

File No.: 04-1000-20-2022-075

March 17, 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 11, 2022 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Correspondence to Mayor Kennedy Stewart from businesses and the general public regarding the rezoning application for 2086-2098 West 7th Avenue and 2091 West 8th Avenue.

Date range: February 1 to February 7, 2022.

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

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 or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-075); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at 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)

:aa

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>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>

Date: 2/3/2022 5:18:32 PM

Subject: CM: [EXT] ARBUTUS & 7TH HOUSING PROJECT s.22(1)

Attachments: LETTER TO CITY - FEB 3.21.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.

s.22(1)

February 3rd, 2021

Dear Mayor Stewart & Members of City Council,

RE: RE-ZONING AND DEVELOPMENT AT 8TH AVE. & ARBUTUS ST. KITSILANO

ROOTS IN THE COMMUNITY

My family and I have lived in Kitsilano s.22(1) s.22(1) from the proposed development. I have raised my two children in Kitsilano. s.22(1)

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s.22(1) To say that my family and I have roots in this community is an understatement. We are all opposed to the re-zoning and development currently proposed at 7th and 8th Avenues and Arbutus Street in Kitsilano.

HOMELESSNESS IN VANCOUVER

To be clear, my family s.22(1) fully support social housing. We recognize the blight of homelessness in our affluent and beautiful city – it is a disgrace. I

s.22(1)

s.22(1)

s.22(1) Many have battled alcohol and drug addiction and suffer from mental illness. Most are residents of the kind of housing that is being proposed. It is no way to live. s.22(1) it has only got worse. I am ashamed of the suffering and human misery I see every time I drive to work

there. s.22(1)

s.22(1)

WHAT WOULD BE WELCOMED ON THE SITE

We must all take responsibility and do our part to solve the problem of homelessness in Vancouver: we fully support some kind of supportive housing on the site. The building and plan that is proposed however, is a re-boot of the kind of warehousing of human beings that has happened in the DTES and failed.

s.22(1) – even with bathrooms and “kitchenettes” in them -- single rooms do not encourage “pride of place”. They are places that most residents are only too happy to leave because they do not feel like a home.

Kitsilano is ideal to create a new kind of social housing project – one that seeks to integrate residents into the community – rather than impose them on it.

Please consider real consultation with the neighbourhood for the development of a *mixed-use social housing project – perhaps 3 or 4 stories high – with 1, 2 or 3 bedroom units, for single parent families suffering from economic insecurity, homeless elderly people or youth, people with physical or mental disabilities, or those recovering or battling addiction* – and ratios of resident to support person of 2:1 not 140:2 as currently proposed.

Such a building would fit in – would be welcomed. The new residents would feel like they were becoming *part* of a real community and they would be absolutely right. Further, such a building and units comprising of 1, 2 and 3 bedrooms would encourage pride of place and feel like a home in a way an SRO never could.

RED FLAGS FOR THE CURRENT PLAN

- 140 residents – selected for being “most difficult to house” with no criminal record checks and no consultation with VPD
- Inadequate support – 2 on-site staff for 140 residents, no on-site drug or mental health support and nothing nearby
- Located near society’s most vulnerable: children – daycare, elementary school, playground & shelter for at risk women and their children

- Located near liquor store and pedestrian walkways (the liquor store at Broadway and Arbutus walk already creates a problem with loitering, public drunkenness, and disturbing the peace concerns)
- Property and other crime can be expected to increase dramatically – Olympic Village is an excellent recent example.

OPPORTUNITY NOT OPPOSITION

Please Mr. Mayor and Counsellors, reconsider this project. Listen to the voices of Kitsilano voters – in this, *an election year* -- and let's work together. Campaign on being part of a city hall who truly listens to their constituents.

We have an opportunity here to create something quite wonderful in this vibrant and diverse neighbourhood – instead – anger and frustration is growing; residents like me feel increasingly ignored and disrespected – the November 2021 meeting and ensuing vote was the perfect example. Despite overwhelming, vocal and articulate opposition from invested parties the vote to defeat the ill-conceived motion was a narrow one.

I have faith in our democracy and remain hopeful though. Please do not prove me wrong. I have told my children the system works and our government – from the municipal level up, is designed for grass-roots issues exactly like this. This is why I am writing this letter.

I remain hopeful there will be meaningful dialogue about the future of this site.

