

File No.: 04-1000-20-2022-079

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 15, 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 8 to 14, 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 (#04-1000-20-2022-079); 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: s.22(1)
Subject: [EXT] Opposed to the current iteration of the proposed supportive housing on 7th and Arbutus
Date: Wednesday, February 9, 2022 5:22:48 PM

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.

While I support the provision of supportive housing on this site (see below), I am **opposed** to this particular proposal for the following reasons:

- Recent history has shown that 140 units of housing for single people who need supportive housing is too many for one location. Most research shows that smaller numbers of units- 50 or less- lead to better outcomes for residents and fewer issues for surrounding neighbourhoods. Is this proposal just warehousing as many people as possible as cheaply as possible? Have longer term outcomes, rather than short term quick fixes, been adequately factored in?
- There is inadequate information about on-site support. BC Housing has not given any information about the number of staff who will be on site nor information about the qualifications, training and role of these support staff. Rumour has it there will be only 2 people on site at any time meaning that, in the case of any crisis in the building needing attention, at best there will remain only one person at the desk, on their own. Staffing issues in some BC Housing sites, with fewer than half the units proposed here, have shown that two people is not adequate, and many of the staff at these sites are hired from among other supportive housing residents, leading to numerous problems, burnout and high turnover.
- There is no detailed information about the kinds of clinical and addiction supports in the neighbourhood
- This building design is very institutional looking with details that make the building seem even larger than it is and there has been no effort at integrating into the existing streetscape, the Arbutus Greenway or surrounding character of the neighbourhood. This building will stand out.
- This is a poorly chosen location across the street from an elementary school and only two short blocks from a BC Liquor store.

I am in **favour** of supportive housing on this site with:

- More of a balance of unit types – to accommodate single parents with children or a mix of couples as well as singles who are at risk of homelessness
- a maximum 50 units
- a 6-storey building with a more residential design that would fit into the surrounding neighbourhood context and that would be allowed as social housing under current zoning.
- proper supports both on-site and off-site to assist residents dealing with multiple issues
- engagement by the proposed operators, and maybe staff, with the local

neighbourhood to inform, educate, and discuss how best to assimilate the expected residents into the community.

Sincerely,

s.22(1)

Long-time Vancouver Resident

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/10/2022 12:21:43 PM
Subject: [EXT] BC Housing Rezoning Application: 2086 and 2098 West 7th Avenue, and 2091 West 8th Avenue

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.

February 10, 2022

Dear~ Mayor Kennedy,~

As a long-time resident s.22(1) of Kitsilano, I am writing to express my opposition to the BC Housing Rezoning Application for the proposed development at 2086-2098 West 7th Avenue and 2091 West 8th Avenue: which is located 8 blocks from my home.~ The reasons for my opposition to this 13-storey, 140 single room studio building, with low barrier, adult-only supportive housing are as follows:

1. Height and Size of Building:

The proposed 13-storey building will tower over the two-three storey buildings in this neighbourhood, which I understand is currently zoned RM-4.~ The proposed height will not only be out of character for the area but will also at various times throughout the day and year block the sunlight on its neighbours – St. Augustine School to the west and Maple Creek Housing Co-Op to the east.~ According to the Shadow Studies in the application, shadows will be cast on St. Augustine School's playground, classrooms, and resource center in the mornings through the fall, spring, and summer. (No information was given of shadowing in the winter.)~ Maple Creek housing Co-op will be shadowed during the afternoon at various times through the year.~ The proposed building will also block the sunlight on the Arbutus Greenway at various times during the day.~ I would like to see a building of a size that is more in keeping with those in the neighbourhood.~ ~

2. Lack of Diversity in the Living Spaces:

The fact that the 140 units are single room studios excludes the possibility of families, or single parents with children living there.~ It would also mean that couples would be separated and required to live in separate units.~ I would like to see more diversity in the living spaces to ensure a mix and diversity of age and gender

3. Number of Residents:

I feel that the proposed number of 140 residents, some with substance abuse or mental health issues is too large. Will there be enough staff on site and necessary services available in the neighbourhood to support such a large number of people who are transitioning from homelessness to recovery?~ Not one of the other residences managed by MPA Society has anywhere near this many residents.~ ~Furthermore, will MPA have continued funding to provide all the crucial necessary support?~ ~I would like to see a project that is smaller in size and with fewer residents.

