:52 PM  
**Subject:** Fw: [EXT] No rezoning of Arbutus and West 7/8th Avenues in Kitsilano

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**From:** s.22(1)  
**Sent:** Thursday, January 20, 2022 1:46 PM  
**To:** Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael  
**Cc:** AG.minister@gov.bc.ca; david.eby.mla@leg.bc.ca; george.heyman.mla@leg.bc.ca  
**Subject:** [EXT] No rezoning of Arbutus and West 7/8th Avenues in Kitsilano

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Attn: Vancouver City Mayor and Councillors

I cannot say how much I oppose the rezoning of Arbutus and West 7/8<sup>th</sup> Avenues from 6 to 12 stories as a long-time Kitsilano resident. I wrote to Council last year on this same topic.

I live two blocks from this location and view this as an attack on the character of my neighbourhood. Kitsilano is known for its human scale liveability and walkability made possible by houses, low/medium-rise buildings, schools, small businesses, and local non-profits. The imposition of a 12-story building changes the feel from neighbourhood to downtown. If Kits residents wanted to live among canyons, they would have chosen to live in Yaletown. I suspect that this re-zoning will not be for the last tower in Kits.

I am also deeply concerned that a 12-story building of 140 units does not serve the best interest of the intended residents. To me, it is a warehouse rather than a home, and its design and inadequate staffing speak to political expediency rather than thoughtful assessment of the needs of the residents. I have sent my concerns directly to BC Housing about the design of the building (e.g., no setback from Arbutus; lack of sunny outdoor space for residents).

In terms of the residents' needs, I feel that BC Housing has not been clear about the focus of the building. Is it complex care support, supported housing with wrap-around services, or simply an institution of 140 subsidized units with on-site healthcare/social services? There is supported housing already in Kitsilano, proving that small buildings



are more successful at integrating people into the neighbourhood.

I am deeply concerned that vulnerable residents will be victimized by violence and crime. This occurs frequently in housing managed by BC Housing, and many homeless people do not want to go to shelters and SROs because they feel unsafe. This shows a failed model of care AND housing.

I would like to add that BC Housing and the City of Vancouver staff have not consulted in a meaningful way with Kitsilano residents, nor been clear about how residents would be selected for the building. Many questions have not been answered: How are residents selected? What is the expected turnover of residents? Would the building include a safe-injection site or a peer-managed injection site? How are health/social services organized and managed? What type of security will be on-site to keep residents safe and local streets safe? Who will interact with the local community to resolve issues? How will residents be integrated into the local neighbourhood?

Please reject the rezoning application of Arbutus and West 7/8<sup>th</sup> Avenues. The current plan is a poor way to serve residents of either the building or of the neighbourhood. A successful outcome depends on meaningful communication with local residents.

Regards,

s.22(1)



**From:** "Carr, Adriane" <Adriane.Carr@vancouver.ca>  
**To:** "Rowley, Cheryl" <Cheryl.Rowley@vancouver.ca>  
**Date:** 2/11/2022 3:15:02 PM  
**Subject:** Fw: [EXT] Re: Green Councillors/s.22(1) - Motion proposal

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**From:** s.22(1)  
**Sent:** Saturday, January 29, 2022 8:32 PM  
**To:** Fry, Pete  
**Cc:** Carr, Adriane; Wiebe, Michael  
**Subject:** [EXT] Re: Green Councillors/s.22(1) Motion proposal

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Hello there,

Thank you again so much for your time and for meeting with me to discuss this pressing matter.

We are willing to work with you to come up with a win-win solution suited to both the needs of Vancouver's vulnerable homeless population and our family-oriented community as I have outlined in detail below and are grateful for the thoughtful lens you are applying to the proposed.

Below is the summary of the scope of our meeting.

As I mentioned, I did not go into all the information I had prepared, but I said I would provide it here.

If ever you have a need for more feedback, please don't hesitate to let me know.

