

File No.: 04-1000-20-2022-135

May 2, 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 March 17, 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, from February 15 to 28, 2022.

All responsive records are attached. Some information in the records has been severed, (blacked out), under Section 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 (#04-1000-20-2022-135); 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)

:pm

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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"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: 2/26/2022 10:08:08 PM
Subject: [EXT] 7th & Arbutus Proposal

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 have deep concerns of the proposed BC Housing development at 7th and Arbutus that is the wrong size and wrong fit for a neighbourhood made up of families, children, seniors, and women's shelter. \~s.22(1) nearby here of Kitsilano so we spend much time in the area. I understand many residents of this supportive housing of 140 single units are the most vulnerable and hardest to house, but there's another large group of most vulnerable people already located right across the street from this proposed development, that is 450 children elementary and preschool children. \~ Putting two vulnerable populations directly across the street 18m from each other, each with their own specific needs and vulnerabilities, is simply not a recipe for success in our neighbourhood. \~ In fact, in Penticton, the planning guideline for supportive housing says supportive housing buildings must to not less than 150m distance away from a K-12 public or private school. \~ Did BC Housing not realize there was an elementary school and preschool across the street?

\~

Another vulnerable group located just next door east to this proposed rezoning project on 7th Av is a women's shelter, Sancta Maria House, who have their own very specific needs, and sensitivities being located close to a supportive housing facility such as the one proposed. \~ The Penticton guideline says proposed supportive housing locations shall be located not less than 400m away from another shelter or supportive housing facility. \~ Will the vulnerable women recovering from their addictions of Sancta Maria House then need to deal with issues and problems they were trying to get away from the downtown Eastside?

\~

Please, take a moment and do what's right for this neighbourhood, listen your voters and oppose this proposed rezoning.

\~

<https://www.penticton.ca/sites/default/files/docs/our-community/social-development/2021-05-19-PDF-Penticton%20Shelter%20and%20Supportive%20Housing%20Location%20Selection%20Guidelines.pdf> [penticton.ca]

Thank you for your attention on this matter.

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>
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"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
Date: 2/23/2022 8:36:54 PM
Subject: [EXT] 7th and Arbutus Project

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 Councillors,

I am a resident of the Kits neighbourhood (I live on s.22(1)) and I am writing to express my complete opposition to the proposed rezoning at 7th and Arbutus for the 140 unit supportive housing project.

I understand that housing is necessary and lacking in the extreme in the Lower Mainland. However, it is unbelievable that the rezoning for a project such as this - which does not align with the recommendations of BC Housing itself with regards to the number of units proposed - would be tabled, and voted upon, without specific information regarding the services and supports that would be available to the tenants of this building, including those with serious addiction and mental health issues. Vague assurances that "appropriate" supports will be provided by the operator of the building, with the operator left to determine what constitutes appropriate supports are not enough. Specifics must be provided to ensure that the tenants have the greatest chance of success, and to mitigate the impacts on the surrounding community.

Like a growing number of Kits residents, I am feeling silenced and ignored in all of this. The public consultation process has been sadly lacking, and often the City and BC Housing staff are arrogant and dismissive to our concerns, providing canned and vague answers to the specific questions posed.

You are our elected leaders. I hope you will listen carefully as the community speaks

up.

Please do not support this rezoning proposal.

Sincerely,

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: s.22(1)
To: [Bligh, Rebecca](#); [Fry, Pete](#); [Stewart, Kennedy](#); [Boyle, Christine](#); [Carr, Adriane](#); [Swanson, Jean](#); [Dominato, Lisa](#); [Kirby-Yung, Sarah](#); [Fry, Pete](#); [Hardwick, Colleen](#); [O'Donnell, Theresa](#)
Cc: [Elizabeth Marighetto](#); [Randal](#)
Subject: [EXT] 7th Avenue & Arbutus High Rise
Date: Tuesday, February 22, 2022 1:54:20 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.

Dear Council Members and Mr. Mayor,

I vehemently oppose the 7th Avenue & Arbutus Housing Tower currently under consideration for the following reasons:

We believe in a model of care and support that is less institutional, smaller in size and more home and community based than being proposed by BC Housing. The school and community are prepared to be involved very early in the supportive housing process, to serve on its community advisory board and to be part of the recruitment of the organization that will operate it.^[1]_{SEP}

-

There should only be modest building height increases from current standards, consistent with recommendations in the Broadway Plan to ensure the building fits into the neighbourhood. The school and nearby buildings are dwarfed in comparison to the proposed 13-storey complex.^[1]_{SEP} We also note that a similar-sized development nearby at West Broadway and Arbutus was rejected recently.

- There should be sufficient and consistent support for residents of the supportive housing site. Making a successful transition from homelessness to the first steps in recovery requires significant direct care, including appropriate indoor and outdoor amenities. The BC Housing proposal does not provide anywhere near the level of effective care for the number of people who would live there. And their concentrated density will overwhelm the neighborhood. There are few blocks in the area with the equivalent of 140 units, let alone one building.

Thank you for your reconsideration of this grossly oversized project in a small, low density neighborhood.

Sincerely,

s.22(1)

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>
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"Fry, Pete" <Pete.Fry@vancouver.ca>
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"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: 2/28/2022 9:38:38 AM
Subject: [EXT] 7th/8th Ave & Arbutus Rezoning Application - OPPOSED

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Dear Mayor and Council,

I hope you are all doing well.\~

This is the first time I am writing to city council as I feel strongly about opposing the proposed BC Housing rezoning application for 2086-2098 W 7th Ave and 2091 W 8th Ave\~&\~Arbutus Rezoning Application.

The VPD have already reported that 60 assaults took place over the Family Day weekend, with a third of those being stranger attacks. This growing lack of safety in our city is extremely troubling and people are now feeling more and more unsafe in their own city.

The BC Housing building is just single occupancy rooms which means there is no room for families.\~ Housing for women and children would seem to be a natural fit for a family neighbourhood, and there is certainly a real demand. The City of Vancouver 2020 homeless count showed 21% identified as women, and women are more likely to be among the hidden homeless population.\~ A family development with women and children, who obviously need to be safe from homelessness would seem to be a better fit.

I urge you to not push this onto our neighbourhood. I do not wish for BC Housing to proceed and leave us with the problems and issues once they have moved on to hurt other neighbourhoods in our city.

Thank you for your consideration.

Regards,

s.22(1)

Vancouver

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@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: 2/28/2022 9:38:44 AM

Subject: [EXT] 2086-2098 W 7th Ave and 2091 W 8th Ave & Arbutus Rezoning Application - OPPOSED

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,

\~

The Vancouver Police Department just announced that over the Family Day weekend there were 60 assaults in our city, with a third of them being random or so-called stranger attacks. What's happening to our city and how do proposed projects such as BC Housing's rezoning application for 7th and Arbutus make neighbourhoods like ours feel any safer?

\~

The proposed BC Housing project puts 140 people with mental health and addiction issues into a single building, but doesn't include the real services and support they need. As a result, they are left to fend for themselves while the neighbourhood tries to cope with the chaos. BC Housing and the province should not be allowed to build these developments, then ignore the people who will live there and the help they actually need.

\~

I am writing to urge you to reject the rezoning application because it is quite simply the wrong model in the wrong place. We have many other supportive and social housing developments in Kitsilano that work because they are properly scaled. But not this one. In fact it feels more like warehousing than supportive housing, and it is unfair to the neighbourhood to leave us with the inevitable problems that stem from a lack of

services and support. Surely we can do better as a city.

Thank you for your consideration.

Regards,

s.22(1)

Vancouver

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
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"PMSHI Rezoning" <PMSHI.rezoning@vancouver.ca>
AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca

Date: 2/26/2022 1:54:53 PM

Subject: [EXT] 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application -
DO NOT SUPPORT

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.

We **do not** support the rezoning application for 2086-2098 W 7th Ave and 2091 W 8th Ave for the following reasons:

1. Supportive housing of the type proposed for this site is potentially not compatible with the numerous elementary schools located in close proximity including directly across the street to this location. \~There must be other better locations within the city where housing which provides supports for mental health needs and substance abuse can be found that are not so close to a collection of children's schools. \~There has been no significant dialog with the schools and the parents of the children at these schools with regards to the plan of locating this type of housing in this location. \~There has also been no commitment by BC Housing for providing a minimum level of staffing or a minimum level of mental health support services for this site at this time.
2. The size and height of this building is \~completely out of context with the neighbouring buildings. \~This is a large tall building complex completely overshadowing all of the surrounding neighbourhood \~residential \~buildings. \~

3. Car and foot traffic will\~potentially\~be increasing significantly with the proposed termination of the extended subway line (Arbutus Station) and the connection to the UBC Rapid bus line across W8th Avenue which could lead to other conflicts such as crime and assaults as is typically recognized at other transit stations due to the number of persons connecting thru the stations. \~This supportive housing will contribute to the increased foot traffic and also could contribute to increased conflicts.

We are long time residents of Vancouver and have long time\~associations with the Kitsilano neighbourhood. \~

While we recognized this supportive housing project is\~beneficial to the City and it's residents, this location is NOT the place for it.

Kind regards,

s.22(1)

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

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: 2/24/2022 1:22:38 PM

Subject: [EXT] 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application -
OPPOSED

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 a long-time resident in Kitsilano nearby the proposed development and have serious concerns about the shadowing caused by the proposed tower that I oppose for these reasons.

The revised additional shadow studies provided on the ShapeYourCity site, <https://rezoning.vancouver.ca/applications/2086-2098-w-7th-ave-and-2091-w-8th-ave/comparative-shadow-studies.pdf> shows that **the elementary school building across the street, their school yard and preschool, will be in shadows during the morning hours of the entire school year.** \~ The kids deserve better. \~ The additional shadow studies also show that **this building shadows Delamont Park during the afternoon hours during the fall and winter months.** \~ Adjacent residential co-op buildings and the women's shelter are also greatly impacted by the shadowing throughout the year. The neighbourhood deserves better. \~

Delamont Park is a busy toddler playground that is highly used by the neighbourhood during all times of the year. \~ Even on a chilly winter day such as yesterday hovering at 2 degrees temperature there were easily 60-70 children and family members enjoying the park, at around 2-2:30pm. **See attached two photos** of Delamont Park I

took while passing by yesterday to show the vibrant life that exists today of this immediate area.\~ So all of a sudden, their sunlight will be taken away from them and they would be left to play in the shadow of the building.\~ Parents and caregivers would no longer be able to enjoy the sunshine that exists today, while socializing with other families and watching their children play.\~\~

The adjacent Arbutus Greenway is another highly used public amenity that is frequented by many.\~ In a 5 minute interval I counted at over 60 people walking /biking/scootering/ jogging by, on a winter afternoon during this time last year before the hoarding for the subway construction went up.\~ The shadow studies show this stretch of the Greenway will be in **complete shadow during the mid to late afternoon hours during the entire year.**\~ Nowhere else on the entire length of the Greenway are users of the path confronted by such a massive hostile looking structure.

Impacts of shadowing of this proposed building should not be downplayed or ignored whether it is a public housing building or private development as so many other project applicants would have or had contended with.\~ Public housing should not be given free reign to break planning principles and guidelines and such drastic trade-offs should not be granted at the sacrifice of an entire neighbourhood impacting so many.

In closing, I wish to emphasize the serious shadowing issues on both private and public properties where people of all ages live, work and play.\~ I am writing to urge you to reject the rezoning application.

Sincerely,

s.22(1)

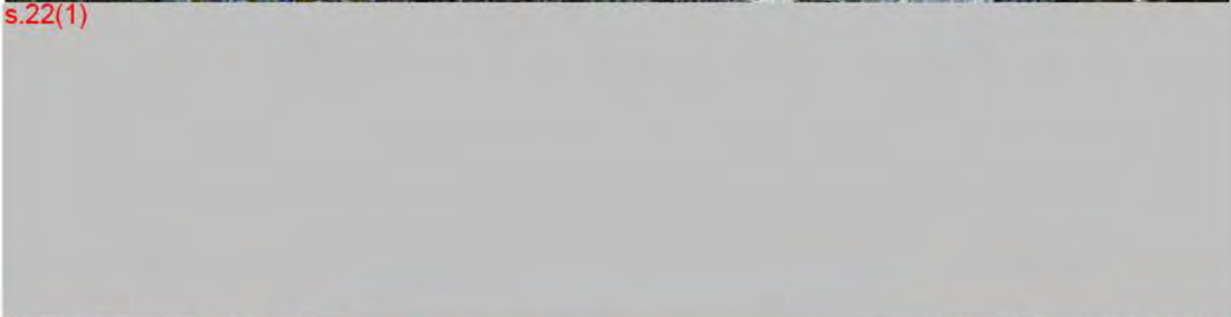
A grey rectangular box redacting the signature of the sender.



s.22(1)



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AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca
Date: 2/28/2022 4:24:59 PM
Subject: [EXT] 2086-2098 W 7th Ave and 2091 W 8th Ave
Attachments: Letter_CityofVancouver.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 City of Vancouver Council members and Provincial MLAs,\~

I am writing to you to express my opposition to the rezoning application on 2086-2098 W 7th Ave and 2091 W 8th Ave [shapeyourcity.ca]. \~\~I am favour of finding supportive housing but I do not see any commitment from BC Housing to require the operator to provide a minimum level of staffing nor services-support of the occupants.\~\~ This seems really thoughtless and disrespectful to all the people who live, work, play and thrive in the area.\~ Does anyone not realize there are a number of schools in the area which have populations of vulnerable children?\~ I have a child who goes to school in the vicinity.\~ Does her safety and wellness matter as much as the potential occupants of the proposed building?\~ Are our children not important members of our society whom we should be thoughtful and mindful of when making plans for the future?\~\~ I'm concerned that if we don't pause to discuss concerns and plan for the future, we will be addressing problems reactively at the expense of our neighbourhood and community's safety and wellness.\~ As a life-long resident of Vancouver, I would really like to see more accountability and thoughtfulness in the community engagement.\~\~ Please do not proceed without meeting with more residents, businesses and people in the community to get our input.\~ Please do not ignore the needs of our community, our children, and our businesses.\~

Sincerely,\~

s.22(1)

s.22(1)

February 28, 2022

Dear City of Vancouver Council members and Provincial MLAs,

I am writing to you to express my opposition to the rezoning application on [2086-2098 W 7th Ave and 2091 W 8th Ave](#). I am favour of finding supportive housing but I do not see any commitment from BC Housing to require the operator to provide a minimum level of staffing nor services-support of the occupants. This seems really thoughtless and disrespectful to all the people who live, work, play and thrive in the area. Does anyone not realize there are a number of schools in the area which have populations of vulnerable children? I have a child who goes to school in the vicinity. Does her safety and wellness matter as much as the potential occupants of the proposed building? Are our children not important members of our society whom we should be thoughtful and mindful of when making plans for the future? I'm concerned that if we don't pause to discuss concerns and plan for the future, we will be addressing problems reactively at the expense of our neighbourhood and community's safety and wellness. As a life-long resident of Vancouver, I would really like to see more accountability and thoughtfulness in the community engagement. Please do not proceed without meeting with more residents, businesses and people in the community to get our input. Please do not ignore the needs of our community, our children, and our businesses.