4. Location:\~

Is this the best site for such a large, low-barrier supportive housing project?\~\~\~ The property is located directly across the street from an elementary school and preschool.\~ The Arbutus Greenway is right next to it on the other side.\~ Across the street to the north there is a toddler's park.\~ A women's recovery home is close by.\~ Will the sudden influx into the neighbourhood of such a large number of people, some of whom may be dealing with mental health and substance abuse challenges, be seen as a threat to safety in the community?\~ I believe it will.\~ Therefore, if this city-owned site is used for a supportive housing project,\~ I hope for the sake of the new residents who will live in the project, as well as for the current members of the community, that the proposed building will\~ be much smaller and with fewer residents.

For all the above reasons I urge you, as my elected official, to\~vote against this\~rezoning application in its current form.\~\~ I hope that BC Housing will listen to the people in the neighbourhood and work together with them to come up with a proposal that is best for all parties concerned.\~\~

Sincerely,

\~

s.22(1)

s.22(1)

s.22(1)

From: s.22(1)
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](#); [Mochrie, Paul](#); [O'Donnell, Theresa](#); AG.minister@gov.bc.ca; david.eby.mla@leg.bc.ca; george.heyman.mla@leg.bc.ca
Subject: [EXT] Supportive Housing at Arbutus and West 7th
Date: Thursday, February 10, 2022 12:47:01 PM

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 am forwarding a letter from the West Kitsilano Residents Association because I FULLY ENDORSE IT.

While we support the provision of supportive housing on this site (see below), we are **opposed** to this particular proposal for the following reasons:

- Recent history has shown that 140 units of housing for single people who need supportive housing is too many for one location. Most research shows that smaller numbers of units- 50 or less- lead to better outcomes for residents and fewer issues for surrounding neighbourhoods. Is this proposal just warehousing as many people as possible as cheaply as possible? Have longer term outcomes, rather than short term quick fixes, been adequately factored in?
- There is inadequate information about on-site support. BC Housing has not given any information about the number of staff who will be on site nor information about the qualifications, training and role of these support staff. Rumour has it there will be only 2 people on site at any time meaning that, in the case of any crisis in the building needing attention, at best there will remain only one person at the desk, on their own. Staffing issues in some BC Housing sites, with fewer than half the units proposed here, have shown that two people is not adequate, and many of the staff at these sites are hired from among other supportive housing residents, leading to numerous problems, burnout and high turnover.
- There is no detailed information about the kinds of clinical and addiction supports in the neighbourhood
- This building design is very institutional looking with details that make the building seem even larger than it is and there has been no effort at integrating into the existing streetscape, the Arbutus Greenway or surrounding character of the neighbourhood. This building will stand out.
- This is a poorly chosen location across the street from an elementary school and only two short blocks from a BC Liquor store.

We are in **favour** of supportive housing on this site with:

- More of a balance of unit types – to accommodate single parents with children or a mix of couples as well as singles who are at risk of homelessness
- a maximum 50 units
- a 6-storey building with a more residential design that would fit into the surrounding neighbourhood context and that would be allowed as social housing under current zoning.
- proper supports both on-site and off-site to assist residents dealing with multiple issues
- engagement by the proposed operators, and maybe staff, with the local neighbourhood to inform, educate, and discuss how best to assimilate the expected residents into the community

s.22(1)

s.22(1)

From: s.22(1)
To: s.22(1)
Cc: Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Mochrie, Paul; O'Donnell, Theresa; AG.minister@gov.bc.ca; david.eby.mla@leg.bc.ca; george.heyman.mla@leg.bc.ca
Subject: [EXT] Re: Supportive Housing at Arbutus and West 7th
Date: Thursday, February 10, 2022 2:47:50 PM

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 too absolutely support the letter.

I have a s.22(1) and cannot believe my City, Vancouver, would go ahead with such a short sighted proposal.