*Adriane - I expanded on the women-led families and hidden homeless research in Vancouver, but as you will read, both are becoming more visible as rates of services needed for this group are greatly increasing these past two years.*

Best  
s.22(1)

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## Green Party of Vancouver

### Meeting

January 27, 2022

1.  
How are you feeling about the proposal? Do you have any concerns?
2.  
Is this something which has already been decided and agreed at some level? (*Eby made comment early in the process on Radio it was a "done deal" prior to the completion of public input*)
3.  
What are the concerns from the community that they feel have credibility? Been at this for a year, studying and meeting with schools, business associati

### Low care ratio

for tenants 1:70, BCH, Eby says two on site, staffing levels were redacted in FOI

### Lack of Clinical care

**on site** - BCH only stipulates non-clinical support in its directives to operators (meals, laundry, safe space

for addiction, med provision) For their clinical capacity, MPA does not provide more than a biweekly nurse visit. Even

Coast

Mental Health [[vancouver.sun.com](http://vancouver.sun.com)] does not have psychiatrists on staff or regularly visiting its facilities.

**What works: Look to**

Finland [[theguardian.com](http://theguardian.com)] where ratio of care is 1:3.

### No clinical mental health

**or addictions services nearby**, for example, community mental health and addiction services have been moved

to Kerrisdale [[vch.ca](http://vch.ca)]

### The Proposed Building

**containing only studio suites excludes women-led families.** Zero consideration for the feedback

that an alternative composition of women and women-led families would meet an

**unfulfilled need in Vancouver and would receive widespread community support.**

The fact remains that the existing community has long demonstrated both emotional, practical and financial

support for homeless and endangered **women and women-led families**

at the neighbouring Sancta Maria Home. The references below support the theory that a winning solution for the site would be to house women and women-led families fleeing abuse in Vancouver.

- [City of Vancouver's 2020 Homelessness Count report](#) shows that 21% of the people who were interviewed indicates that it is believed that women are undercounted in the Point In-Time Count and
- Studies further confirm that women, including mothers and their children, are much more likely to be among the hidden homeless population. YWCA Canada's 'When do not feel shelters are safe. They may instead be temporarily staying with extended family' [Source \[homelesshub.ca\]](#)
- "It's extremely difficult to find housing for women with children, Abbott said. When women leave abusive relationships, they often stay in transition housing with their children for low-income women, is next to impossible in Vancouver." (2019) [Source \[bc.ctvnews.ca\]](#)
- For victims of abuse and their children seeking shelter in Canada, 82% are turned away for a facility being full, the vast majority (91%) of residents were residing in a facility [Source \[statcan.gc.ca\]](#)
- Many women who have left a violent home and struggle to secure housing in the midst of an affordable housing crisis. [Source \[cbc.ca\]](#)
- In a 2019 DTES women's survey, one-quarter of women reported feeling unsafe in their place of residence. [Source \[dewc.ca\]](#)
-



- 87% of participants in the community mapping survey reported feeling unsafe
- in the DTES at some point.  
Source  
[\[dewc.ca\]](#)
- In 2018, of the 2181 counted homeless there were 659 unsheltered and more than 2X that (1330) living in domestic violence shelters, predominantly women.  
Source  
[\[homelesshub.ca\]](#)
- In 2020, 500 women and children were provided services at the DEWC, that number increased by 50% in 2021, to 750 daily. There is a “significant increase we saw on the front of the opioid crisis is at its worst.” Source  
[\[dewc.ca\]](#)
- Angela Marie MacDougall, executive director of BWSS, which helps women in Metro Vancouver, said the organization responds to up to 1,800 calls a year (5/day) from women.  
Source  
[\[cbc.ca\]](#)
- A decision by BC Housing and the City to create only studio apartments for adults in the Proposed Building will not only fail single at-risk mothers with children but will also not align with the [Women's Equity Strategy](#)
- The City's Equity Strategy is aimed at making Vancouver a place where all women have full access to the resources provided in the City and have opportunities to fully participate in City decision-making, addressing violence against women, and by providing accessible and affordable housing.
- A principal guideline of the City's [Housing Vancouver Strategy](#) is that Vancouver should be a place where neighbourhoods are full of families
- Currently, there is a shortage of housing and other supportive services for low-income and at-risk parents with children in the four-block area surrounding the site. Neither Santa Anita nor the Red Oak corner of 7th and Vine Streets (15 housing units for low-income seniors), which