Sincerely,

s.22(1)



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AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca
Date: 2/28/2022 2:39:32 PM
Subject: [EXT] Apposing BC Supportive Housing Application

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.

Hi,
My name is s.22(1) working in Kitsilano. I am writing to state that I appose the Re-zoning Application for BC Supportive Housing. The rezoning application fails to consider the impact of the proposed development on the operations of the schools and children/families in our area. I am apposed to the re-zoning application in its current form.
It is important that we consider the safety of the children s.22(1) who learn and play in this community.

Thank you,

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: 2/28/2022 1:26:47 PM
Subject: [EXT] Arbutus 7th & 8th Rezoning Application - Opposed

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 Mayor and City Council,

My family has lived in kits for s.22(1) and I was concerned when I heard about the proposed BC Housing development planned for 7th and Arbutus. This rezoning should not be approved.

The proposed project, with 140 people in single rooms, is based on a model that has completely failed in the downtown eastside. What's more there are no services and no supports. Meanwhile the people who would be housed there are among the hardest to house, and come with mental health and serious addiction issues. This is not a recipe for success, just the opposite.

We have supportive and social housing in Kits and I believe the community would support a smaller project, with a focus on families who need housing. That fits with a residential neighbourhood like ours.

Thank you for your consideration.

Yours sincerely,

s.22(1)

From: s.22(1)
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Date: 2/28/2022 1:36:12 PM
Subject: [EXT] Arbutus 7th & 8th Rezoning Application-Opposed

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, City of Vancouver;

I am writing to let you know that I oppose the BC Housing project at 7th and Arbutus and encourage you to vote against the rezoning.

It is hard to imagine how warehousing 140 people with mental health and addiction issues in a single building with no services or supports can work, either for the residents or the neighbourhood where I live. This is definitely a case where housing alone isn't the full answer to the problem.

Kits is a residential neighbourhood made up of families. The proposed BC Housing project sits directly across from a neighbourhood elementary school. How is this supposed to make us feel safer in our neighbourhood. Every day we hear about more and more random attacks and crime, and it feels as though city hall isn't listening or has become completely tone deaf to the community.

The proposed project is modeled after the infamous single room occupancy places in the downtown eastside. This failed model doesn't belong anywhere in our city.

The project as it currently stands is too big, with no supports or care for the residents, and

drops a vulnerable group of single individuals into a family neighbourhood. Could there be a less successful model?

I hope you will join the residents and voters of Kits in turning down this application, and getting everyone back to the drawing board, including the neighbourhood, to find a project that works, one with a real chance of success.

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>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
Date: 2/27/2022 12:34:21 PM
Subject: [EXT] Arbutus 7th and 8th Rezoning - Opposed

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 understand that the provincial government is reviewing BC Housing and its funding of non-profit partners. I believe this is a really serious issue and only makes our neighbourhood even more concerned about the BC Housing proposal for 7th and Arbutus.

\~

For more than s.22(1) my family has lived in Kitsilano. The project being proposed by BC Housing is really a failed model and proof that for people with serious addiction and mental health issues housing alone is not the full answer. What is being proposed at 7th and Arbutus comes without the needed services or clinical on-site support, which means the 140 people living in the proposed tower are simply fending for themselves. What's more the project is single room occupancy, which means we've excluded families, and in particular women and children, who are at risk of homelessness.

\~

I am writing to urge you to reject the rezoning application because it is quite simply the wrong model in the wrong place. We have many other supportive and social housing developments in Kitsilano that work because they are properly scaled. But not this one. In fact it feels more like warehousing than supportive housing.

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>
Date: 2/25/2022 5:38:55 PM
Subject: [EXT] Arbutus and 7th rezoning - please vote NO

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 voice my opposition to the proposed BC Housing and City of Vancouver "supportive" housing project at 7th and Arbutus.\~

I am asking you to vote no to the rezoning. The project\~is simply too big (14 storeys high - seriously?) and it is the wrong housing model. The proposed building does not have the supports on-site or around it in the neighbourhood for the 140 people who will live there with complex mental health and substance use issues.\~\~

This proposal has so many serious flaws that I don't believe it will be a success for residents or the community.\~

There has been a real lack of serious consultation with our neighbourhood. Community concerns about the lack of supports for the building and public safety have been ignored by BC Housing and City staff.\~When things go wrong at the building, and they will, I have no confidence that BC Housing and City staff will address our concerns. We will be ignored just like the residents of Yaletown who are dealing with public disorder and crime around the OPS.\~ \~

I hope you see that this particular project is not the right one for this neighbourhood, perhaps something for women and children might be a more appropriate fit for a family neighbourhood. Regardless, I am asking that you vote against this rezoning and listen

to the voters and residents who feel strongly about this proposal.

Regards

s.22(1)



Sent from my iPhone

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/24/2022 7:31:52 PM
Subject: [EXT] Arbutus and W. 7/8 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.

Sir mayor as a citizen and tax payers and grandmother of this community I ask to please reconsider what you have in mind for this site.
As you may well know there is many many children attending daycares and schools right across from what you want to build, and a church that has been there for over 100 years.
I have nothing against you helping this poor souls, but not across a school on top of at all elementary and daycare.
Seems like you are penalizing young family's instead of helping them.
The children are the future, and an innocent child hurt is one to many.
The single rooms that you want to build to house only man is inappropriate.
The city has many other sites that can put up these kind of houses.
I hope you reconsider your decision.
This is truly a political decision.
With regards

s.22(1)

Sent from my iPad

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](#)
Cc: AG.minister@gov.bc.ca; david.eby.mla@leg.bc.ca; george.heyman.mla@leg.bc.ca
Subject: [EXT] Arbutus and West 7/8th ignorant proposal and lack of engagement/consultation
Date: Tuesday, February 15, 2022 7:17:38 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.

Dear Mayor and Council,

Re: Proposed BC Housing Development, Arbutus and West 7/8th

I am writing to express my disappointment and OPPOSITION to the BC Housing project proposed for Arbutus and West 7/8th Ave in Kitsilano. This proposal of misleading 'supportive' housing for single occupancy to 'support' those struggling with complex mental health issues and addiction is NOT a fit for the neighbourhood.

As you may know (I urge you to actually visit the site on a weekday and stand at the site) this section of Arbutus street north of Broadway narrows to "side street" and turns into a residential neighbourhood. There is an elementary school across the street, a daycare across the street and a toddler/pre school play ground across these small side streets. This ridiculous proposal to have 140 single occupancy rooms to those struggling with addiction and mental health with MINIMAL clinical supports on site and NO support services in the neighbourhood is of GRAVE CONCERN.

These single room occupancy units will take the same approach as those in the downtown eastside which is the concern for us in the community. Our community has expressed our neighbourhood concerns. We called into City Council last spring with overwhelming concern and it has been ignored. BC Housing and Vancouver city staff have insulted our community with their

paternalistic attitude of 'knowing what is best'. It is clear that our concerns, opinions, suggestions, perspectives as residents, voters, tax payers and community team members have been ignored and don't seem to matter.

Our elected representatives need to understand how concerned and frustrated we Kitsilano community members are. We are not opposed to housing however the right population, at the right location with the right supports along with consultation and consideration to the population of the community should and must be considered.

Do the right thing. Speak up on behalf of your voters.

Sincerely

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: s.22(1)
To: "De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/23/2022 7:31:09 PM
Subject: [EXT] Arbutus Housing

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 do not support the proposed rezoning at 7th and Arbutus for the 140 unit "supportive" housing project that BC Housing and City staff are trying to push through.\~

The project has no services or supports, meanwhile the people who would live there have serious addiction and mental health issues. How can warehousing 140 vulnerable people be considered a successful model?

The area in question is full of families and seniors, so why not look at a project that has a more family friendly model, perhaps mothers and children experiencing homelessness?

Also, like a growing number of Kits residents, we are feeling sidelined and ignored in all of this. The public consultation process has been sadly lacking, and often the City and BC Housing staff are arrogant and dismissive to our concerns.

You are our elected leaders. We put you there and I hope you will listen carefully as the community speaks up.

Many thanks

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy"
Date: 2/23/2022 2:06:54 PM
Subject: [EXT] Arbutus/West 7th Rezoning Application

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 serious opposition to the rezoning application for Arbutus and West 7th.\~

The Vancouver Police Department just announced that there were 60 assaults in our city over the Family Day weekend. A third of these assaults were random or so-called stranger attacks. Sergeant\~Steve Addison said "housing and mental health issues" are behind these attacks.\~

With that in mind, I cannot support the rezoning application that would put 140 people with mental health and substance use issues into one building which does not have the real supports and services that this population needs. Moreover, this building is in a neighbourhood with no clinical care services, and is 18 meters from a preschool, elementary school and toddler park. This rezoning being pushed by BC Housing and City of Vancouver staff does not meet the needs of those intended to live in the building, or the neighbourhood. The residents will be left to fend for themselves without the supports they require, and our neighbourhood will be left to cope with the chaos.\~

Please reject the rezoning application. We have many other supportive and social housing developments in Kitsilano that work because they are the proper scale, but this high density, low barrier project is simply the wrong model, in the wrong place.\~

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>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
Date: 2/22/2022 2:13:59 PM
Subject: [EXT] B.C. 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,

Re: Proposed BC Housing Development, Arbutus and West 7/8th\~

As currently laid out, the above-noted application should be rejected.\~

\~I have lived in Kits for s.22(1) This project - which is right across the street from an elementary school, preschool and toddler park (Delamont) and in a 4 block radius of six other daycares and schools - has all the makings of a failure just waiting to happen. And when it does happen, it will be our neighbourhood that pays the price.\~

For instance, I understand that the prospective operators of this development do not have the experience to operate something this big. Also, there will be a lack of clinical care on-site and there are no clinical mental health or addictions services nearby. Those sorts of red flags are going up all about this project. Also, when you look at the failure of the downtown eastside it is easy to see why residents in Kitsilano are seriously concerned and believe the best thing to do is to take the project back to the drawing

board, work with the community, and come back with something that has the potential to be successful.

I am dismayed that the application has gone ahead without any incorporation of feedback from the local community - the people whose lives will be affected by this development. Significant feedback on the need to house single-parent/women-led families on this site has been ignored.\~ Yet the community is best suited to support this vulnerable group.

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

\~

Sincerely s.22(1)
s.22(1)

From: s.22(1)

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

Date: 2/24/2022 1:07:34 AM

Subject: [EXT] BC Housing & City of Vancouver "supportive" housing project at 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.

To Mayor Kennedy and\~ Vancouver City Council:

I am writing to voice my opposition to the proposed BC Housing and City of Vancouver "supportive" housing project at 7th and Arbutus.

I have lived in Kitsilano for a long time and am disappointed to see this project is being\~considered at the proposed location. The area in question is full of families and seniors, so why not look at a project that has a more family friendly model.\~

We have many successful social and supportive housing projects in our neighbourhood but this project has no services or supports, meanwhile the people who would live here would have serious addiction and mental health issues. Will they go across the street to the school or to Delamont Park and ask a 5 year old for help?

We have seen this type of warehousing model in other parts of the city and it has failed so does Council think it would be successful at 7th and Arbutus?

The fact that you the elected Mayor and elected councillors of Vancouver would\~even entertain a supportive housing project across the street from a school is on the verge of criminal. The City owns property across the municipality so why here. I read many people's comments on the Shape your City page during the consultaton and the common question over and over was, "Why here?" The fact this question was never answered properly is mind baffling\~to me.\~

I know you all do a lot of hard work to make our city a better place but there is only one answer to this "supportive" housing project. NO

Thank you for listening to my concerns

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: 2/26/2022 1:56:12 PM

Subject: [EXT] BC Housing Arbutus & 7th Housing project

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s.22(1)

February 11th, 2022

Re: Re-Zoning at the Arbutus Site

Dear Vancouver City Councillors,

I celebrate your efforts to house the homeless, which is desperately needed in Vancouver. A social housing unit can be welcomed at the Arbutus site. However, your rezoning proposal for the Arbutus Site is, in my opinion, not acceptable. The scale is too large, and not enough safeguards are planned for the residents or the neighbourhood.

s.22(1) for mentally handicapped adults, my experience is that small-scale gatherings and living arrangements create more security for the residents. Crowds, strangers, anonymity are not helpful to people who suffer from anxiety, depression, trauma etc. In a 13 storey, 140-unit building, the low to no-barrier residents will be warehoused or ghettoized, and as a result the staff (of two?

) will likely be overwhelmed. Surely, more support staff and clinical professionals are needed in the building, to aid the residents. Is the project truly sustainable?

The scale of the project is not appropriate for the neighbourhood around it. A women's shelter, an elementary school, the Arbutus Greenway and a church are immediate neighbours to the proposed site. Considering that the 140 proposed residents will be low to no-barrier, how will the city ensure the safety of the vulnerable women and children next door, or the people walking on the Greenway? The proposal does not offer enough safeguards. Please propose a smaller-scale project.

With hope that your decisions are truly benefitting everyone in the community,\~

s.22(1)

A grey rectangular redaction box covers the text in this block.

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

Date: 2/27/2022 3:46:04 PM

Subject: [EXT] BC Housing in Kits

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.