Where is the context? The concern for the neighbourhood?

s.22(1)

On Thu, Feb 10, 2022 at 12:46 PM s.22(1) wrote:

I am forwarding a letter from the West Kitsilano Residents Association because I FULLY ENDORSE IT.

While we support the provision of supportive housing on this site (see below), we are **opposed** to this particular proposal for the following reasons:

- Recent history has shown that 140 units of housing for single people who need supportive housing is too many for one location. Most research shows that smaller numbers of units- 50 or less- lead to better outcomes for residents and fewer issues for surrounding neighbourhoods. Is this proposal just warehousing as many people as possible as cheaply as possible? Have longer term outcomes, rather than short term quick fixes, been adequately factored in?
- There is inadequate information about on-site support. BC Housing has not given any information about the number of staff who will be on site nor information about the qualifications, training and role of these support staff. Rumour has it there will be only 2 people on site at any time meaning that, in the case of any crisis in the building needing attention, at best there will remain only one person at the desk, on their own. Staffing issues in some BC Housing sites, with fewer than half the units proposed here, have shown that two people is not adequate, and many of the staff at these sites are hired from among other supportive housing residents, leading to numerous problems, burnout and high turnover.
- There is no detailed information about the kinds of clinical and addiction

supports in the neighbourhood

- This building design is very institutional looking with details that make the building seem even larger than it is and there has been no effort at integrating into the existing streetscape, the Arbutus Greenway or surrounding character of the neighbourhood. This building will stand out.
- This is a poorly chosen location across the street from an elementary school and only two short blocks from a BC Liquor store.

We are in **favour** of supportive housing on this site with:

- More of a balance of unit types – to accommodate single parents with children or a mix of couples as well as singles who are at risk of homelessness
- a maximum 50 units
- a 6-storey building with a more residential design that would fit into the surrounding neighbourhood context and that would be allowed as social housing under current zoning.
- proper supports both on-site and off-site to assist residents dealing with multiple issues
- engagement by the proposed operators, and maybe staff, with the local neighbourhood to inform, educate, and discuss how best to assimilate the expected residents into the community

s.22(1)

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>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
"George Heyman.MLA" <george.heyman.mla@leg.bc.ca>

Date: 2/10/2022 4:05:53 PM

Subject: [EXT] 12 Story Building Rezoning at West 7th and 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.

Please say no to the rezoning for 140 units of supportive housing in a 12-storey building at West 7th Avenue and Arbutus Street (2086-2098 West 7th and 2091 West 8th).

There is no detailed information about the kinds of clinical and addiction supports in the neighbourhood. This information needs to be available before the project goes ahead.

There is inadequate information about on-site support. BC Housing has not given any information about the number of staff who will be on site nor information about the qualifications, training and role of these support staff. Rumour has it there will be only 2 people\~on site at any time meaning that, in the case of any crisis in the building needing attention, at best there will remain only one person at the desk, on their own.\~

Recent history has shown that 140 units of housing for single people who need supportive housing is too many for one location. Most research shows that smaller numbers of units- 50 or less- lead to better outcomes for

residents and fewer issues for surrounding neighbourhoods. Is this proposal just warehousing as many people as possible as cheaply as possible? Have longer term outcomes, rather than short term quick fixes, been adequately factored in?

Why not limit the project to 50 units with proper supports both on-site and off-site to assist residents dealing with multiple issues?

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>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"PMSHI Rezoning" <PMSHI.rezoning@vancouver.ca>
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca

Date: 2/11/2022 12:55:41 PM

Subject: [EXT] WE OPPOSE THE CURRENT RE-ZONING APPLICATION (BC HOUSING ARBUTUS SITE)

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 Day,

We are long-term residents of Kitsilano. Our children attend a school and daycare in the community.

Our position is that ANY rezoning application must address both: 1) the vitally important need for supportive housing; and 2) the impact of the proposed development on the neighborhood, operations of the school, the children and families it services. Our view is that the current rezoning application fails to do that.

Accordingly, we strongly oppose the re-zoning application in its current form.

We ask that Vancouver City Councilors reject this rezoning application.