Yours truly,

s.22(1) – Kitsilano resident, mother s.22(1)

development that is supported with infrastructure and resources for those moving in while also respecting the neighbourhood and the people in it. This is not what's proposed. Our concerns and suggestions appear either not to be heard or ignored or both.

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
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"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>

Date: 2/3/2022 5:32:04 PM

Subject: CM: [EXT] Proposed Re-zoning Application of Arbutus Street and 8th Avenue s.22(1)

Attachments: Letter to City.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.

Dear Mayor Stewart and Vancouver City Council members,

I am writing to you to voice my strong opposition to the proposed BC Housing development being considered on Arbutus between 7th and 8th Avenues.

I am a resident of Kitsilano s.22(1) I wish to start this letter by saying I fully support the idea of social housing and the need for such housing throughout the City of Vancouver. This is not a NIMBY letter of opposition.

That being said, and with the utmost respect, the size, nature and location of the proposed development defies common sense. To put a finer point on it, it's simply ludicrous. The idea of putting an eleven-story building with 140 single occupancy units to be occupied by those persons most difficult to house (primarily men with mental health/substance abuse issues) across the street from an elementary school, daycare centre and children's playground is incomprehensible. Further, the idea being promoted by BC Housing that there would be only two full-time staff to assist the residents appears naïve at best, and a recipe for disaster at worst.

s.22(1)

I've seen first-hand the terrible impact that drug addiction can have on people's lives. When you combine those addictions with mental health issues, the consequences are that much more tragic. Those individuals need and deserve society's help and housing is a big part of that. But to take 140 of those persons "hardest to house" and put them all together in one development (across the street from an elementary school and daycare) simply doesn't make sense. And to suggest it wouldn't have a profound negative impact on the surrounding neighbourhood would be laughable if the stakes weren't so high. The model being proposed has failed in the DES, and it would certainly fail in the proposed location in the heart of Kitsilano. At present, there are no real supports or services in the surrounding area to support such a proposal. Where do these people go if they need support in the community? Further, the past shows us the crime rates skyrocket in the surrounding area of such developments. Look no further than the Olympic Village BC Housing development as proof of that. Look to the DES for proof of that. Should the parents of young children have to scour the adjacent playground for evidence of drug use before letting their kids play there?

Again, I am not opposed to a social housing project at the proposed location. I think a development of 4-6 stories providing housing for a cross section of persons in need makes sense. Women and single mothers fleeing violence. Of course. Young families in desperate need of a roof over their heads. Of course. But 140 men? The residents of the neighbourhood have also been told that there won't be criminal checks done on the men to reside there. I'm not sure if that is true, but if it is, could anything make less sense? Public safety should be one of your paramount concerns, particularly when children are involved.

In my opinion, what is needed to move any development forward is consultation with the people who reside in the area. Thus far, there hasn't really been any except last years' council meeting where dozens of persons waited hours to have their voices heard, and by anyone's count, the opposition to the proposed change in zoning was overwhelming. The motion was narrowly defeated. The next thing we hear about is the present proposal being considered by City Council. It was as if the outpouring of opposition was simply ignored.

Mr. Mayor, you and the members of City Council are our elected representatives. In that role, difficult issues have to be addressed and solutions considered, and any solution should always be considered with the interests of your constituents in mind. We simply can't be ignored. At present, that's how the majority of the neighbourhood feels about this proposed rezoning application. Simply ignored.

In conclusion, any councillors who do vote in favour of this proposed rezoning application will not be receiving my vote in the next municipal election.

Thank you in advance for your attention to my letter.

Sincerely, s.22(1)

s.22(1) Vancouver

From: s.22(1)
To: "PMSHI Rezoning" <PMSHI.rezoning@vancouver.ca>
Date: 2/3/2022 5:50:12 AM
Subject: [EXT] 2086-2098 West 7th Ave.& 2091 West 8th Ave. - BC Housing - 140-unit Supportive Housing at future Skytrain's future Arbutus Station

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 planning staff at Vancouver City Hall,

This Supportive Housing proposal is a brilliant use of vacant land, in an already mid to high density neighbourhood, with easy access to transit, biking, retail and park amenities, not to mention Kits beach. \~

These folks are part of our community and need shelter, just like anyone else.

Please do not allow any self-serving NIMBY forces, who may try to derail this much needed project, to influence you.\~

The community at large will greatly benefit from this excellent proposal, and will thank you for your support.