Hi\~

I've lived in Kits for over s.22(1)

I do not want this supported housing because it does not seem like a well thought out plan. I feel the city has good intentions trying to house people but if you just put them in a building\~with no daily supports it doesn't really help.\~

I'm scared because it seems the city is just moving ahead with this without taking into account how the actual\~neighbourhood feels about it.\~

I think it's not the right plan.\~

Sorry guys

s.22(1)

From: [s.22\(1\)](#)
To: [Stewart, Kennedy](#); [Bligh, Rebecca](#); [Boyle, Christine](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Kirby-Yung, Sarah](#); [Dominato, Lisa](#); [Swanson, Jean](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Wiebe, Michael](#)
Subject: [EXT] BC Housing Project at 8th Ave and Arbutus
Date: Monday, February 28, 2022 7:10:36 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.

- - City of Vancouver Council

Mayor Kennedy Stewart - Kennedy.Stewart@vancouver.ca
Rebecca Bligh - CLRBligh@vancouver.ca
Christine Boyle - CLRBoyle@vancouver.ca
Adriane Carr - CLRCarr@vancouver.ca
Melissa DeGenova - CLRDeGenova@vancouver.ca
Sarah Kirby-Yung - CLRKirbyYung@vancouver.ca
Lisa Dominato - CLRDominato@vancouver.ca
Jean Swanson - CLRswanson@vancouver.ca
Pete Fry - CLRFry@vancouver.ca
Colleen Hardwick - CLRhardwick@vancouver.ca
Michael Wiebe - CLRwiebe@vancouver.ca

-Dear Mayor and Council,

I am writing to voice my opposition to the proposed BC Housing and City of Vancouver supportive housing project at 8th and Arbutus.

I am asking you to vote no to the rezoning. The project is simply too big and it is the wrong housing model. The proposed building does not have the support on-site or around it in the neighbourhood for the 140 people who will live there with complex mental health and substance use issues.

I work in the community and I am very concerned about the lack of safety measures. We have many successful social and supportive housing projects in the area. However, this proposal has so many serious flaws that we don't believe it will be a success for residents or the community.

There has been a real lack of serious consultation with this project. Community concerns about the lack of support for the building and public safety have been ignored by BC Housing and City staff.

I hope that you see that this particular project is not the right one for this neighbourhood, perhaps something for women and children might be a more appropriate. I hope for your kind understanding and consideration. Thank you so much.

- All the best
- [s.22\(1\)](#)

From: [§ 22\(1\)](#)
To: [Stewart, Kennedy](#); [Bligh, Rebecca](#); [Carr, Adriane](#); [DeGenova, Melissa](#); [Boyle, Christine](#); [Kirby-Yung, Sarah](#); [Dominato, Lisa](#); [Swanson, Jean](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Wiebe, Michael](#)
Subject: [EXT] BC Housing Project at West 8th Ave and Arbutus
Date: Monday, February 28, 2022 7:02:48 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.

- **City of Vancouver Council**

Mayor Kennedy Stewart - Kennedy.Stewart@vancouver.ca
Rebecca Bligh - CLRbligh@vancouver.ca
Christine Boyle - CLRboyle@vancouver.ca
Adriane Carr - CLRcarr@vancouver.ca
Melissa DeGenova - CLRdegenova@vancouver.ca
Sarah Kirby-Yung - CLRkirby-yung@vancouver.ca
Lisa Dominato - CLRdominato@vancouver.ca
Jean Swanson - CLRswanson@vancouver.ca
Pete Fry - CLRfry@vancouver.ca
Colleen Hardwick - CLRhardwick@vancouver.ca
Michael Wiebe - CLRwiebe@vancouver.ca

-Dear Mayor and Council,

We are writing to voice our opposition to the proposed BC Housing and City of Vancouver supportive housing project at 8th and Arbutus.

We are asking you to vote no to the rezoning. The project is simply too big and it is the wrong housing model. The proposed building does not have the support on-site or around it in the neighbourhood for the 140 people who will live there with complex mental health and substance use issues.

We have a child that attends a local school and we are very concerned about the lack of safety measures. We have many successful social and supportive housing projects in the area. However, this proposal has so many serious flaws that we don't believe it will be a success for residents or the community.

There has been a real lack of serious consultation with this project. Community concerns about the lack of support for the building and public safety have been ignored by BC Housing and City staff.

We hope that you see that this particular project is not the right one for this neighbourhood, perhaps something for women and children might be a more appropriate. We hope for your kind understanding and consideration. Thank you so much.

- Sincerely,

- [§ 22\(1\)](#)

-
-
-
-
-

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/20/2022 8:14:34 PM
Subject: [EXT] BC Housing Rezoning Application (The Arbutus Site) 2086-2098
West 7th Ave and 2091 West 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 Mayor Stewart,

I work near the proposed Arbutus Site and I am opposed to the current rezoning application. I support the need to house the homeless and those at risk of homelessness however I am opposed for 2 reasons:

1. I feel the size of the site may affect the safety of the 500 or so children that are at the school across the street.
2. There is a women's recovery home located nearby and I have been informed that its long standing success is due to the creation of a warm, safe environment. This would be difficult to replicate in a 13 story, 140 unit building.

I am asking you to re-consider the current rezoning application in favour of a new one, which works in collaboration with key groups in the neighborhood towards a smaller scale project.

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>
"PMSHI Rezoning" <PMSHI.rezoning@vancouver.ca>
AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca

Date: 2/27/2022 9:19:24 PM

Subject: [EXT] BC Housing rezoning application for Arbutus & 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 City Councillors, Rezoning team and Honourable MLAs,

I am writing to you regarding BC Housing's re-zoning application to the City of Vancouver to allow for the development of a 13 storey supportive housing building with 140 studio apartments at the vacant lot at Arbutus and 8th.

I am a resident of Kitsilano living s.22(1) from this site, and pass it every day as s.22(1) in downtown. s.22(1) near to the proposed location and I have been interested in the application and plans, and have been listening to the various voices expressing opinions around it.\~

I remain very concerned about the impact of 140 units of supportive housing in one location; from my reading about similar previous BC housing initiatives they have been much smaller, and therefore much\~ easier for the local community to adapt, adjust and support the new members of the community as they move in. I have been a s.22(1) so have some understanding of the great need in our community for such supportive housing to enable those experiencing homelessness, or at risk of homelessness, to find a safe home. So I am IN FAVOUR of using this location for supportive housing but am OPPOSED to such a

large-scale development, therefore I must voice **my OPPOSITION to the current re-zoning application.**

Many thanks for your time to hear my concern.

Your 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>
"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: 2/16/2022 1:38:37 PM

Subject: [EXT] BC Housing Rezoning Application for Arbutus between W. 7th/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.

Dear Mayor and Council:

I write to express strong opposition to the low-barrier supportive housing model currently being proposed by BC Housing for Arbutus and West 7/8th in Kitsilano. It does not make sense to insert a large-scale 13-story, 140-unit development into a residential neighbourhood directly across from a preschool/elementary school, with a lack of appropriate support services for residents who are expected to have serious mental health and substance use issues. 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 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. It is apparent that our very real neighbourhood concerns are falling on deaf ears particularly when it comes to the impact on the neighbourhood, and there seems to be a rush to push this proposal forward. We feel like we are being ignored and that the province and BC Housing are working to force this project through. As our city representatives, we are counting on you to stand up and say no to this project in its current form.

Yours truly,

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 10:53:06 AM
Subject: [EXT] BC Housing Rezoning Application

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 Kennedy Stewart,

s.22(1) neighbourhood, and I **oppose the current rezoning application for the BC Housing Site on Arbutus**. With the Broadway Subway Station opening so close by, as well as the schools, day care, and park across the street from the proposed site, I am thinking about the risks this rezoning application poses for the many children and their families that frequent this particular intersection.\~

Thank you\~for taking the time to hear out my concern and my position on the rezoning application.

Sincerely,

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 10:50:53 AM
Subject: [EXT] BC Housing

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 Mr. Stewart,

My name is s.22(1) and I work in the Kitsilano area. I am writing you today to express that I am opposed to the re-zoning application for social housing. Though I have empathy for those who are less fortunate, working in the Kitsilano area with children frightens me. The children's safety is most important and the rezone would put them at risk. I hope you can understand my point of view and take this into ponderation when casting your vote.

Thank you for your time,

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: 2/27/2022 12:57:26 PM

Subject: [EXT] Expressing Opposition to Arbutus 7th & 8th Rezoning Application
Supportive Housing

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, City of Vancouver;

Do you have any idea what it feels like to be ignored in your own city? That's the way that residents and voters living in Kitsilano and elsewhere in the City of Vancouver are feeling right now with regard to the BC Housing proposal for 7th and Arbutus. The lack of real public consultation raises questions about the underlying agenda of staff at city hall and with BC Housing. Frankly, this project feels like they are simply looking to export the chaos and problems of the downtown eastside to neighbourhoods right across Vancouver.

The project is too big. It does not have support services or programs for the residents, who all have mental health or addiction issues. At a time when Vancouverites are worried about the rise in violent crime, how do you think this makes us feel?

If the city, province, BC Housing and Vancouver residents took each other seriously I believe we could do better, with a project that fits the neighbourhood and one that is the right scale, rather than warehousing 140 vulnerable individuals in an unsuitable location.

Please, I urge you to vote no to this proposed rezoning.

Thanks for listening.

Yours sincerely,

s.22(1)

A large 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: 2/28/2022 11:46:00 PM

Subject: [EXT] Fw: 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 Major of Vancouver and Provincial MLAs,

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 grey rectangular box redacting the signature of the sender.

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](#); [PMSH Rezoning](#); [AG.minister@gov.bc.ca](#); [david.eby.mla@leg.bc.ca](#); [george.heyman.mla@leg.bc.ca](#)
Subject: [EXT] Fwd: draft email to be sent to the list shown
Date: Monday, February 28, 2022 4:50:21 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.

To City of Vancouver Council members and Provincial MLAs,

I am writing to you to express my opposition to the rezoning application on [2086-2098 W 7th Ave and 2091 W 8th Ave \[shapeyourcity.ca\]](#). Every morning, I drive through the area to get to work and sometime it is challenging and slow. For the record and to be clear, I do not have a problem with schools in the area nor and their activities. However, with the current BC Translink skytrain development there, it's become a lot slower. I actually think it's scarier for the school kids in the area with all that construction and wonder if it's safe to have that much construction so close to so many young families. What about all that dust and sound?! Anyways, back to the rezoning application: I do NOT want to see more construction added to this area of the city. As a Vancouver resident, I really like using Arbutus Street and do not want to see more delays and stress in my days with additional construction. Please address this madness!

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>
"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>
Date: 2/27/2022 10:04:59 PM
Subject: [EXT] Housing project at 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.

Dear Mayor and Council,

I am writing to voice my opposition to the proposed BC Housing and City of Vancouver "supportive" housing project at 7th and Arbutus.\~

I am asking you to vote NO to the rezoning. The project\~is simply too big and it is the wrong housing model. The proposed building does not have the supports on-site or around it in the neighborhood for the 140 people who will live there with complex mental health and substance use issues.\~\~How can warehousing 140 vulnerable people be considered a successful model?

I always go to that neighborhood and I don't think that it's a smart idea to put a "supportive" housing right across a nice neighborhood with a daycare, preschool, kindergarten, elementary school, church and park.\~ How do you think the parents, children, teachers and seniors living and working 18 meters from this proposed building feel?\~ Besides, the Broadway subway station is being built at the corner plus the bus loop.\~ It's already a super busy intersection for the everyone to handle.\~

Also, like a growing number of Kits residents, we are feeling sidelined and ignored in all of this. The public consultation process has been sadly lacking, and often the City and BC Housing staff are arrogant and dismissive to our concerns.

With all of these concerns, I am asking that you vote no to the rezoning and that the City bring everyone, including the residents of Kits, to the table to

find a project that works and fits into the neighborhood.

Regards,

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/25/2022 6:40:00 PM
Subject: [EXT] Housing proposal 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.

Dear Mayor Stewart,

I am writing as a parent of a child near the proposed low barrier housing proposed on 8th and Arbutus.~ I am also an s.22(1) this location.~ Not only am I concerned with the safety of my children and what they may be exposed to but also s.22(1) who will be using the sky train station during early hours and evenings.~ We already have issues with street people loitering at s.22(1) and with this low barrier housing with no supports for them I fear it will only get worse.~ I do not believe the city has done proper vetting of this site for what is proposed.~ Nor do they care about the area and those who live and work there.~ I am also concerned about the health and welfare of those residents.~ They are being warehoused to get them out of the way but they need more than housing to help them become contributing members of society and the city will house them and forget about them as they have many other before them.~ Leaving the police and residents to deal with any fall out.~ There has been no plan outside of housing for these high risk residents.~ We see the city tearing down low income housing putting more families out of their homes and struggling to find homes.~ This area would be best suited for these people who need good homes in a neighbourhood that has all they need within walking distance.~ The city seems focused on their own reelection and not the best for all those involved.~ s.22(1) of this city which is often forgotten.~ Be assured as a person s.22(1) to school in Kitsilano s.22(1) I have no confidence in the decision this city council has made when it comes to housing in this city and I look forward to the upcoming elections to use my vote as a way to make real change.~ City council needs to relook at this proposal and look out for the best interests of all especially those of the children, seniors and vulnerable who will be within steps of this building.~

Regards,

s.22(1)

Sent from my iPhone

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

Date: 2/28/2022 11:39:11 PM

Subject: [EXT] In Opposition of Rezoning Application on 2086-2098 W 7th Ave and 2091 W 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 City of Vancouver Council members and Provincial MLAs,\~

I am writing to you to inform you of my opposition to the rezoning application on \~2086-2098 W 7th Ave and 2091 W 8th Ave [shapeyourcity.ca].\~\~\~

I understand this is supposed to be for supportive housing but I do not see any commitment from BC Housing to mandate the operator to provide a minimum level of services of support or the staffing support to the projected occupants.\~\~

s.22(1) who goes to school in the area for whom I care deeply.\~s.22(1) when this project finishes, her school will continue to be filled with rs to come.\~

\~I am concerned about how a supportive housing project can proceed without ensuring the residents have the mental health support to be safe and contributing members of the neighbourhood when children themselves are a vulnerable population already in that area.\~\~I am concerned that BC Housing is proceeding forward with this project without consideration to the vulnerable children.\~\~As a result, progressing with the project puts these children in harm's way.