Thank you,

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: s.22(1)

To: george.heyman.mla@leg.bc.ca
Rob.fleming.mla@leg.bc.ca
"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>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
david.eby.mla@leg.bc.ca
pmshi.rezoning@vanvouver.ca

Date: 2/11/2022 2:22:23 PM

Subject: [EXT] BC Housing Rezoning Application for the "Arbutus Site" at
2086-2098 W 7th Ave and 2091 W 8th Ave, Vancouver

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 City Council, the City Rezoning Department, the Mayor of Vancouver and Provincial MLA's,

We are writing to communicate our strong opposition to the current rezoning application at: 2086 - 2098 West 7th Ave and 2091 West 8th Ave (the "Arbutus Site").

Although we recognize and absolutely support any social housing development to house the homeless, those at risk of homelessness and those in economic and/or social hardship, the current rezoning of this site has not properly addressed and taken into account many of the legitimate concerns of the community.

Please understand that this is by no means a NIMBY issue but rather we ask that you step back and re-consider what real-world impact this type of development, coupled with the new Arbutus station, will have on the surrounding community that is safe, peaceful, vibrant and family-oriented.

As there are many city-owned sites around Vancouver that have not been developed, is this particular site a truly appropriate and ideal location for this type of supportive housing? What is best for the overall community and not simply for the sake of rushing to check off the one of many boxes to deal with the housing problem in Vancouver?

We have a child that attends a local school and many friends that also have children attending the school and daycare, and are very concerned about the very real and potential safety issues that will come with this current rezoning application.

Thank you for your kind consideration and urgency to this matter.

Yours,

s.22(1)

A rectangular grey box redacting the signature of the sender.

From: s.22(1)
To: "Stewart, Kennedy"
Date: 2/12/2022 11:07:36 PM
Subject: [EXT] Re-Zoning application for BC Housing project "Arbutus Site"

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,

My name is s.22(1) and I am a resident of Vancouver and have been my entire life. I feel privileged to be able to call Vancouver my hometown. I was fortunate to have been able to live in other cities in North America for my professional training and therefore, have an appreciation for what this city has to offer. I am certain that you can agree that Vancouver is one of the best places to live in the world. We are indeed privileged.

I am writing this letter to you to voice my opinion regarding the rezoning of the "Arbutus Site". My children attend a school in the Kitsilano neighborhood and therefore, I am up-to-date with the developments in the area. While I am supportive of social housing and acknowledge its need in this city, I am opposed to the rezoning application. Any rezoning application can and must address both the vitally important need for housing AND the impact the development would have on the neighborhood. The current rezoning application fails to do this.

I believe in a model of care and support that is less institutional, smaller in size and more home and community based than being proposed by BC Housing. Please consider the social risks and impacts of having 140 residents from at-risk or homeless circumstances living across the street from *400 pre-school and school aged children*. Furthermore, having the Broadway subway station right across the street will exponentially densify the pedestrian traffic in the neighborhood.

I ask you to reject this rezoning application in its current form.

Thank you for taking the time to read my comments and I hope that you will consider these points when it comes time to vote.

Regards,

s.22(1)

s.22(1)



From: s.22(1)
To: "Stewart, Kennedy"
Date: 2/12/2022 4:09:38 PM
Subject: [EXT] Housing project rezoning opposition.

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.

•Hello,

I am writing to you to voice my opposition to the new high density supportive housing apartment tower that is planned to be built on the corner of Arbutus and 7th, s.22(1)
s.22(1)

I feel that the area surrounding the school is already highly congested and the park is often way over used after school. Even with the construction of the new subway line, congestion around the school leads to people getting flustered, waiting numerous light changes before getting through a single intersection and s.22(1)
s.22(1) Often vehicles are irritated from the congestion and behave aggressively towards children pedestrians. I would like to see this project put in but only after we are assured that all forms of traffic will be safe and the community will maintain a sense of peace.\~

s.22(1)

s.22(1)

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

Date: 2/13/2022 12:09:05 PM

Subject: [EXT] Proposed Supportive Housing Project - 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, "supportive" housing model being proposed by BC Housing for Arbutus and West 7/8th in Kitsilano.