Sincerely

s.22(1)

s.22(1)

s.22(1)

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/4/2022 12:08:09 PM
Subject: [EXT] I oppose the rezoning request for the BC Housing project in Kitsilano

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 Sirs/Madams,

I am a resident s.22(1) to the proposed BC Housing 15 floor Tower @7th /8th Avenues and Arbutus Street in Kitsilano. What has been proposed is a failed housing model without the substance use and mental health support that the occupants most certainly will need. To even consider putting an oversized project such as this across the street from a children's park and an elementary school with over 450 students is outrageous to me. In addition, putting in 140 residents into this building outsizes its impact on our community which most likely has less than 140 residents in dwellings per each block of the neighborhood.

This mammoth project feels to be simply a political answer to the Homeless problem in Vancouver without care or concern for the impact on our neighborhood. In addition, it has proceeded without meaningful consultation with the neighbors, or transparency by BC Housing and City of Vancouver staff.

I strongly oppose this terrible construction project and urge elected officials to also oppose the rezoning application. And, this being an election year means that the voters should have a stronger say in discussing projects to support Homeless relocation in this and other neighborhoods of Vancouver.

Sincerely,

s.22(1)

s.22(1)

Vancouver BC s.22(1)
Canada

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>
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"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>

Date: 2/5/2022 6:44:51 AM

Subject: [EXT] Please oppose the rezoning, supportive housing Arbutus/7th and 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.

I reside in s.22(1) Since I was not invited to a consultation about this project, I am giving my feedback now.

This building is not suitable for the neighbourhood - too high and too dense for the area.

The target clients will have absolutely **NO SUPPORT** from mental health or addictions teams. Kits Mental health team has moved to Kerrisdale. There are also no addiction services in the area.

MPA will not have professional doctors or nurses in the building, only 2 mental health workers with minimal qualifications for 140 residents.

Many of the tenants will be actively using substances, and have criminal histories. The City is deliberately **ENDANGERING** the vulnerable children, the disabled and the seniors in that area, exposing children to drug transactions and placing children in harmful situations.

The area is too congested for the ambulances and fire trucks and police vehicles that will be in constant attendance there for overdoses and violent behaviours. There will only be limited parking there.

In short, this is not a suitable location for this building or for first housing (straight from tent cities and encampments) for this complex population.

Please help the working poor who are struggling to afford a place to live in Vancouver and have to move to Surrey, or low income families who would love to live in Kits!

Businesses in our area cannot hire staff because the workers can't afford to live nearby.

We are counting on you to oppose this rezoning for the supportive housing at Arbutus and 7th/8th!

Thank you for your consideration,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
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"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>

Date: 2/5/2022 1:33:45 PM

Subject: [EXT] Re: 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.

Dear Mayor and Council

I am writing to express my strong opposition to the low-barrier, adult only, housing model being proposed by BC Housing for Arbutus and West 7/8th in Kitsilano. I would like to start off by making it clear that I am not opposed to supportive housing, but the scale and nature of this proposal is just completely wrong for the area, and problematic on so many levels. I have lived in Kitsilano for s.22(1) of this proposed site. I have generally felt very safe walking around my neighbourhood as a lone female, but have serious doubts if this will continue to be the case if this project gets built.

I have already expressed my opposition during the "public consultation" period by BC Housing, and shapeyourcity and it is clear that any voices of reason have fallen on deaf ears. The pace with which this has been pushed through to the re-zoning application, clearly shows that this is driven by politics and a blind attempt to simply meet housing targets. It amounts to warehousing highly vulnerable people, that David Eby admitted in the media that some can be dangerous to themselves and others, and does not address the underlying issues of mental health and addiction, nor propose solutions that are in the best interest of the community or the residents. This model doesn't work on the downtown eastside, so why would anyone think it would work in a residential neighbourhood in Kitsilano, on a site that is 25 meters from a 450-child elementary school, toddler park and several low-income Seniors' homes? For BC Housing to refer to this as "supportive" housing is outright misleading, as there will be no

onsite addiction or mental health services, something that it is clear the residents ("the hardest to house") would need. Not to mention the totally inadequate staff to resident ratio of 2 to 140 residents, that is unsafe for residents, staff and the community.