It is my hope that by expressing my concern here that you will help to stop any further progress to this project until BC Housing commits to putting the social supports in place as part of the overall rezoning application.\~\~\~\~

\~

s.22(1)



From: s.22(1)
To: "Stewart, Kennedy"
Date: 2/18/2022 5:22:13 PM
Subject: [EXT] Kits Rezoning

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 Afternoon,

First let me thank you for taking the time to read my email and for all the work that you do in your role as an elected member for Vancouver.\~\~

I am pleading with you to please \~relook at the plan to\~accept the rezoning application to the City of Vancouver to allow for the development of a 13 storey supportive housing building with 140 studio apartments at the corner of Arbutus and 7th.

I worry about how close this development is to a Women's Shelter (Sancta Maria House) a neighborhood park and an elementary school.

What is planned is a very large structure that will overshadow everything in the area.

As a member of the Kits community, I feel that this is a very narrow vision and the needs of ALL the stakeholders was not taken into account.

We need supportive housing and this area might provide a potential site, but rezoning it to allow for such a large structure is not a wise decision - in my opinion.

Thank you

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 11:32:33 PM
Subject: [EXT] Kitsilano BC housing rezoning application

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 of Vancouver Mayor,

I am writing this letter to raise concern on the BC housing and city of Vancouver's rezoning proposal for 7th and Arbutus in our Kitsilano neighbourhood.

As a resident in the neighborhood, I do not see how this supportive housing project will be successful in this family oriented\~environment. According to the rezoning application, there will be no services or support in place for people with a history of homelessness and mental\~health issues. Meanwhile, we still have many vulnerable\~adults and old adults waiting for their housing in our community.

I hope you see that this project is not the right one for this neighbourhood, and consider housing vulnerable adults and older adults and women and children in this family oriented neighbourhood.

Thank you,

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 8:40:27 PM
Subject: [EXT] Kitsilano rezoning Proposal

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 Kennedy Stewart,

I am writing regarding the rezoning application in Kitsilano.

As a resident of Vancouver who has lived here my whole life I am concerned about the future of our community as social housing with "Low Barrier" requirements is something that puts our residents at risk.\~

\~

The area of Broadway and Arbutus is frequented by people from all around the city and commonly school aged children as Lord Tennyson, St. John's, Fraser Academy, St. Augustine's, Kitsilano High, and other community areas frequented by vulnerable persons surround the proposed site. Most concerning is the drug use and injection support in common areas of the social housing. Since there is such an abundance of youth in the area it is concerning that they might be exposed to not only remnants of drug use but also biohazardous waste. The possibility of children coming into contact with needles is a serious risk that has occurred in areas like Andy Livingstone Field where in the past, a 16-year-old soccer player came into contact with an infected needle and later passed away. Areas that have a concentration of at-risk individuals, little ongoing support for recovery and addiction are destined to impact the local environment and those in the community around them.\~

\~

The shadow studies looking at the realities of a 13-storey building are also grossly concerning. Community gardens are a vital part to our community but not only those areas of life will be affected. Sunlight and natural light is an incredible resource that aids people with cutting costs on electricity with

light and warmth and not to mention, exposure to sunlight is vital for one's mental wellness. Living in a shadow of a building that towers over large areas of the neighbourhood is certainly not fitting for this part of the city.\~

\~

I have spent a lot of time volunteering and interacting with at-risk individuals specifically on the downtown east side and I am in no way against social housing. I think that this proposed rezoning needs to consider community impacts that may change the face of our neighbourhoods forever. I believe that low barrier requirements are too risky for this community and further, the number of supported people is too high considering the typical number of staffing provided to help these people. Any 13-story building is far beyond what our community needs and putting recovering and addicted people in a space where vulnerable aged persons are all around is irresponsible.\~

\~

Sincerely,\~

s.22(1)

From: s.22(1)

To: "PMSHI Rezoning" <PMSHI.rezoning@vancouver.ca>
communityrelations@bchousing.org
"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
george.heyman.mla@leg.bc.ca

Date: 2/28/2022 9:28:24 AM

Subject: [EXT] Letter of Opposition to Rezoning Proposal | 2086-2098 W. 7th Ave & 2091 W. 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 Sirs / Madams of Rezoning, BC Housing, Vancouver City Council & the BC Legislature:

I am writing as a concerned resident of the Kitsilano neighbourhood regarding the rezoning application initiated by BC Housing to build a 13-storey, 140-unit supportive housing complex between 7th and 8th Avenues along Arbutus Street.\~

While I am fully in favour of supportive housing to address Vancouver's homelessness crisis, the proposed development in its current form has a number of concerning elements that could be better addressed by alternatives borne of engaging with the neighbourhood to hear their concerns and suggestions.\~

It should be noted that the proposed development is across the street from a preschool and elementary school, so there are a plethora of reasons to ensure all valid concerns are heard and taken into account before moving ahead with the existing problematic proposal that could have lasting consequences for various vulnerable stakeholder groups - including both the homeless and minor children.

There are two main issues with the current proposal: The first is the proposed size of the development at 13 storeys with a 140-resident capacity (similar facilities elsewhere are generally much smaller, generally 3-6 storeys with 40-50 units). The second is the proposed staffing model which includes only 2 full-time staff to support 140 residents.

Many residents are concerned that the proposal in its current form is not of a size /scale that aligns with the neighborhood's physical characteristics, nor does it provide sufficient staffing resources and support for the population it is purporting to help. At a minimum, before approving the proposal, assurances should be given that sufficient medical, psychological, emotional, and social resources would be readily accessible 24/7 at the site to support those in need who are trying to make a transition out of homelessness.

I respectfully request that BC Housing engages in a **constructive dialogue with the neighbourhood to explore alternatives** that more adequately meet the needs of all stakeholders involved - How can there possibly be opposition to the notion of taking additional time for further dialogue and careful consideration to ensure we get this right?

Thank you for your consideration,

s.22(1)

Kitsilano Resident

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/22/2022 6:32:12 PM
Subject: [EXT] Letter to reconsider BC Housing Rezoning Application
Attachments: Letter_BC Housing rezoning.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.

RE: BC Housing Rezoning Application\~
2086 – 2098 W 7th Ave and 2091 W 8th Ave (the "Arbutus Site")

\~

Dear Mr. Stewart,

\~

Please find enclosed a letter with a kind request to reconsider the BC Housing Rezoning application. Should you need any further information or opinion, please do not hesitate to contact me by e-mail or phone.

\~

With kind regards,

s.22(1)



Acknowledging that we are honoured to be on the unceded Coast Salish Traditional Lands and Waters of the Musqueam, Squamish Nation, and the Taleil-Waututh First Nation.

February 21st, 2022

RE: BC Housing Rezoning Application
2086 – 2098 W 7th Ave and 2091 W 8th Ave (the “Arbutus Site”)

Dear Leaders,

I am writing this letter with regard to a rezoning application submitted by BC Housing to the City of Vancouver about developing a 13-storey supportive housing building with 140 studio apartments on Arbutus and West 7/8th. The proposed development is in a very close proximity to local schools, including elementary schools, playgrounds, after school care facilities, daycares, and the entire family-focused neighborhood of Kitsilano area in Vancouver.

I am a resident of Kitsilano and my child attends one of the local schools. My family and I fully recognize the need to house the homeless and those at risk of homelessness. We do not oppose social housing on the Arbutus site. However, we oppose the plan in its current form due to negative and potentially harmful impacts this project will have on the neighborhood and the community. Major points:

1. The exact plan for who will be placed in the facility is totally missing in the current application. Thus, there is no transparency in the communications and consultations with the community and others who potentially will be impacted by the project.
2. Such a facility should be placed in an environment where supports and services for those with mental health and substance abuse issues already exist. A very thorough plan should accompany such a rezoning application. Otherwise, we put community safety in danger.
3. Considering the previous point about mental health issues and substance abuse, such a facility should not be in a proximity to children-focused facilities (schools, daycares, etc.).
4. **As a kid, my elementary school was located in a proximity to a hospital site** s.22(1)

s.22(1)

s.22(1)

Please do not do that to the children in Vancouver. We adults must do everything we can to ensure their safety and wellbeing, we are responsible! There are numerous pieces of scientific evidence proving that early life experiences determine our health later in life and even our lifespan.

5. When planning such a high building with high amounts of units, the type of buildings in the neighbourhood needs to be considered. Otherwise, we create a change that will become dominant and may put others at disadvantage.
6. The voices from the community are not being heard and considered. This is the breach of Democracy. I use a capital letter writing Democracy as it is the highest value of Canada. Please start a respectful dialogue with us and do not make us feel the decision is already made.

I respectfully ask you to represent the voice of the community, not the voice of a “SYSTEM” you are a part of. The current rezoning application should be rejected and BC Housing should work with the community and health professionals to build a new plan that will be integrated into the community and safe for everyone. I trust you will make us feel proud that we have leaders who listen, not those who order.

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>
"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: 2/27/2022 11:58:34 PM

Subject: [EXT] Oppose Arbutus 7th & 8th Rezoning Application Supportive Housing

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; MAYOR AND COUNCIL, CITY OF VANCOUVER

I am writing to express my serious opposition to the BC Housing proposal at 7th and Arbutus. I feel that this 140 single room occupancy tower is the wrong project and the wrong type of housing for a residential neighbourhood. I also feel that too often those of us who live in Vancouver's neighbourhoods are ignored and sidelined, as though our opinions don't count or matter.

The proposal is too big, with people who have serious mental health and addiction issues. Meanwhile, the proposal has no services for them. How does this make any sense at all?

Housing alone is not the solution. Without care and help and the right services this project simply feels like the downtown eastside is being exported to our neighbourhood.

Kitsilano has more than 2000 social and supportive housing units in the neighbourhood. For the most part they work, mainly because they are the right size.

Please vote to turn down this rezoning, and this model that has failed in other parts of our city.

Sincerely,\~

s.22(1)



From: s.22(1)
To: Stewart Kennedy
Subject: [EXT] Oppose Rezoning at West 8th and Arbutus - Please Review Happy City Report on Temporary Modular Housing
Date: Thursday, February 24, 2022 3:43 06 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.

Dear Mayor Stewart

The following is my opposition to the supportive housing project at West 8th and Arbutus. Please review comments made about the Happy City Temporary Modular Housing Report, which you may not have had an opportunity to see yet.

Sincerely yours,
s.22(1)

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

Not Ready for Rezoning

YES IN MY BACKYARD

The West 8th and Arbutus neighbourhood needs more engaged residents to protect the safety and livability of the area with the considerable change being introduced by the terminal subway station and bus loop. We need people that can say...

Yes to good social policy

Yes to safety

Yes to neighbourhood cohesion

The proposed supportive Housing First project for residents with serious mental health and substance use issues at West 8th and Arbutus inadequately addresses these issues, which is disheartening considering the evidence-based information available below.

This project is not ready for rezoning.

Yes to Good Social Policy

Quietly in Happy Cities Digest, there was an article published on Feb 9, 2022 entitled *A roof is not enough: Rapid housing solutions must prioritize dignity and trust* (**Ref 1**). It links to a report with recommendations by the Happy City Social Lab for the Lu'ma Native Housing Society's three floor temporary modular housing on the Heather Lands: ***Recommendations and roadmap for social wellbeing in modular housing: Design and programming recommendations to nurture health and social support for vulnerable people*** (**Ref 2**).

Participants in this report included two City of Vancouver (CoV) planners involved with housing the homeless: Andrea Jung and Allison Dunnett. Allison Dunnett participated in the BC Housing Community Dialogues, which consisted of three Zoom meetings of 25 people each, with half the participants being City and BC Housing staff and non-profit advocates. Also involved in this report were CoV social planner Andrea Jung, CoV Councillor Jean Swanson and BC Housing sustainability research analyst Leigh Grenius (**Ref 2**, page 12).

It is interesting that during the two years that Happy City was preparing this report, the vital findings were not incorporated into the design of the permanent supportive housing building at West 8th and Arbutus. Did the participants involved in this report not agree with the findings? The report stated that it was meant for housing designers and modular builders, policy-makers, crown organizations, municipalities and housing operators (**Ref 2**, page 19).

The content of the report is solid. It deserves to be reviewed and implemented into all future modular supportive housing buildings. After all, they will exist for the duration of a 60 year lease.

There still needs to be meaningful engagement with neighbourhoods in advance so that housing projects and residents are well-matched to their locations.

Let's first start with the **neighbourhood selection**.

7 Locate TMH buildings within a 10-minute walk to core services and amenities – *When temporary (or permanent) modular housing is located too far away from key services and amenities, it can prevent participants from accessing supportive services and meeting their core needs (page 93).*

There is a lack of family physicians accepting new patients in this area. One must walk to Arbutus and 12th and take the bus to the Pacific Spirit Community Health Centre in Kerrisdale in order to receive mental health services, as this is where the Kitsilano Mental Health Team has been relocated. There are no additions services there or in Kitsilano. There is no food bank. The only walkable grocery store is IGA, which is not a low cost store.

7.6 Locate TMH away from arterial roads – *Prioritize the location of new buildings on slower streets to improve participant safety and ability to walk to access services (page 101).*

This building will be right beside a terminal subway station and bus loop where many thousands of people per hour will purportedly transit through during peak hours. This already creates a safety concern to the neighbourhood immediately around the station and bus loop. Transit stations attract crime. That is why there is Transit Police. It is well-researched by environmental criminologists, particularly at SFU, that transit stations can be a crime attractant and a crime generator. Neighbours are already concerned about drug dealers at the station compromising female residents at the nearby abstinence-based recovery house. Why put vulnerable people right beside this place, instead of a few blocks away?

7.3 Locate TMH in safe neighbourhoods – *Locate buildings in safe areas that participants – especially women, transgender, and non-binary participants – can safely navigate throughout the day and at night. People tend to feel safer in well-lit neighbourhoods with plentiful pedestrian activity (page 101).*

Again, the neighbourhood safety concerns about the subway station and bus loop have been ignored, both for themselves and transiting UBC students and staff. Kitsilano does not want to become a high crime area like downtown or Mount Pleasant.