My children go to school in this neighbourhood.~A large-scale, 140-unit development like this does not fit into what is essentially a residential neighbourhood.~Most importantly, our neighbourhood has none of the appropriate supports and services for residents who are living with mental health issues and serious substance use issues.~This makes no sense and can hardly be seen as supportive housing.

There has been no meaningful public engagement and it is clear that our very real concerns are falling on deaf ears, particularly when it comes to the impact on our neighbourhood.~There seems to be a rush to push this proposal forward, regardless of how the people in the

neighbourhood actually feel.\~

Housing for everyone is a worthy goal but proper neighbourhood planning should not be sacrificed in pursuit of this. This proposed building will not solve homelessness, but will certainly harm our neighbourhood.\~\~

I want to urge you to cancel this proposal and invite BC Housing to start from scratch with serious input and consultation from the community. This site represents a missed opportunity to house 140 women and/or women-led families who make up a significant portion of the city's homeless population (even while often being undercounted, or "hidden") and who are in serious need of housing.\~\~

Please be assured that if this rezoning application proceeds as is, you will not be receiving my vote in the next municipal election.\~

Yours truly,

s.22(1)

A large grey rectangular box redacting the signature of the sender.

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>

Date: 2/13/2022 2:45:31 PM

Subject: [EXT] Opposed to the BC Housing Development at Arbutus and West 7th Ave - STOP

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 City council,

I am\~opposed to the proposed low barrier housing development at Arbutus and West 7th Ave.\~ s.22(1)

s.22(1)

s.22(1) \~ We live and\~ now work (from home a lot) in the neighbourhood. We are long term residents\~ - rented for a long long time and now own a place in Kits. We are both active voters!

There are many reasons, I am against this project:

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;the style of the project, no balconies, because it would be dangerous to residents...really? You are building a prison-like building? Please wake up and stop!\~

2) the proposed supports in place for the 140 residents is completely inadequate for people suffering with mental health and substance abuse issues; not once you demonstrated that you have a plan to take care of those residents; three onsite staff...really??? Would you place your mom or sister or your own daughter there?\~

3) no meaningful consultation with the community or nearby residents has taken place.\~ The lack of transparency is very concerning, keeping your voters and residents in the dark is not the way to go about it. I see this as a sneaky and disgraceful attempt to win the upcoming elections.\~ By moving this project forward, you are showing how careless you are and you do not think long term about this city, the neighbourhood and the vulnerable\~residents. This is a bad faith representation!

4) politics are clearly dictating how this site and size of the housing was chosen; your mandate is to represent\~your voters, your moral obligation is to represent the ones who cannot take care of themselves. Why do these future residents have to pave you the path and keep your job so you can tell during the campaign that you "created" 140 spaces. Please wake up! Please be a good role model and stop this project!

It is concerning to me to see you moving this project forward. I unfortunately voted for this mayor and some of the councillors who are now in charge of this action. I am looking forward to seeing you stop this project moving forward! Please let me know what action you will be taking!

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

Your prompt response is appreciated. \~

Thank you,

s.22(1)



From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/13/2022 3:34:06 PM
Subject: [EXT] Rezoning on Arbutus and 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.

Hello,\~

Thank you for your time to read this email.\~

I am a resident of Vancouver, a business owner in Kitsilano, and parent to s.22(1) in a school in Kits neighbourhood as well.\~

Over the past few months I have been advocating for the supportive housing on 8th and Arbutus. s.22(1) I want a successful supportive building in that spot. However, there are major concerns with the BC Housing plan at this time. It is too dense, too high need, and will overwhelm a small and under resourced neighbourhood. I, along with others in the community, have been desperately pleading with council members, BC Housing and MLAs to rework the current plan. None of the concerns have been corrected. They stand firm stubbornly refusing to hear wisdom from within the community. They have made zero adjustments.\~

I cannot even express how disheartening it has been to see a poor plan proposed in a space that could offer such life and good to our city.\~