The successful model for support, noted by BC Housing and other global studies, calls for scattered housing sites of smaller buildings (40-50 units or less and less than 5% of tenants needing complex care), that integrate almost invisibly into the community design to avoid stigmatizing tenants. Then specific care needs to be tailored to suit tenant's needs. None of the above methods have been applied to this site and the proposed building height and floor space is five times greater than the neighbouring buildings and current zoning, overshadowing these buildings and Delemont Parl. That brings me to another misleading point by BC Housing. They have presented it to the public as a 13 story building, however the increased ceiling height actually equates to an 18 story building. Not to mention that the incomplete shadow drawings fail to accurately show the shadow this will cast on the playground of St Augustine's elementary school much of the year.

As our city representatives, I am counting on you to stand up and say "no" to this project and to the inevitable harm and disruption it brings to our neighbourhood and to the residents in these types of housing. Please take it back to the drawing board to find a model that uses sound neighborhood planning within the current zoning, that will be successful within our neighborhood, such as supportive housing for families/single mothers.

Those councillors who vote in favour of this rezoning application will not be receiving my vote in the next municipal election.

Yours truly,

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
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"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>

Date: 2/5/2022 5:53:05 PM

Subject: [EXT] Cruel to the Vancouver's Most Vulnerable Citizens

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.

RE: Proposed BC Housing Development, Arbutus between W7th and W8th

Let me register my extreme opposition to the low barrier housing model, for adult-only residents that have serious mental health and substance use issues, proposed for this site.

Residents of this building could be dangerous to themselves and others, as recently stated by David Eby. Yet, the current proposal offers only a building to warehouse our City's most vulnerable.

The model is cruel. No on-site supports, inexperienced operators and minimal staff are planned for the residents of this high-density 140 single-unit complex. No clinical mental health or addiction services are nearby. The proposal will leave Vancouver's most vulnerable, preyed upon and helpless citizens to fend for themselves.

Please invite BC Housing to propose a different model that meets the needs of the homeless in our community and gives consideration to the following.

- Failed and similar models of high-density, single-room occupancy units in the Downtown Eastside. And, other countries including Finland and Portugal.
- Successful models recognized by BC Housing and other global studies. They call for scattered housing sites, no more than 40-50 units, less than 5% of tenants needing complex care and sufficient staff to support the needs of the residents.

- Opportunity to house women and women-led families who are in serious need of housing. They are often undercounted yet make up a significant portion of the city's homeless population.

To avoid failure and to improve the lives of our City's most vulnerable, I am counting on you to please cancel this proposal and reject the rezoning application.

Send BC Housing back to the drawing board!

Thank you.

s.22(1)

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s.22(1)

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
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"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
chief.constable@vpd.ca
"Fry, Karen" <Karen.Fry@vancouver.ca>

Date: 2/6/2022 11:19:46 AM

Subject: [EXT] RE: Proposed BC Housing Development, Arbutus Street & West 7th Ave & 8th Ave

Attachments: Kits Housing Letter Opposal Feb 5th 2022.pdf

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 take the time to read my letter re: the Proposed BC Housing Development at Arbutus St & West 7th Ave and 8th Ave in Kitsilano.

Thank you.
Sincerely,

s.22(1)

To the Mayor and Council of Vancouver,

RE: Proposed BC Housing Development, Arbutus Street and West 7th Ave and 8th Ave

I am again, writing to express my **STRONG** opposition to the low-barrier, “supportive” housing model being proposed by BC Housing for **2086-2098 W 7th Ave and 2091 W 8th Ave** in Kitsilano.

PLEASE reconsider this specific proposal that **DOES NOT** benefit our community or the future tenants of the building for the following reasons/facts:

- Warehousing of people whom are the most difficult to house in our city into a building far too big and understaffed for our community.
- Individuals with serious substance use and mental health issues, whom David Eby admitted publicly, can be dangerous to both themselves and others.
- There will be a lack of clinical care on site and there are no clinical mental health or addiction services nearby to help the residents while keeping the community safe.
- The Prospective Operators of the development do not have the experience to operate a building of this magnitude or the intended tenants expected to occupy it.
- It is being built 18m from an elementary school, daycare, and toddler play park, next door to Sancta Maria House (for women suffering from alcohol and drug abuse) and a Senior’s home, and within a four block radius of six other daycares and schools.
- Kitsilano is already home to many social and supportive housing projects. What our community is opposed to and I have great concern about is bringing this same model which has failed horrifically in the Downtown Eastside into Kitsilano, a current model which even Mayor Kennedy Stewart acknowledges does not work.
- This proposed building **WILL NOT** solve **HOMELESSNESS**, but it will most definitely **HARM** our neighbourhood and the most **VULNERABLE** who live here and call Kitsilano home.
- I urge you to **LISTEN** to the business owners, tax payers, and long time residents and voters like me, of Kitsilano and cancel this proposal.
- Work with us as a community so we can create a **SUCCESSFUL** model for supportive housing that integrates almost seamlessly into the neighbourhood and surrounding community design to avoid stigmatizing tenants.