7.7 Explore hybrid construction – *Build a permanent ground floor with concrete or steel structure that allows for larger shared spaces or family units with smaller, stacked modular units above (page 101).*

This is non-existent. The building is only for single people.

8 Provide options for TMH participants to engage with the wider community (pages 102-110).

TMH participants don't have enough opportunities to have positive social interactions with neighbours and other community members (page 102).

Participants' interactions with the community is deeply intertwined with the location of the building. Studies reveal that supportive housing located near public amenities such as parks, libraries and community centres are most effective at supporting participants' wellbeing and integrating them with the community...(page 103).

There is an elementary school, pre-school and toddler park beside this building. This does not provide social engagement for single adults with serious mental health and substance use issues.

It was revealed during the Nov 10, 2021 UDP meeting that MPA will be selecting residents that do not want to engage with or be seen by the public, which makes this very busy and very public area an **unusual** choice for this resident population.

Community organizations such as church groups, friendship centres, and volunteer groups can help welcome TMH participants into the community. They can serve as a link between participants and other residents in the neighbourhood by providing volunteer opportunities where people can meet each other (page 105).

This could happen if the building residents have a “fit” with the neighbourhood. In this particular neighbourhood, there is an abstinence-based women’s recovery house and many children due to the proximity of the elementary school, pre-school and toddler park. **Public drug use behaviours and drug dealing need to be kept out of this neighbourhood, especially with the many new people transiting through on the subway and bus loop.** New residents to the area, not just the operator, need to be committed partners in keeping the neighbourhood safe for everyone to use.

8.1 Provide spaces for participants to interact with the community – *Design a semi-public outdoor space between the building entrance and sidewalk where participants can sit, garden, socialize, and interact with passersby.*

It is important to create spaces that allow TMH participants to spend time with each other, but also to connect with other members of the community. Feeling alone creates a heightened sense of danger, whereas feeling part of a community engenders a sense of safety. Designing a space that connects TMH with the rest of the community in a subtle way invites participants and passersby to say hello and engage in casual conversations (page 106).

The housing project totally walls off the involved property from the community. It is vertical sprawl, at 99 feet above currently allowed zoning. It looms over the area and impairs development of neighbourhood connections.

According to architect Jan Gehl from his book *Life Between Buildings: Using Public Spaces*, (**Ref 3 + 4**, page 100):

Meaningful contact with ground level events is possible only from the first few floors in a multi-story building. Between the third and fourth floor, a marked decrease in the ability to have contact with the ground level can be observed. Another threshold exists between the fifth and sixth floors. Anything and anyone above the fifth floor is definitely out of touch with ground level events.

As already stated from the Nov 10, 2021 presentation of CoV planners and the applicant to the Urban Design Panel, the prospective residents “do not want a public life” and don’t want to be seen by the public, hence the enclosed courtyard out of public view. There will be no balconies for the units, so as to manage hoarding behavior.

So, the presented building design and resident population are not interested in engagement with the community.

The proposal is also an example of hostile CoV policy to prioritize shading of a sidewalk over the shading of neighbouring property.

The Nov 10, 2021 presentation of CoV planners and the applicant to the Urban Design Panel was shameful in its justification of immense shading of the neighbouring elementary school playground, the misleading representation of special government funding that is not under any time constraint and the confusing anecdote about a sample resident, who was a highly sociable senior living in First United Church assisted living and not a Housing First resident at all.

8.2 Include a café at ground level – Create a “café” space where participants can work, access the internet, socialize, and get refreshments. A café can promote casual interactions with the community and offer a place where meaningful relationships can develop (pages 108-109).

Why is the action important?

This action seeks to find innovative and meaningful ways to connect participants with their new community and neighbours. A café, a convenience store or community service that is open to both participants and people living in the neighbourhood can help create an organic connection with neighbours and reduce social stigma.

Participants could also work or volunteer at this café as a first step towards gaining employment. Exercising responsibility can aid in building self-reliance and help participants recover their autonomy.

BC Housing even has this as a recommendation in its publication “**Community Acceptance Series: Overview of strategies from case studies of supportive housing sites in BC** (Ref 5, page 4):”

Incorporate community amenities and services into the building to help make the building not just fit into the neighbourhood, but become a space for neighbours to congregate (e.g. a ground floor coffee shop or public art).

With the right resident population, a small business could be commercially viable and profitable in this particular area by the terminal subway station. However, it would be unneighbourly to compete with the coffee shop at Arbutus and 6th.

It would be possible to serve a limited number of available hot and cold items from an access point on the Arbutus Greenway and a larger number of frozen meals for purchase by commuters from the Arbutus Station (which could be pre-ordered and pre-paid). This could help diversify income for hard hit restaurants and test market new items for park commissaries or supermarkets. Roti and donair make great grab and go food.

Another possible opportunity would be a pet grooming or pet daycare facility, especially since there is the Arbutus Greenway nearby and Delamont Park will be expanded in the future, possibly with a pet park.

9 Provide skills-training and informal employment opportunities in TMH – Participants often face barriers to entering the work environment. People in TMH who have recently experienced homelessness have limited opportunities to build skills, individual capacities, and access different work opportunities (pages 111-114).

9.1 Co-locate buildings with employment opportunities – Co-locate temporary (or permanent) modular housing next to social enterprises or other community businesses, such as urban agriculture, community libraries, or salvation army stores, that can employ participants (page 115).

As stated above, do better and incorporate the employment opportunity in the building.

A 100% supportive housing building is inadequate to meet the needs of future residents. They need a mixed use building with different services and employment opportunities easily available to them.

Yes to Neighbourhood Cohesion and Safety

Safety is a big concern to residents of Vancouver, especially when there is on average 4.7 unprovoked stranger attacks per day, with a high probability of the perpetrator being in a drug-induced psychotic state. Safety and policing were big issues at the recent public

hearing for the CoV Budget. There is no engagement process to bring the public together to have meaningful discussions on safety without polarization. Increasingly, we need to have societal cohesion and hence collective efficacy, for people to be able to safeguard the city themselves, as policing is not enough.

Deficient public engagement processes by BC Housing and CoV contribute to polarization. Public engagement needs facilitation by an organization with relevant expertise, such as the Tamarack Institute (**Ref 6+7**). From **Collective Impact 3.0: An evolving framework for community change (Ref 6, page 5)**:

Robust community engagement is back-breaking work. It takes time to map out which stakeholders to invite to the table, skill to create good opportunities to engage people at each stage of the change process, and confidence and humility to navigate the inevitable conflicts between participants who differ in their values, interests, and power.

The Happy Cities report for supportive housing suggests ways for new area residents to connect with others and develop neighbourhood cohesion.

Societal cohesion works best when starting small and scaling up from the cohesion of neighborhoods. A good approach would be the SafeGrowth framework by urban planner (formerly a planner in Vancouver for 9 years) and ex-police officer, Gregory Saville (**Ref 8+9**). He incorporates the popular Smart Growth urban philosophy of compact, sustainable and walkable cities (**Ref 10 +11**), CPTED for design safety and neighborhood engagement for social cohesion and safety.

A central premise of SafeGrowth is engagement *with* people, not doing something *to* them or *for* them (**Ref 8, page 108**). It is meant “to create a culture of caring – by making connections and striving for that cohesion that bonds all of us (page 116).” “It is residents who need to get engaged, not only by voicing their concerns, but by taking action and supporting participatory practices that depend on their deep roots where they live, work and play (page 115).”

It is remarkable that the City of Vancouver, with its large social policy and urban planning departments, has not migrated towards a SafeGrowth philosophy, which helps avoid creating safety issues and conflict, such as placing an OPS into a residential neighbourhood.

In July 2008, the City of Saskatoon “adopted safety as a fundamental value in the Saskatoon Official Community Plan.” Their CPTED approach was involved early in the project design, not after the fact when it was difficult to make changes. It has a focus on creating safe neighbourhoods based upon feedback from the residents themselves (**Ref 8 + 12**).

On Feb 15, 2022, Mayor Kennedy Stewart produced an editorial “Everyone deserves to feel safe in Vancouver. Period (**Ref 13**).” Mayor Stewart, here is your pathway to a safer city. Contact Gregory Saville and **make Vancouver a SafeGrowth city**.

Please update CoV community engagement standards to evidence-based ones that actually work for the community (**Ref 6+7**).

Summary

The West 8th and Arbutus neighbourhood needs housing projects that meet CPTED and SafeGrowth criteria in order to mitigate safety concerns produced by the terminal subway station and bus loop. It needs engaged and committed residents that can look out from their balconies or yards and see what is going on in the street, the school yard, the park and the bus loop, and report anything of concern and be good neighbours. They actually need to be able to see the streets immediately around them, which is difficult from the proposed building height.

Part of being good neighbours is respecting what others have strived and worked for. Overwhelming and shadowing neighbours with a disproportionally-sized building is not respectful or kind, and already sets up barriers for communication and cohesion.

The evidence-based Happy City recommendations for neighbourhood social and employment opportunities deserve to be incorporated into new modular supportive housing buildings. A 100% social housing model does not allow residents to meet their

potential.

With a resident population compatible with the neighbourhood, a new housing project could be highly successful. However, this project is nowhere close to being ready.

Please do not accept the rezoning proposal for 2086-2098 West 7th and 2091 West 8th Avenue.

References:

Ref 1: *A roof is not enough: Rapid housing solutions must prioritize dignity and trust*, Emma Avery, Feb 9, 2022, Happy Cities Digest,

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Ref 2: *Recommendations and roadmap for social wellbeing in modular housing: Design and programming recommendations to nurture health and social support for vulnerable people*, National Housing Strategy, CMHC, Government of Canada, Happy City and Reos Partners,

<https://admin.happycities.com/wp-content/uploads/2022/01/Happy-City-Solutions-Lab-recommendations-and-roadmap-2021-12-14-1.pdf> [admin.happycities.com]

Ref 3: *Why high rises seem faceless and impersonal*, Nov 26, 2006, Preservation Institute Blog

<https://preservenet.blogspot.com/2006/11/why-high-rises-seem-faceless-and.html> [preservenet.blogspot.com]

Ref 4: *7 Reasons why high-rises kill livability*, Bloomingrock, SmartCities Dive.

<https://www.smartcitiesdive.com/ex/sustainablecitiescollective/7-reasons-why-high-rises-kill-livability/561536/> [smartcitiesdive.com]

Ref 5: *Community Acceptance Series: Overview of strategies from case studies of supportive housing sites in BC*, BC Housing

<https://www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate> [bchousing.org]

Ref 6: *Collective Impact 3.0: An evolving framework for community change*, Mark Cabaj and Liz Weaver, Tamarack Institute, 2016

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<https://www.tamarackcommunity.ca/hubfs/Resources/Publications/Creating%20the%20Culture%20for%20Engagement.pdf> [tamarackcommunity.ca]

Ref 8: SafeGrowth: Building neighborhoods of safety & livability, edited by Gregory Saville

(Book sample – https://www.safegrowth.org/uploads/4/8/5/5/48559983/chapter_1_-_safegrowth_building_neighborhoods_final.pdf [safegrowth.org])

Ref 9: CPTED and the social city: The future of capacity building, Gregory Saville and Gerry Cleveland, The CPTED Journal Vol 1, Issue 2, Spring 2006, pages 43-50

https://www.cpted.net/resources/Documents/ICA%20Resources/Guidebooks%20and%20Journals/Journal_Vol04_I01_2006.pdf [cpted.net])

Ref 10: Smart Growth Online <https://smartgrowth.org> [smartgrowth.org]

Ref 11: *YIMBY? Smart Growth? New Urbanism? Understand the various movements for sustainable urban planning*, David Alpert, Dec 2, 2019

<https://ggwash.org/view/73532/yimby-smart-growth-new-urbanism-understand-the-various-movements-for-sustainable-urban-planning> [ggwash.org]

Ref 12: *Safe Growth and CPTED in Saskatoon: Crime prevention through environmental design guidelines: an illustrated guide to safer development in our community*, SaferCity, City of Saskatoon,

https://www.saskatoon.ca/sites/default/files/documents/community-services/planning-development/neighbourhood-planning/neighbourhood-safety/CPTED%20Guidelines_WEB.pdf [saskatoon.ca]

Ref 13: *Mayor Kennedy Stewart: 'Everyone deserves to feel safe in Vancouver. Period.'* Major Kennedy Stewart, Feb 15, 2022, Vancouver is Awesome,

[Mayor Kennedy Stewart: 'Everyone deserves to feel safe in Vancouver. Period.'](https://vancouverisawesome.com) [vancouverisawesome.com]

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>
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"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: 2/22/2022 4:49:05 PM
Subject: [EXT] Opposed to Arbutus 7th and 8th Rezoning

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 Mayor and Council;

The proposed BC Housing development at 7th and Arbutus has, as you might already know, touched a nerve in our community. First, the entire public consultation process has been incomplete and done nothing but make residents more concerned. That said, the proposed 140 unit development for the most hard to house, is just too much. The fact that it comes with no services or supports for people with mental health and addiction issues just reinforces that this project does not belong in any residential neighbourhood in our city, including Kits.

Housing without proper on-site clinical services and support programs does nothing but crowd vulnerable people into buildings which do not really fit in a residential setting. For instance, there is an elementary school just 20 metres, across the street, from this proposed development. Surely we can do better in Vancouver than arbitrarily exporting the chaos of the downtown eastside to residential neighbourhoods where they do not fit. To make things worse, we are a city that is feeling less and less safe, regardless of the mayor's comments. The police report four random attacks every day now, and this type of project does nothing to make us feel safer in our own neighbourhood.

I hope that you will oppose this rezoning and rethink what sort of supportive or social housing might fit on the site and in the neighbourhood. But, please include the community in a serious way right from the start. BC Housing might be the housing experts, but no one knows our neighbourhood better than us.

Thank you,

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>
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"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: 2/22/2022 2:44:28 PM
Subject: [EXT] Opposed to Arbutus at West 7/8th Rezoning

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 writing to express my opposition to the proposed BC Housing development at 7th~and Arbutus. Not only is the project too big, with 140 people with serious mental health and addiction issues being warehoused in a single large building, I understand the provincial government has now ordered a full review of BC Housing and its funding of non-profit partners. This serious matter only adds to the growing concerns our neighbourhood has about this project.