This plan will not succeed. The building is too dense and too high need in a neighbourhood that is still establishing proper services for this population. This will create stress on our local authorities, city social services and city police and emergency services. BC Housing has pushed plans in blind before and the city of Vancouver pays for it. BC Housing has made a lazy attempt to house and serve the people of Vancouver. It leaves too much on our city and neighbourhood. To warehouse over 100 hurting individuals without proper services guaranteed is not a successful plan.\~

I am STRONGLY OPPOSED to the re-zoning application.\~

More thought and consideration must be taken by BC Housing. They failed to offer our city what it needs. Let them develop another plan which considers the many concerns of the community. We care about our kids, our neighbourhood, but we also care about this city and how BC Housing could work better with our city in making a successful

plan.\~

This is not your fault.\~

Please oppose this re-zoning application and let BC Housing try again.\~

Sincerely,\~

s.22(1)

A large grey rectangular box redacting the signature of the sender.

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/13/2022 5:29:20 PM
Subject: [EXT] Opposed BC Housing Rezoning Application - 2086-2098 West 7th Avenue and 2091 West 8th Avenue
Attachments: Letter from s.22(1).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.

Dear Mayor Stewart,

Attached please find my letter in **opposition** to the BC Housing Rezoning Application - 2086-2098 West 7th Avenue and 2091 West 8th Avenue.

Regards,

s.22(1)

February 13, 2022

Dear Mayor Stewart,

Subject: Opposed BC Housing Rezoning Application - 2086-2098 West 7th Avenue and 2091 West 8th Avenue

I have been following with particular interest and concern the development at the Arbutus and 8th area s.22(1). With a skytrain station, 99B bus loop and an originally 12 storey supportive housing project, these few blocks are being transformed into a microcosm of the city's transportation, densification, safety, homelessness and underhoused challenges.

From what I understand, BC Housing and the City of Vancouver has announced that a "supportive housing" project will be exclusively for individuals who are currently experiencing or are at risk of homelessness. It is not social housing for low income families, seniors or people with disabilities.

Despite the feedback from many different parts of the neighbourhood – families, seniors, businesses, stratas, schools, churches etc, I have learned this proposal will go forward later this spring to Vancouver City Council virtually unchanged – except to make it taller. The new proposal being put forward is to build a 13 storey, supportive housing complex that will provide 140 individual units.

I am not opposed to supportive housing. People are experiencing homelessness in this city, and I know that supportive housing is one part of the solution. While there are supportive housing complexes all over the province and in the Kitsilano neighbourhood, most of them are much smaller than this proposed tower and have more support staff. In fact, there is a supportive housing unit s.22(1) and it is seamlessly integrated into our neighbourhood. The supports available in the home make it possible for us all to live in harmony. s.22(1)

s.22(1)

s.22(1)

My concern with this rezoning application is the lack of true consultation and response to addressing the specific issues related to the size of this development which will house 140 residents who will require a wide variety of assistance including mental health and addiction support. **Though not a parent myself, my biggest concern is its proximity to an elementary school and Montessori childcare with 500 young children and Delamont Park.** Is BC Housing's proposal truly the best use for this vacant land?

I have 2 specific messages I would like you and the Council to consider:

1. I am **opposed** to this rezoning application because it did not consider the issues raised by so many in the neighbourhood, especially those in closest proximity.
2. I am asking BC Housing and the City to come back to our neighbourhood to have a real conversation.

Mayor Stewart, I continue to support Council and BC Housing in exploring and implementing undertakings which achieve the social justice outcome of preferential treatment for the poor and marginalized. However, I urge Council to:

- reject this rezoning application
- consider the negative impacts which will be experienced,
- respect the rights and voices of the citizens you have been called to serve, and,
- encourage BC Housing to come to the neighbourhood to engage in meaningful consultation.

We live in a time where there are so many divisions on so many topics. The only way through this is by taking the time to collaborate and find real solutions.

Sincerely,

s.22(1)

Cc: City of Vancouver Councillors

From: s.22(1)
To: [Stewart, Kennedy](#); [Bligh, Rebecca](#); [Boyle, Christine](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Kirby-Yung, Sarah](#); [Dominated, Lisa](#); [Swanson, Jean](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Wiebe, Michael](#)
Subject: [EXT] Opposed to the Arbutus & 7th/8th rezoning proposal to build a 13 storey, 140 units for individuals experiencing homelessness or at risk of homelessness
Date: Monday, February 14, 2022 6:39:09 PM

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Dear Mayor Stewart and City Council Members,

RE: **Opposed** to the Arbutus & 7th/8th rezoning proposal to build a 13 storey, 140 units for individuals experiencing homelessness or at risk of homelessness

This doesn't make sense to me.