Please be assured if this rezoning application proceeds as is, all who vote for it will **NOT** receive my vote in the upcoming municipal election.

Sincerely,

s.22(1)

An **extremely concerned** long-time resident of Kitsilano opposed to **THIS** proposal.

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>
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"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>

Date: 2/7/2022 2:28:02 PM

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

Attachments: Housing Proposal at West 8th & Arbutus_ Feb 7,2022.pdf

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.

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)

February 7, 2022

Dear Mayor Stewart and City Councilors

We are writing you AGAIN to express our opposition to the rezoning application proposed for West 8th Avenue and Arbutus Street. I have lived in Kitsilano since 2002. I've have chosen to start my family in this neighborhood and are writing from a position of concern for the safety of our children. People with very serious needs that will not be met with this housing complex will sadly change the neighborhood. For a MOTHER to longer feel safe bringing her s.22(1) to the park adjacent to the proposed location is a sad day! It is also sad that the residents in this building are also not being taken care of.

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.

Regards,

s.22(1)

From: s.22(1)

To: george.heyman.mla@leg.bc.ca
david.eby.mla@leg.bc.ca
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Date: 2/7/2022 8:49:46 PM

Subject: [EXT] BC Housing Rezoning Application 2086 – 2098 West 7th Avenue
and 2091 West 8th Avenue

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Dear Honourable MLAs, Mayor Stewart, City Councillors, BC Housing Directors and City Planners,

We are writing to express our grave concern at the proposed supportive housing development at ~2086–2098 West 7th Avenue and 2091 West 8th Avenue in Vancouver. ~We understand that Vancouver faces a homelessness crisis, and that supportive housing is a necessary part of the response. However, we believe that the proposed development does not effectively contribute to the resolution of this crisis.

The proposal is for a 13-storey, 140-unit supportive housing complex between 7th and 8th Avenues along Arbutus Street, with only two full-time staff to support the residents. This proposal does not, however, promise to do anything more than deposit vulnerable and in-need people at this location, with the expectation that their problems will be resolved through existing surrounding community services and what will undoubtedly become two overworked and stressed staff. As Judy Graves, homelessness expert and recipient of the Vancouver Freedom of the City award, commented to us directly once, simply providing housing for homeless people is not adequate in solving their difficulties, which often include poverty, broken relationships, mental illness and addiction. Providing housing is *not an effective*

response without adequate supportive social, medical, and mental-health services, which are not included in the proposed development.

This is to say nothing, of course, of the proximity of several liquor stores (a major hazard for people battling addiction) and schools with young children (and thus parents who are wary, worried about the welfare of their children, and likely to react with suspicion and hostility to strangers who demonstrate unorthodox behaviours). These will not create a supportive environment for the residents of this complex, and indeed *may simply deepen their sense of alienation and any mental-health issues.*

We believe that a more modest structure, with *attached, integrated social, medical and mental-health services*, would be a much more effective use of the space under development. There are many examples of supportive housing around the province that are effectively managed by nonprofit agencies. Most of these complexes are in the range of 40–50 units, generally three to six floors, but some are smaller, and a few are larger. A complex modelled on these would be far more suitable for the needs of the residents, ensuring that they receive the care and attention that they need, while also having the opportunity to integrate into the local community in a more carefully-managed way that would not generate hostility and suspicion from local residents.

Let there be no misunderstanding: We are not opposed to the creation of supportive housing for homeless and vulnerable people on this plot. However, the development has to be one that most effectively addresses the needs of its residents, which the proposed complex does not do.

Please ask yourselves: Would you regard a development of the type proposed to be suitable and an effective solution to the city's homelessness crisis if it was your neighbourhood that it was to be placed in? And how fair is it to move people to an area where they face addiction temptations and challenges integrating into the local community without adequate support services to help them cope with this?

Thank you for your attention.

Yours sincerely,

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