~

I grew up in Kitsilano and my children attend school nearby and I have watched the neighbourhood change and adapt over time, usually for the better. ~But this project, with no services for the people they propose to house, reinforces that housing alone is not enough. In short, putting 140 people with serious issues in a single building in the middle of a residential neighbourhood is a recipe for failure. This housing model does not work anywhere in our city, you only have to look at similar single room occupancy housing in the downtown eastside to see that problem. Now, BC Housing and city staff want to export that chaos to neighbourhoods across the city.

~

I urge you to oppose this rezoning because it is the wrong model in the wrong place. We have some 2000 supportive and social housing units in Kitsilano, and for the most part they work, primarily because they are properly scaled for our community and

blend into the neighbourhood. This 140-person warehouse does not.

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>
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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: 2/27/2022 9:43:11 PM
Subject: [EXT] Opposed to Redevelopment at 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.

Dear Mayor and City Councillors,

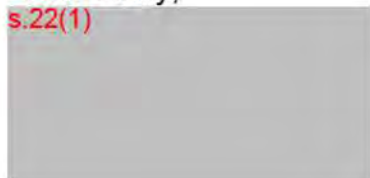
Since I have never written a letter to city hall before I want to start by saying I have lived in Kitsilano for many years now and understand what is behind the BC Housing proposal for 7th and Arbutus. However, even though it is well intentioned it is a failed model. You only have to look at the downtown eastside to see that housing without the proper services and programs and support doesn't work.

To crowd 140 people who have very real mental health and addiction issues into one building, with no adequate services, makes no sense to me and my neighbours. How can city staff or BC Housing be taken seriously when this failed model plays out every day in our city?

This rezoning should be voted down. We need to take a good second look at the site and what would fit better, perhaps something for mothers and children who need housing.

Please, do not push this onto our neighbourhood. Our biggest fear is that BC Housing goes ahead and leaves us with the problems and issues once they have moved on to hurt other neighbourhoods in our city.

Yours truly,
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>
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AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca
Date: 2/24/2022 1:41:36 PM
Subject: [EXT] Opposed to the BC housing re-zoning at Arbutus/7th

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 afternoon,

I'm highly opposed to the BC Housing re-zoning application at the site of Arbutus/7th. I've been both involved and a member of the Kitsilano community for many years and I feel the impact on the community would be both extremely negative.

The school population across from the site, the church down the street, the women's shelter beside the site and traffic in the surrounding areas would be affected the most negatively. The area does not support a building of the size and purpose proposed.

I can be reached for comment via email or cell at s.22(1) and I sincerely hope the City decides on a more appropriate site for the proposed building and vulnerable people so that they'd have the supports and local amenities for success.

Regards,
s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@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: 2/27/2022 11:39:46 AM

Subject: [EXT] Opposing 2086-2098 W 7th Ave and 2091 W 8th Ave & Arbutus
Rezoning Application

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 Councillors,

\~

While I have never written to council before, I believe the proposed BC Housing rezoning for 7th \~ and Arbutus is deeply concerning and so I am reaching out to let you know that I think the project should not pass. \~ I have children attending school in the neighbourhood so we spend a lot of time in the area.

\~

The idea of 140 people some with severe mental health and addiction issues living in single rooms without the proper clinical on-site support and help they actually need, does not sound like success to me. How does anyone believe that model can actually work, and has anyone thought of the impact on our neighbourhood?

\~

In addition, I know I am not alone when it comes to growing concerns about public safety, particularly the savage random attacks that are happening in what we once all assumed were neighbourhoods in our city. Some will say there is no connection between this increase in crime and the proposal at 7th \~ and Arbutus, but frankly that offers little comfort and feels more like political correctness than reality. \~ You only have to look at the downtown Eastside to see this type of model does not work. So why are we keen to export that failure to residential neighbourhoods in our city?

\~

Kitsilano is made up mostly of families. Please turn down this BC Housing proposal and have everyone rethink the sort of social or supportive housing that could work at 7th \~ and Arbutus. I know we can do better if BC Housing and the province will actually listen to the people who live

here. Other supportive and social housing in Kits works, mostly because it is the right scale and size and fit.

\~

I am asking each of you to vote against this rezoning and reconsider what works better on that particular site.

\~

Thank you,

s.22(1)



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](#); [PMSHI Rezoning](#); [AG.minister@gov.bc.ca](#); [david.eby.mla@leg.bc.ca](#); [george.heyman.mla@leg.bc.ca](#)
Subject: [EXT] Opposing BC Supportive Housing Application
Date: Monday, February 28, 2022 3:11:18 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.

Hi,
My name is s.22(1) working in Kitsilano. I am writing to state that I oppose the Rezoning Application for BC Supportive Housing. The rezoning application fails to consider the impact of the proposed development on the operations of the schools and children/families in our area. I am opposed to the rezoning application in its current form.
It is important that we consider the safety of the children who learn and play in this community.

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>
"PMSHI Rezoning" <PMSHI.rezoning@vancouver.ca>
AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca

Date: 2/28/2022 9:33:26 PM

Subject: [EXT] Opposing rezoning application for 2086 – 2098 W 7th Ave and 2091 W 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 dear council members, who are graciously paid to manage the city that I live in and should be using my tax dollars that pay for your salaries to make responsible decisions not to destroy neighbourhoods,

I'm opposed to the proposed rezoning of 2086 – 2098 W 7th Ave and 2091 W 8th Ave and urge all of you to vote against this neighbourhood destroying proposal.

It is a poorly thought out idea to even consider to build such a massively oversized SRO supportive building in the middle of a strong supportive family orientated community, directly across from an elementary school.

Not only is the size and use of the proposed rezoning for this building nowhere close to being

anything other than a thinly veiled exercise to try to meet old election promises in the hope of being re-elected by using a outdated supportive housing module that has proven time and time again to not work, it puts all the community at risk, especially all the of the cities most vulnerable people's, CHILDREN, safety at risk.

Supportive housing can work, as the many supportive housing organizations in this community have already shown, but not on this scale with proposed limited resources, as it has been proven again and again to fail. This proposed rezoning application needs to be voted down and if need be properly re-evaluated\~by listening to the community as to how to best to successfully integrate additional supportive housing.\~

I apologize for being blunt but it appears that there is absolutely no concern for the safety of school children, truly the city's most vulnerable citizens, by such a proposal.

Ask yourself, with the upcoming demolition of the Balmoral Hotel and the other SROs on the block, which has proven to be a very unsuccessful SRO supportive housing example, would you replace it with an elementary school and suggest that it would be a good fit for the community and a wonderful and safe place for children to go to school. But this proposed rezoning is doing the exact same thing.

I hope that you actually read through this and put some serious thought into this neighbourhood destroying proposal. If you do, I expect that you will do the decent thing and vote against it.

If you would like to discuss this further with me, I would welcome the opportunity.\~
Feel free to reach out to me.

A concerned citizen of the City of Vancouver,

s.22(1)



From: s.22(1)
To: "Stewart, Kennedy"
Date: 2/27/2022 10:49:27 AM
Subject: [EXT] Opposing social housing proposal for Arbutus and West 7th

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 as a s.22(1) who attend school and daycare in Kitsilano, and who use Delamont Park as s.22(1). We live two blocks away from the proposed location.

The current proposal for the social housing on that corner is unacceptable. It's is completely out of keeping with the low rise structures of the neighbourhood and will loom over the park. The current proposal also does not have enough supports in place for the intended residents and risks the safety and security of the children who use this park and attend the school and daycare across the street. The city has paid mere lip service in terms of collecting feedback on this project- no meaningful changes have been made in response.

Rather than being welcomed into the neighbourhood you risk alienating the new residents of the project by using brute force to push through your directives. I support housing initiatives but this is far from a cohesive plan for integrating vulnerable people into our community.

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: 2/23/2022 5:16:04 PM
Subject: [EXT] Opposing the re-zoning for Arbutus 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 Vancouver City Council;

The proposed BC Housing development at 7th and Arbutus is not the right fit for the Kitsilano neighbourhood. I have lived in Kitsilano for close to s.22(1) also attends the school across from the proposed housing and I know we already have a couple of thousand supportive and social housing units here. The major difference is that they are the right size and proper scale for a family oriented neighbourhood.~

How could anyone think 140 unsupervised individuals in single rooms, people with serious addiction and mental health problems, be the right fit for a family neighbourhood with a playground next door and elementary school right across the street? The project does not have the complex care supports for the residents, people who will obviously need an abundance of help in order for our neighbourhood to continue to thrive as a safe and supported community.

I know you are hearing from others in the Kitsilano neighbourhood, and I hope our united voices will give you the confidence to do what is right and vote down this rezoning.

Housing without help is only part of the solution. Placing 140 vulnerable people into

our neighbourhood with limited help or services nearby is a recipe for failure, and something that will be detrimental not only to the residents of the proposed housing but also for those of us who have lived here for so many years in the Kitsilano community.

I urge you to please vote no on the rezoning.

Sincerely,

s.22(1)

A 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>
"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>
AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca

Date: 2/28/2022 4:29:13 PM

Subject: [EXT] Opposition to 2086 – 2098 W 7th Ave and 2091 W 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.

Hi,

I am a resident of Vancouver (Kitsilano) and I'm writing to express my strong opposition to the development of a 13 storey supportive~housing building on the addresses indicated on the subject of this email. While my family and I understand the need for and support the creation of more supportive housing units in Vancouver, we are strongly opposed to this project in its current form.

Nowhere in the area have we seen such a big building, it is completely out of character for this neighbourhood, and it's not even located on Broadway, it's in a very residential area. There are so many schools within a few blocks of it (including one less than 25 meters away), there's a park where kids play, a women's shelter right next to it, a church, etc.

This is not the right way to end homelessness, putting 140 single individuals in one place is not going to solve anything, it will just create problems for everybody in the neighborhood. This is not a case of NIMBY, why don't you consider options like the Margaret Mitchell Place (52 units, 3 storeys)? s.22(1) the street from that building, and I think that project has been quite successful. What the Arbutus project represents is something three times the size, and located in a much more residential area. I'm sure those 140 units can still be built, but please don't build them all in one place.

Feel free to contact me if you have any questions or concerns. I hope you listen to and consider the opinions of the people who might be impacted by this project.

Thanks

s.22(1)

A 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>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"David Mla" <david.eby.mla@leg.bc.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>

Date: 2/26/2022 9:43:37 PM

Subject: [EXT] Opposition to 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application

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 Provincial and Municipal leaders

My name is s.22(1) also a Kitsilano resident.

I'm writing to oppose the 2086-2098 W 7th Avenue and 2091 W 8th Avenue rezoning application in its current form.

While the current proposal of 140 studio units of supportive housing for this site sounds great, in theory, there are a number of concerning features.

Firstly, Why are there only studio suites available? Not having larger 1 or 2 bedroom suites in this proposed building is discriminating against families and more specifically women and children.

Secondly, what type of supports will be available to the 140 residents? BC housing has informed the public through the neighborhood dialogue session last spring that no health care supports will be on site. If there are no supports in the building, what supports will they have in the neighborhood? This vulnerable population is complex

and will fall through the cracks without adequate supports.

Lastly, in order for projects of this scale to be successful for both residents and the larger community, they need to involve all stakeholders in the decision making process. This project has failed to do this.

Unfortunately, this rezoning application seems to merely fulfill a political agenda, instead of actually focus on the needs and complexities of this vulnerable population and the community at large.

I encourage all of you to reject the 2086-2098 W 7th Avenue and 2091 W 8th Avenue rezoning application in its current form.

Thank you for your time,

Sincerely,

s.22(1)

A large rectangular area of the document is redacted with a solid grey fill, obscuring the signature and any text that might have been present below the 'Sincerely,' line.

Sent from my iPhone

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.\~ s.22(1) 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.\~ After an earlier letter I sent, 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)

A large rectangular grey 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>
"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>

Date: 2/27/2022 5:36:53 PM

Subject: [EXT] Opposition to Proposed BC Housing/City of Vancouver Housing Project 7th & 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.

Dear Mayor and Council Members,

I am writing to voice my opposition to the proposed BC Housing and City of Vancouver "supportive" housing project at 7th and Arbutus.\~

I call upon you to vote no to this rezoning application.\~


As a long term resident of Kitsilano and the s.22(1) of Vancouver, I believe this project\~is simply too large for this area and is the wrong housing model. I am in full support of continuing to bring diversity into the area and of social programs for those who are in need; however, this project is not a fit. Why not provide supportive housing for families and single parent families? This proposed project would be located within a short distance of 5 schools and many wonderful parks - perfect for families - not\~a fit for 140 single\~adults with complex\~needs. I also struggle with this project as I understand there will be no services on site to support the 140 single adults struggling with serious mental health and addiction issues.\~\~

There has been a lack of serious consultation with our neighbourhood. Exactly what do you mean by "supportive"? What is your\~plan for community safety should this project proceed? How will you deal with keeping the children in the area safe? I feel as a member of this community that our concerns have not been addressed.\~

I trust you will agree that this particular project is not the right\~fit for this neighbourhood.

Sincerely,

s.22(1)

A large grey rectangular redaction box covers the signature and any text that might have followed it.

From: s.22(1)
To: "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>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 8:30:18 PM
Subject: [EXT] OPPOSITION to Proposed ReZoning at 7th / 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.

Mayor and Council

I am writing to express my OPPOSITION to the proposed BC Housing project at 7th and Arbutus.

The BC Housing proposal is too big and does not fit into a residential neighbourhood where there are no services to help these hard to house individuals.

Earlier this year, council held a open session regarding this size of building in an area like this and it was unanimously voted down. The voters in the area spoke loud and clear.

A building like this, within meters of an elementary school and park poses extreme risks to the public and does not offer the services required for it to be a success.

I urge Council and Mayor to vote to oppose this rezoning project proposal for the sake of the residents and community.

The voters spoke once, listen to them again.