Let me begin by saying that I understand and fully support the need for social housing.

Many people have times in their lives when they need a helping hand from family, friends and society in general. However, placing a building full of individuals with who may suffer from mental illness and addiction issues across the street from an elementary school of over 500 children DOES NOT MAKE SENSE TO ME.

If the City of Vancouver and BC Housing choose to build at Arbutus & 7th/8th it MAKES SENSE to use this location that has easy access to public transit for low income families, seniors and people with disabilities.

In this chaotic time Mr. Mayor, you and the Council have an opportunity to make a sensible decision that will positively impact the lives of families (both within the building and the neighbourhood) for years to come. Let this be a positive legacy of your term.

Sincerely,

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>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"PMSHI Rezoning" <PMSHI.rezoning@vancouver.ca>
communityrelations@bchousing.org
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca

Date: 2/14/2022 7:30:15 PM

Subject: [EXT] Opposition to rezoning application at Arbutus and 8th site

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I am opposed to the rezoning application at 8th and Arbutus. My child attends a local school. I am not against supportive housing - in fact, I support Sancta Maria House in the same neighbourhood.

s.22(1)



From: s.22(1)
To: Stewart, Kennedy
Subject: [EXT] Fwd: Rezoning at 7th and Arbutus
Date: Monday, February 14, 2022 8:04:15 PM

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

From: s.22(1)
Date: Wed, Feb 9, 2022 at 5:48 PM
Subject: Fwd: Rezoning at 7th and Arbutus
To: s.22(1)

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

From: Jan Pierce <westkitsresidents@gmail.com>
Date: Wed, Feb 9, 2022 at 5:03 PM
Subject: Rezoning at 7th and Arbutus
To: Jan Pierce <westkitsresidents@gmail.com>

Dear West Kitsilano Residents,

The rezoning for 140 units of supportive housing in a 12-storey building at West 7th Avenue and Arbutus Street (2086-2098 West 7th and 2091 West 8th) is proceeding to the next stage of consideration.

The comment period on the City's ShapeYourCity website is now closed, although drawings and details of the project are still available for you to see. The link is here:

<https://shapeyourcity.ca/2086-2098-w-7th-ave-and-2091-w-8th-ave>
[shapeyourcity.ca]

Now is the time when residents can send messages directly to City Council. Once this item is referred to Public Hearing in a few weeks or months, this will no longer be possible. Then, messages will need to be sent through the Public Hearing comment area on the City's website.

While we support the provision of supportive housing on this site (see below), we are **opposed** to this particular proposal for the following reasons:

- Recent history has shown that 140 units of housing for single people who need supportive housing is too many for one location. Most research shows that smaller numbers of units- 50 or less- lead to better outcomes for residents and fewer issues for surrounding neighbourhoods. Is this proposal just warehousing

as many people as possible as cheaply as possible? Have longer term outcomes, rather than short term quick fixes, been adequately factored in?

- There is inadequate information about on-site support. BC Housing has not given any information about the number of staff who will be on site nor information about the qualifications, training and role of these support staff. Rumour has it there will be only 2 people on site at any time meaning that, in the case of any crisis in the building needing attention, at best there will remain only one person at the desk, on their own. Staffing issues in some BC Housing sites, with fewer than half the units proposed here, have shown that two people is not adequate, and many of the staff at these sites are hired from among other supportive housing residents, leading to numerous problems, burnout and high turnover.
- There is no detailed information about the kinds of clinical and addiction supports in the neighbourhood
- This building design is very institutional looking with details that make the building seem even larger than it is and there has been no effort at integrating into the existing streetscape, the Arbutus Greenway or surrounding character of the neighbourhood. This building will stand out.
- This is a poorly chosen location across the street from an elementary school and only two short blocks from a BC Liquor store.