- 
- 

Any new publicly funded programs and housing services for this area, including the Proposed Building, should include housing and other services for parents with children or -violence, mental health or substance use, loss of employment) as well structural factors for children.

### **Stigma associated with**

**the design** - Andrea Reimer offered early on that the design was hostile - equivalent of 18 pre-fabbed storeys in a 4 storey neighbourhood with a metal grill facade. The applicant presented the Urban Design Panel false shadow studies, when corrected (by a community volunteer of ours) the actual impact shadows the school and playgrounds entirely encased in shadowing for more than half of the school day.

### **Number of units well**

**outside of BCH own policy framework** - 45-50 units was inked as policy [[bchousing.org](http://bchousing.org)], why is 140 with no additional support acceptable relative to the volume proposed? Plus, if the site were changed to house women-led families, theoretically, even 70 units would likely exceed the desired housing mandate for 140 individuals as families would be housed.

### **Safe streets and parks**

**for neighbourhoods** the applicant offered at the Urban Design Panel that the Proposed Building would house individuals with such severe mental illness conditions that they *couldn't design it with elevated outdoor spaces or balconies for fear occupants would throw themselves from the building*. (Their exact words).

- 450 children ages 3-12 are within 18 m of the Proposed Building and 1500 school children within 400 m.
- Hundreds of young families using the Delamont Park, neighbouring seniors, Sancta Maria home tenants, the intersecting Arbutus Greenway, bike lanes and the future transit
- Schools other than St. Augustines are also mounting a response for the same reasons.

### **Impact on business**

- both West 4th BIA and Broadway BIA are mobilizing a response with the Kitsilano

Coalition [[kitsilanocoalition.org](https://kitsilanocoalition.org)] due to the same above concerns. Without clinical support neither in the building nor in the neighbourhood, they are concerned about safety for their staff, customers and operations in addition to the disruption of business due to the transit development.

<https://vancouversun.com/news/local-news/street-disorder-reaches-tipping-point-for-main-street-businesses-in-mount-pleasant> [[vancouversun.com](https://vancouversun.com)]

### **Lack of consultation**

**and transparency in process** (39 from the community, BCH cites Kitsilano Fairview Comm Policing Office was consulted, they were not, shadow studies provided to the UDP were falsified and only corrected when a community volunteer noticed it and stepped up to provide the UDP with the correct versions - result, the entire school is in shade for the majority of the day)

### **Proximity to liquor store**

**and cannabis store just 1 block away.**

<https://americanaddictioncenters.org/meth-treatment/mixing-alcohol> [[americanaddictioncenters.org](https://americanaddictioncenters.org)]

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### **Summary:**

We believe BCH is currently offering an ineffective model, stifling Vancouver's provision of care for our most vulnerable homeless population and is perpetuating the growth of largely unsupportive, stigma-laden projects that have not challenged well enough our **endemic of homelessness and addiction.**

We understand the demographic of **women and women-led families**, especially coming out of the pandemic, to be increasing, and to be the **most vulnerable and underserved of homeless** in Vancouver.



In addition with their  
**lack of transparency,**  
provision of **inaccurate information**  
and **lack of consultation**

in earnest they are causing entirely avoidable fear and divisiveness - citizens, when surveyed, as I along with many other community organizers/volunteers have been doing over the last year, essentially all want the same thing - a format that works for the most vulnerable in Vancouver and a provision of care that works.