Sincerely,

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 10:46:57 AM
Subject: [EXT] Opposition to Proposed Social Housing Project (in its current form) at Arbutus and West 7th and West 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 Kennedy Stewart,

I am a member of the Vancouver/Kitsilano community. I am writing this letter to voice my opposition to the proposed zoning application in its current form to the City of Vancouver development of a 13 supportive housing building at the corner of Arbutus and West 7th/ West 8th. We have lived in Vancouver s.22(1) and are active participants in the Kistilano neighbourhood.

While I recognize the need of the community to build supportive housing for those members of our community who may require it, I do not support this project in its current form.

All members of the community need to be considered when such a project of its size and scope is proposed and the City of Vancouver has failed to do that. While addressing the need for housing those vulnerable members of our community who may need housing, the City has made no attempts to address the needs of the surrounding community members who will be affected by the impact of this substantial development.

It is for this reason that I do not support the City's proposed development of this site until the City recognizes the needs of all community members both those who will benefit from this development as well as those who community members living and working in the area who will be affected by it.

Sincerely,

s.22(1)

Sent from my iPhone

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: 2/25/2022 9:18:28 AM
Subject: [EXT] Opposition to redevelopment at 8th 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.

Dear Mayor and Council

My spouse and I have lived in Kitsilano for over s.22(1) It's a tremendous and diverse neighbourhood, and we are home to more than 2000 units of supportive and social housing. But the model being proposed by BC Housing for 7th and Arbutus is a failed model out of the downtown eastside and comes with 140 very vulnerable and hard to house individuals, but no adequate supports or services or treatment for them and their mental health and addiction issues.\~ Experts have said that without complex care onsite this type of housing is a recipe for failure.\~

At the same time, like other Vancouverites I am watching the rise in serious and violent crime in our city. The VPD say there are four random attacks every day, so how will this type of housing development make us feel any safer in our city or neighbourhood?

BC Housing's own guidelines says this project is too big (the optimal size is 40-50 units) and the wrong fit for the neighbourhood. I hope you will agree and turn down this proposed rezoning. Surely we can do better as a city.\~

A concept that could be explored and achieve better integration into the neighbourhood and the city as a whole would be supportive housing for women and

women led families such as the Lloyd project in North Vancouver.\~

Yours sincerely,

s.22(1)

A large rectangular area of the document is redacted with a solid grey fill, obscuring the signature and any text that might have been present below the "Yours sincerely," line.

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 5:43:37 PM
Subject: [EXT] Opposition to Rezoning Application (2086 – 2098 W 7th Ave and 2091 W 8th Ave (the "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 Mayor Stewart,\~

I am writing in opposition to the rezoning application at\~2086 – 2098 W 7th Ave and 2091 W 8th Ave (the "Arbutus Site"). I am a resident of Vancouver and\~work in Kitsilano.\~In addition, I\~am a s.22(1) enrolled in schools near the proposed site.\~

After reviewing the rezoning application and\~development proposed\~for the site, I find it very concerning, the lack of supports for the proposed residents,\~most of whom will likely suffer from substance addictions and mental health issues. This is\~unsafe for both the residents and the surrounding community and does not adequately respond to the proposed residents' addictions and mental health issues.

Additionally, placing housing like this in a neighbourhood without having an adequate plan to\~address public & tenant safety, as well as broader community concerns will only hurt those residents this development is intended to help, and negatively impact the neighbouring community. This includes\~several schools, low-income Seniors' homes, and a toddler park.\~

For these reasons, and for our community and the surrounding neighbourhood, I ask that you reject this rezoning application.\~

Thank you for your consideration.

\~

Regards,

\~

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/16/2022 9:31:15 AM
Subject: [EXT] Opposition to Re-Zoning Application 2086 – 2098 W 7th Ave and 2091 W 8th Ave (the "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.

Mayor Stewart,

My kids attend a school in Kitsilano, and as a resident, I oppose the rezoning\~application for\~2086-2098 W 7th Ave and 2091 W 8th Ave development in Vancouver.\~

Our community needs supportive housing. However, BC Housing's rezoning proposal in its current form should be rejected because the 13 storey building with 140 studio apartments for single men suffering from addiction does not provide any supportive services, and is located just one block away from a liquor store, children's playground, and right across the primary school. Such development will create safety issues for the neighbourhood.

Supportive housing projects should fit the character of the neighbourhood (i.e. limited in height to 5 floors), and should include a mixture of units that would also allow families and seniors.

Best regards,

s.22(1)

From: s.22(1)
To: s.22(1)
Date: 2/28/2022 5:11:08 PM
Subject: [EXT] Opposition to re-zoning application on 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.

Hello,

Thank you for the opportunity to voice my opposition to the re-zoning application on 7th and Arbutus. \~\~

I have been a resident on the west side of Vancouver s.22(1). I have both lived and worked in the Kitsilano neighbourhood in question.

I am very concerned about the impact that this re-zoning and proposed project might have on this neighbourhood. \~ I am very worried about the very significant possibility of increased crime, traffic congestion and safety for the residents, especially the elderly and children who live, work, play and go to school in the area.

While I do not oppose social housing in this neighbourhood, I do oppose this re-zoning and I would appreciate it very much if you would reject this application.

Kind 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>

Date: 2/28/2022 9:57:07 PM

Subject: [EXT] Opposition to Rezoning application RZ-2021-00058 : 2086 – 2098 W 7th Ave and 2091 W 8th Ave (the "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 Sirs and Madams:

I am writing to you in opposition to the rezoning application at 2086 – 2098 W 7th Ave and 2091 W 8th Ave (the "Arbutus Site"). I am a parent of s.22(1) attending a school in the neighborhood of the proposed supportive housing development. I am also a resident of Vancouver of more than s.22(1) with most of that time living in the high-density neighborhoods in the downtown core area. Lastly, I also speak as a parishioner of the St Augustine's Church, less than 100m from the proposed development.

I am sensitive to the need for more supportive housing. I am also supportive of resources being developed for marginalized people. However, I am concerned that the rezoning application in question for the 140 units in the 50 meter / 13 story tower do not sufficiently meet stated requirements for the project, nor the needs of the community. Specifically, I am concerned about the following:

1. The development greatly exceeds BC Housing's framework (2x-3x) target for projects of 40-50 units in size. Scaling to a development that size needs proper planning and budgeting of resources. So far, there has not been engagement by BC Housing with information on resource commitments by BC Housing to ensure that marginalized residents get the required care. It is more reasonable to develop a

smaller project that would be more in line with BC Housing's framework.\~\~

2.\~ I have noted that the Urban Design Panel noted the significant shadowing created by the proposed development, but have not commented or made recommendations on addressing it, particularly shadowing upon the elementary school yard during the morning hours.\~ In addition, there will be significant shadowing in the afternoon of Delamont Park, directly to the north of the proposed development.\~ This park is another important public space that is important for the school children of the area, and has been a playground that I have personally enjoyed with my children and their friends after school and after church.\~ **A 13 story building would absolutely deprive this space of much needed sunlight** as shown in the [Comparative Shadow Studies](#) done for the application.\~ This would have a large impact for numerous existing residents in the community, with no access to additional park, playground and green space without going much further and crossing major thoroughfares in all directions.

I would implore the council to please take into account the impact of the application as currently stated, and address the concerns that I share with many of the neighborhood's stakeholders.\~ I would welcome the opportunity to provide further comments and feedback, as well as to listen to recommendations on how to address my concerns as well as the local community's.\~

I can be reached via email at [s.22\(1\)](#)

Sincerely,

[s.22\(1\)](#)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/25/2022 10:29:11 AM
Subject: [EXT] Opposition to the re-zoning application at the 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 Mr. Stewart,

I am writing you to express my deep concern and my firm opposition to the current re-zoning application at the Arbutus site for social housing. I am worried for the safety of s.22(1) who attend a local school in Kitsilano. As an elector in Vancouver, I am concerned that you could consciously put our life in danger. It is a fact that downtown, where there is a lot of low barrier supportive housing with almost no support (apparently 1:70 staff to tenant ratio), 4 people are attacked by people with drug addiction or mental health every day! Is that the model you support and that you want to spread everywhere in Vancouver? Especially 18 meters from an elementary school and a public playground?

Your massive low-barrier supportive housing have been proven to be ineffective (**Vancouver's homeless population remains same or may have increase despite moving 737 people inside according to a memo from the City of Vancouver General Manager**). Eby and Kennedy Stewart have admitted the plan they have been elected for is showing some serious limits. You say, your government was elected on a mandate to address the housing crisis and I voted for Kennedy Stewart because I want to help homeless people, including single mothers and kids, but what you are doing is just get rid of the housing crisis by putting 140 people with mental health issues and drug addictions in the same building with almost no support (2 supports staff for 140 tenant and one nurse coming once every two weeks) and 18 meters from an elementary school and public playground. Studies in Finland have shown that a 1:3 staff to tenant ratio is the bare minimum for the success of social housing. We are far from that!

Other concerns at the Arbutus site for social housing / low barrier supportive housing:

- Lack of Clinical care on site
- No clinic mental health or addictions services nearby
- You exclude a most vulnerable women-led families with children (you say that you have housing for them but definitely not enough as the number of women and children in need according to the DEWC increased by 50% in 2021.)
- The design is hostile, equivalent of 18 storeys in a 4 storey neighbourhood which shadows the school and public playground entirely for more than half of the school day (your shadow study presented by the urban design panel was incorrect.)
- Number of unit well outside of BCH own policy framework.
- According to the Urban design Panel, no elevated outdoor spaces or balconies for fear occupant would throw themselves from the building (exactly their words) in front of the playground and kids.
- No criminals records required

I am not against a social housing on this site , as long as it really help people in need and not just throw away public money for an electoral purpose.

What we propose is :

- A smaller building of 45 to 60 units
- Units for homeless and endangered women and women-led families (there is a clear deficit of housing for them)
- Units for seniors
- Childcare centre (new/founding) available from upper levels of govt)
- A ratio care that is more efficient

This concept will be best to integration, that community would rally support around them as they already have been for 20 years given our support to the Santa Maria home with success.
As an example of success we should look at **Lloyd Avenue in North Vancouver District**. 60 units, 5-storey supportive housing for women and their family who are facing homelessness.

This part of Kitsilano has community centres, grocery stores, excellent public schools and loads of green spaces. It is an ideal location for the same type of development that north Van Council has unanimously just approved for Lloyd Avenue.

Thank you for your time and consideration on this important matter.
You can use this email address to contact me or any communication by mail

s.22(1)

A rectangular grey box used to redact information, likely a signature or contact details.

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

Date: 2/28/2022 11:34:11 PM

Subject: [EXT] Opposition to the rezoning application on 2086-2098 W 7th Ave and 2091 W 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 City of Vancouver Council members and Provincial MLAs,\~

I am writing to you to inform you of my opposition to the rezoning application on \~2086-2098 W 7th Ave and 2091 W 8th Ave [shapeyourcity.ca].\~\~As life-long resident of Vancouver, I know there is a need to create supportive housing for the homeless.\~\~ s.22(1)

s.22(1) \~\~So, the problem with this project from BC Housing is r to provide a minimum level of services support and staffing support of the occupants.\~\~\~I am concerned that BC Housing is proceeding forward to satisfy one population but at the risk of compromising the safety of vulnerable children in the neighbourhood.\~\~\~

I am hoping you will help to stop any further progress to this project until BC Housing commits to putting the social supports in place as part of the overall rezoning application.\~\~\~

\~

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>

Date: 2/27/2022 9:00:50 PM

Subject: [EXT] Opposition to the rezoning at 8th 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.

Dear Mayor and Council,

I am writing to voice my opposition to the proposed BC Housing and City of Vancouver "supportive" housing project at 7th and Arbutus.

I am asking you to vote "NO" to rezoning. Simply having a building to house 140 people with addiction and substance use issues, at a location with other services or support is not the solution. This has not worked, and as we have witnessed, random acts of violence in the city has increased. The proximity to an elementary school, preschool, and toddler park also does not put children and parents at ease.

Public consultation has been lacking, and BC Housing has been dismissive to our concerns.

You are our elected leaders, and I am writing to you with a plea to listen to the community. Please do not support this rezoning proposal.

Respectfully,
s.22(1)

From: s.22(1)
To: [Stewart, Kennedy](#)
Subject: [EXT] Opposition to the Rezoning for Supportive Housing in Kitsilano
Date: Monday, February 28, 2022 12:38:41 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.

To Mayor Kennedy Stewart,

I am writing to express my vested interest in the supportive housing initiative that is being proposed in the Kitsilano area. I am both a resident and worker of the Kitsilano area, a parishioner of St. Augustine Church and a s.22(1). I oppose the rezoning application based on the level of safety of the neighbourhood, serious traffic concerns, and the size of the building project and the lack of supportive staffing that the city will be providing for this housing project.

First of all, the safety of the neighbourhood is a primary concern being that there are many young families and elderly that live in the neighbourhood, a school across the way that have over 400 students and the Broadway Subway project that will cater to thousands of commuters everyday. Will the city provide extra measures to create more security to the neighbourhood? This will be another significant expense for taxpayers. The increase of population based on the number of occupants in the building create more concerns as these individuals may not have the proper social supports in place for them. We feel that by considering a smaller building, it will be best suited for everyone in the neighbourhood.

Second, the traffic concerns in this area have been increasing exponentially over the past couple of years. Arbutus is often congested from W. 4thave to Broadway everyday during the week. Arbutus simply is too narrow to support the amount of foot and car traffic. As well, there are limited lighted crosswalks available in this area. I am troubled by the amount of near misses with pedestrians and cyclists that cross Arbutus. It is imperative that the young families and elderly that use the neighbourhood parks and side walks be properly protected.

In addition, based on the size of the building project, it is too big for the neighbourhood. The building will tower over all the structures around it and will affect the amount of sunlight to the surrounding buildings and homes. This will change the physical environment of the neighbourhood where vegetation will be seriously impacted. In turn, housing prices in the area will seriously be affected.

Finally, based on the size of the building, I have heard that it will have 140 single occupancy units. This is very telling to who will be occupying these units. If the individuals are all at risk from homelessness, we know that many of these individuals need social, emotional and mental support. Will the city provide adequate supports for these individuals. We know that the idea of helping our neighbours is very important but to actually properly run these programs will cost taxpayers more money. Simply put, many supportive housing in BC are

not adequately staffed.