We are in **favour** of supportive housing on this site with:

- More of a balance of unit types – to accommodate single parents with children or a mix of couples as well as singles who are at risk of homelessness
- a maximum 50 units
- a 6-storey building with a more residential design that would fit into the surrounding neighbourhood context and that would be allowed as social housing under current zoning.
- proper supports both on-site and off-site to assist residents dealing with multiple issues
- engagement by the proposed operators, and maybe staff, with the local

neighbourhood to inform, educate, and discuss how best to assimilate the expected residents into the community.

We can all assist with letters to council (and to our MLA) both now and in the future if this is referred to Public Hearing.

Regards
Jan Pierce
Larry Benge
Co Chairs
West Kitsilano Residents Association

aKennedy.Stewart@vancouver.ca, CLRbligh@vancouver.ca, CLRboyle@vancouver.ca,
CLRcarr@vancouver.ca, CLRdegenova@vancouver.ca, CLRdominato@vancouver.ca,
CLRfry@vancouver.c, CLRhardwick@vancouver.ca, CLRkirby-yung@vancouver.ca,
CLRswanson@vancouver.ca, CLRwiebe@vancouver.ca, paul.mochrie@vancouver.ca,
theresa.o'donnell@vancouver.ca

AG.minister@gov.bc.ca, david.eby.mla@leg.bc.ca, george.heyman.mla@leg.bc.ca



From: s.22(1)
To: s.22(1)
Date: 2/14/2022 9:13:04 PM
Subject: [EXT] BC housing rezoning Arbutus site

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 representative,\~

I am writing this letter to express my concern regarding the development of a 13-storey supportive housing building with 140 studio apartments situated on 2086 – 2098 W 7th Ave and 2091 W 8th Ave. It is nearly inevitable that this will create a tsunami of challenges that the Kitsilano community will find too difficult to face.\~ The Kitsilano community has always been inclusive and compassionate. Nonetheless, I and fellow community members deem this project too big; it will challenge the community in an unsustainable way, leaving the neighbors to deal with the logistics of keeping their street safe for the many children and elderly, and families that live nearby.\~

The way this project has panned out so far, it is certain that it needs to be rejected by the city council, and a different plan needs to be put in place to keep our streets safe for all the citizens of our neighborhood.\~

I am sure you will pay the right attention to this matter.\~

Thank you in advance for the work that will be carried out to ensure that the community will thrive, and both the young and the elderly can grow in a conventional and bounteous environment.\~

Best 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>
"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>
"PMSHI Rezoning" <PMSHI.rezoning@vancouver.ca>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>

Date: 2/17/2022 4:51:13 PM

Subject: [EXT] Opposition to proposed BC Housing project at Arbutus & West 7th /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 register my strong opposition to the housing project proposed by BC Housing at Arbutus and West 7th/8th in Kitsilano.

I support efforts to provide affordable housing in Vancouver, however this "supportive" housing project is an insane and dangerous idea.~ It intends to put 140 single men with mental health and recovering from addiction, with insufficient supportive services, living directly across the street from an elementary school, daycare and playground.~ As a father of two girls it is very disturbing to me that this City could consider such an idea, given the obvious risks to children's safety.

What's more, this is a proposed high-rise in a currently low-rise neighbourhood, meaning children at the school will be literally in its shadow.~ s.22(1)

s.22(1) the CEO of BC Housing responded stating that there are other sites within 500m of a school; surely it's clear there is a big difference between 500m and 50m!~ He also stated that the City is relying on the operator to make this work, however there have been too many examples to mention - in this very city - where operators have failed to make this model work, even in locations which are not immediately

surrounded by children.

This project has been force-fed to us and will be a disaster for what is now a well functioning neighbourhood.\~ As such it needs to be cancelled, and a new plan created with community involvement.\~ I am looking to you, our city representatives, to reject this plan and seek a new way forward **that puts children's safety as the top priority**.

Please know that any City councillors who vote in favour of this rezoning application will not be receiving my vote at the upcoming municipal election.

Yours sincerely,

s.22(1)

Vancouver s.22(1)