Concerning design, we feel that for the success of those within and to achieve expanded community adoption of the concept of Supportive Housing, we need to create a city where people can walk by social and supportive housing and not know it is such because of how well it is designed to fit into the neighbourhood and because of how well the tenants are cared for.

#### **How do we accomplish this at Arbutus and 8th?**

1.  
We believe if the site's  
**composition and care model was revised**  
to provide Supportive Housing and an adequate in-house clinical care (due to the lack of
2.  
Additionally, as the applicant has not provided any community amenity along with the proposal, a day care and preserved or enhanced green space in the area (possibly at women and women-led families. If BCH had only asked, the community would have fully concern to Council, BCH and Planners to deliver. (See North Vancouver Supportive Housing [Proposal](#) [\[letstalkhousingbc.ca\]](http://letstalkhousingbc.ca) and how they gained 95% community support)
3.  
We believe the Green Party could also ask staff for a  
**clear definition**  
for all Supportive Housing that is compassionate, recovery-oriented, evidence based in si;

With this we can achieve:

- Unity of opinion



- 
- Support city-wide for all projects
- 
- Maintained Safety for the family-oriented neighbourhood of Kits
- 
- Provide hope, acceptance and likely life-saving service to women-led families.
- 
- Lives changed for multiple generations.

The community cannot get behind this proposal without drastic revisions put to city staff and the developer, BC Housing - but we believe it is possible with your help and will support you however possible to get it done.

On Tue, Jan 25, 2022 at 10:43 AM Fry, Pete <Pete.Fry@vancouver.ca> wrote:

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**From:** "Carr, Adriane" <Adriane.Carr@vancouver.ca>  
**To:** "Rowley, Cheryl" <Cheryl.Rowley@vancouver.ca>  
**Date:** 2/11/2022 3:17:04 PM  
**Subject:** Fw: Important and Urgent..

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**From:** s.22(1)  
**Sent:** Monday, January 17, 2022 11:35 AM  
**To:** Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael  
**Cc:** AG.minister@gov.bc.ca; david.eby.mla@leg.bc.ca; george.heyman.mla@leg.bc.ca  
**Subject:** [EXT] Important and Urgent..

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Dear Mr. Stewart and Council,

**Re: Proposed BC Housing Development, Arbutus and West 7/8th**

Like a growing number of my neighbours the more I've heard about the proposed BC Housing development being proposed for Arbutus and West 7/8th the more opposed I am.

Quite simply, it feels like we are going to be stuck with the same failed model that has become the norm in the downtown eastside.

This project fails on a number of fronts:

- public consultation has been minimal and the very real impact on our neighbourhood has been all but ignored by city staff
- there is no commitment to supports and services on site for the residents, who will be people with serious mental health and addiction issues
- it is too big at 140 single room occupancy units and the operators have no experience with a project of this size for 2 staff to manage
- the model has not been proven successful in other areas of Vancouver. Finland, for example, EU's only country successful at reducing homelessness and increasing recovery employs 1 staff for every 3 tenants in Supportive Housing
- taxpayers and residents are being completely ignored while bureaucrats and



- politicians impose this failed approach on our neighbourhood

More and more we are feeling ignored, rather than being heard and consulted properly. We have many other social and supportive housing projects in Kitsilano, and if BC Housing, the Province of BC, and the City of Vancouver would sit down with us rather than trying to force something on us that clearly doesn't work, you would find that we are ready, willing and able to make a valuable contribution.

I'm hoping that those of you at city council, the people we elected to be our voice at city hall, will tell BC Housing to go back to the drawing board, and involve local residents from day one, rather than trying to impose something that doesn't work and doesn't fit into the neighbourhood.

We need to think of the Families that currently call this neighborhood their home and prevent deteriorating their sense of safety and security.

Yours truly,

s.22(1)

Kitsilano Resident