Therefore, I oppose the rezoning application as significant concerns out way the proposition. I sincerely appreciate your time and consideration, and I am hopeful that strong consideration of our future Kitsilano community will be evaluated closely as the location of this housing initiative will impact families and their desire to reside here.

Many blessings to you, as you draw conclusions on this matter.

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>

Date: 2/24/2022 12:43:34 PM

Subject: [EXT] Opposition to the rezoning of 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.

Dear Mayor and Council,

\~

As residents of Kitsilano with kids attending a local school, my family and I do not support the proposed rezoning at 7th and Arbutus for the 140 unit "supportive" housing project that BC Housing and City staff are trying to push through.

\~

The project has no services or supports, meanwhile the people who would live there have serious addiction and mental health issues. How can warehousing 140 vulnerable people be considered a successful model? The downtown eastside supportive housing model is an utter failure. So why is it being exported to a residential neighbourhood as though it was successful?

\~

This Kits area right next to an elementary school and toddler park is full of families and seniors, so please consider a project that has a more family friendly model, perhaps mothers and children experiencing homelessness.

\~

Also, like a growing number of Kits residents, we are feeling sidelined and ignored in all of this. The public consultation process has been sadly lacking, and often the City and BC Housing staff are dismissive to our concerns.

\~

You are our elected leaders and we hope you will listen carefully as the community speaks up. Please do not support this rezoning proposal.

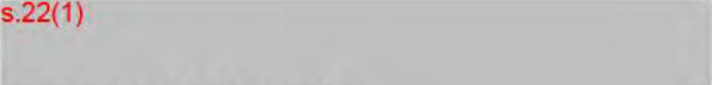
\~

Thank you,

\~

s.22(1)

s.22(1)

From: s.22(1)
To: 
Date: 2/24/2022 12:07:56 PM
Subject: [EXT] Opposition to West 7th re-zoning application

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, Councillors, MLA's and City Officials,\~

I am very pleased to see that you are making progress in the need for creating homes for our most vulnerable population in Vancouver.\~ I am very much in agreement that housing and support is a very integral step to get those in need off the street and closer to recovery.\~

However, I am opposed to the situ and structure\~of this development.\~\~

Situated directly across from a school where children are outdoors playing\~in large numbers and somewhat vulnerable to strangers/outsideers during recess periods.\~ Situating two groups of vulnerable\~people (children and those in recovery) cheek to jowl is very risky.\~ Should those populations mix without supervision, it could be very dangerous especially as unprovoked attacks, often by those with mental illness, are\~very much rising in Vancouver.\~ These children cannot protect themselves.\~\~

Secondly, the structure\~of this development.\~ An SRO model seems to perpetuate the isolation of those in need as they are not mixed into a regular community.\~ The mix between age groups and demographics leaves less room for isolation. I ask for more diversity in the housing, a mix of studio, one and two bed apartments.

Thank you,\~

s.22(1)


From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/25/2022 5:32:35 PM
Subject: [EXT] Please Vote NO to "supportive" housing project at 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.

Dear Mayor and Council,

I am writing to voice my opposition to the proposed BC Housing and City of Vancouver "supportive" housing project at 7th and Arbutus.\~

I am asking you to vote no to the rezoning. The project\~is simply too big and it is the wrong housing model. The proposed building does not have the supports on-site or around it in the neighbourhood for the 140 people who will live there with complex mental health and substance use issues.\~\~

I have lived in Kitsilano for a long time. We have many successful social and supportive housing projects in our neighbourhood. However, this proposal has so many serious flaws that I don't believe it will be a success for residents or the community.\~

There has been a real lack of serious consultation with our neighbourhood. Community concerns about the lack of supports for the building and public safety have been ignored by BC Housing and City staff. We have instead been accused of NIMBYism and discrimination.\~When things go wrong at the building, and they will, I have no confidence that BC Housing and City staff will address our concerns. We will be ignored just like the residents of Yaletown who are dealing with public disorder and crime around the OPS.\~ \~

I hope you see that this particular project is not the right one for this neighbourhood, perhaps something for women and children might be a more appropriate fit for a family neighbourhood. Regardless, I am asking that you vote against this rezoning and listen to the voters and residents who feel strongly about this proposal.

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

Date: 2/27/2022 4:59:44 PM

Subject: [EXT] 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 voice my opposition to the proposed development above.\~

The Kitsilano community has been integral in our family's lives for the past s.22(1) We attend school, church and extracurricular activities in the area. We also spend much of our leisure time taking walks, biking, and frequenting the neighbourhoods' diversity of amenities.

Our family is concerned that the development proposed will have significant safety issues. This is because we have been told that there will not be sufficient support services in place to serve those 140 individuals with drug addition and mental health disorders.\~

Having worked in s.22(1) I have seen that the most successful projects are those that have been diligently and comprehensively planned and executed.\~

I worry about the lack of planning for the Arbutus and 7/8th\~development. I plead to you to listen to mine and the community's concerns. Do not allow such a project to proceed without proof \~of proper and comprehensive infrastructure. David Eby himself has admitted there

are critical gaps in the supportive housing model, and that people in the low-barrier residence can be dangerous to themselves and others. So knowing this, why would we proceed at such a large scale without having the required supports in place? Also, why would we experiment this in an area with high density of children and seniors of all places? It would be ignorant to proceed despite knowing the risks involved and having insufficient mitigation response. \~

Please do not allow the proposal to go through in its current state. Please do not let down all the families, children, seniors, businesses in the community, and especially those individuals that we wanted to help in the first place.\~

Sincerely,\~

s.22(1)

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](#); [Mochrie, Paul](#); [O'Donnell, Theresa](#)
Cc: AG.minister@gov.bc.ca; david.eby.mla@leg.bc.ca; george.heyman.mla@leg.bc.ca
Subject: [EXT] Proposed BC Housing Development, Arbutus and West 7th
Date: Sunday, February 27, 2022 3:03:26 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.

Dear Mayor and Council,

Re: Proposed BC Housing Development, Arbutus and West 7/8th

The more I hear and learn about the BC Housing large-scale, low-barrier, adult only, “supportive” housing development being proposed for Arbutus and West 7/8th, the more I find myself opposed to this plan.

In my opinion this project fails on a number of fronts.

- 1) BC Housing has acknowledged the site will be for the “hardest to house” who have complex mental health and substance use issues. However, there is no commitment to sufficient supports and services on-site.
- 2) There are no clinical supports nearby in the neighbourhood.
- 3) David Eby has admitted that there are critical gaps in the supportive housing model and that some of these people in low-barrier residences can be dangerous to themselves and others.

However, the proposed low-barrier building is 18 meters from a preschool, elementary school and toddler park. I believe this site is not fit for this type of development.

I am very concerned, that the residents of the building and the surrounding community are going to be stuck with the same failed model that has become the norm in the downtown eastside.

At the same time, there has been no 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 the neighbourhood and our city. Housing for everyone is a worthy goal but sound neighbourhood planning should not be sacrificed in pursuit of this. This proposed building will not solve homelessness, but will certainly harm the neighbourhood.

Yours truly,

s.22(1)

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

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](#)
Cc: AG.minister@gov.bc.ca; Eby.MLA.David; george.heyman.mla@leg.bc.ca
Subject: [EXT] Proposed BC Housing Development, Arbutus and West 7/8th - oppose
Date: Tuesday, February 22, 2022 9:48:42 AM

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,

Re: Proposed BC Housing Development, Arbutus and West 7/8th

I am writing to voice my **opposition** to the BC Housing project proposed for Arbutus and West 7/8th in Kitsilano.

To house 140 people who have complex mental health and substance use issues in a single building in the middle of a residential neighbourhood with schools (young children), toddler city park, daycares all in close proximity, with almost no clinical supports on-site and no support services in the neighbourhood, is just asking for trouble. How many more random stabbings do we need? What if a child is hurt or killed?

On this mayor's watch, crime has gone through the roof, how many random stabbings in the last two weeks? Vancouver has become the New York City of the 1970's, while NYC of the 2020's looks more like Disneyland, we are going in the wrong direction.

These single-room occupancy units will take the same approach as those in the downtown eastside, and that worries all of us in the community. The arrogance of BC Housing and Vancouver city staff who have a "we know best" attitude that completely ignores or glosses over our genuine neighbourhood concerns is beyond frustrating. When did our opinions and perspectives as residents, voters and taxpayers stop counting? 85% plus do not support this and you continue to push it through.

I'm writing to you because I believe our elected representatives (YOU) need to understand how concerned and frustrated we Kitsilano residents have become. Like my neighbours, I am counting on you to speak up on behalf of me, your voters. Vote NO on this, and then BC Housing can bring a neighbourhood friendly model forward, a home for single mothers, fathers, or families, with a daycare we can all share - there was a daycare on this site, the City closed it down, we need that back. VOTE NO.

Sincerely,

s.22(1)



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](#); [Mochrie, Paul](#); [O'Donnell, Theresa](#)
Cc: AG.minister@gov.bc.ca; david.eby.mla@leg.bc.ca; george.heyman.mla@leg.bc.ca
Subject: [EXT] Proposed BC Housing Development, Arbutus and West 7/8th
Date: Monday, February 28, 2022 2:00:07 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.

Dear Mayor and Council,

Re: Proposed BC Housing Development, Arbutus and West 7/8th

I am very much in OPPOSITION to the above-noted application.

I have lived in Kitsilano for s.22(1) My husband and I have raised s.22(1) in this wonderful neighbourhood. This project threatens the neighbourhood we call home. My son attends a school just 4 blocks from this site and I worry about his safety if the application were to be approved. There are many other schools, daycares and parks that would also be threatened by this development. I understand there will be a lack of clinical care on-site and there are no clinical mental health or addictions services nearby. Isn't this putting the cart ahead of the horse? I believe this project needs to be reevaluated from the beginning and that the community (my community) should be consulted so that we can come up with a plan that might work.

I am shocked and dismayed that the application has gone ahead without any incorporation of feedback from the local community - the people whose lives will be affected by this development. Significant feedback on the need to house single-parent/women-led families on this site has been ignored. Yet the community is best suited to support this vulnerable group.

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

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>
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"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: 2/24/2022 9:23:07 PM

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

The development proposal for the housing project at Arbutus Street and West 7th & 8th Avenue, in Vancouver, needs to go back to the drawing board!\~ Simply put, a project of this magnitude and scale with the purpose of serving the hardest to house, without the necessary wrap-around supports within the facility and surrounding neighborhood does a great disservice to everyone - the people who are wanting to live there, as well as the surrounding residents who are already there.\~ This development proposal, as it stands, sets a bad example for future housing of the homeless population in the City of Vancouver.\~ Let's get this right for a change!

\~

Having lived in Kitsilano for the past s.22(1) and for many years within two blocks of the Arbutus and West 7th/8th site, I know this area very well and I am seriously concerned about the safety and overall impact that this project will have on the surrounding neighborhood.\~ Honestly, I can't think of a worse location for this kind of housing with it

being across the street from an elementary school, a preschool and a toddler park!\~ Tell me, how does it make any sense to situate 140 of the hardest-to-house people in a facility located right in the middle of an area densely populated with children under the age of 12 for most of the days of the week? This is currently the vulnerable demographic of people who occupy this location most of the time and they deserve to have a safe space to play and learn.

\~

I believe that a project which allows families to thrive is what would be successful at this location.\~ This proposed project will change the face of this part of the neighborhood, and not for the better.\~ I don't believe any family will want to take their children to Delamont Park knowing what is happening across the street.\~ When my children were small, I was at Delamont Park every day.\~ As an urban family living in a small space, we needed a safe place to play outside.\~ The kids needed to play in the dirt with their toys and I needed to sit on a park bench and drink a coffee in the sunshine. Based on what we've all seen and heard in the news about what happens in low-barrier housing facilities, this area will no longer be a family-friendly part of Kitsilano.\~

\~

This type of housing, as has been proven in the past, enables dysfunction and undermines the intentions of those who seriously want to get themselves out of the homelessness cycle.\~ We know that simply putting a roof over someone's head, without providing the support and services that are needed to assist in improving a person's quality of life, makes this project a failure waiting to happen.\~ This project does not provide the supports needed to be a success.\~ A home is a start, but it's only the beginning.\~ And sadly, without the proper support in place for the residents who will occupy this building, the children, families and surrounding residents will pay the price.\~ I know that me and my family will be significantly impacted by an influx of 140+ people arriving from the downtown Eastside who will be situated within a few blocks of my home, in addition to the increase of people coming in via the new skytrain.\~ And I fear for my safety and my children's safety now more than ever.

\~

What works is putting family-focused housing on this site.\~ This is a demographic largely overlooked as women-led families are a vulnerable population that often don't have a voice - they're just too busy trying to take care of their families!\~ Writing letters, attending meetings, speaking at council meetings - busy families trying to make ends meet do not have the time to engage in these activities if it means sacrificing food and shelter for their families.\~ And these people are often overlooked.\~ s.22(1)

s.22(1)

\~ She

would never have had the time to attend any of these things and likely would have assumed

that nobody would even have listened.

\~

A 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. This is what already exists in this area of the City and has represented a meaningful demographic of the Kitsilano neighborhood for decades.\~ This is a neighborhood very familiar with affordable housing programs and social housing.\~ Some of the City's most vulnerable and marginalized are already located within meters of this location.\~ There is success in these models because specific needs are tailored to suit the tenants' needs, all within proper scale.\~ And it works!\~ Sadly, this approach is not being applied to this site, as the proposed building height and floor space is five times greater than neighbouring buildings and current zoning, overshadowing surrounding buildings and play spaces for children.\~\~

\~

Prove to me, Mayor and Council, that you have been successful with low-barrier housing of this scale before, and I am willing to listen.\~ This type of housing has already been shown in the news to result in increased crime within blocks of its location.\~ And these are housing facilities that are much smaller in scale than what is being proposed here!\~ We are in a time of unprecedented drug overdoses, increased mental illness, unprovoked stranger attacks, and distrust in government policy.\~ Now is the time to prove who you are by being compassionate, caring and taking the time to understand all the needs of this neighborhood, and to work to make it the most suitable for the marginalized and vulnerable people who will be most impacted by it - the children who play and learn here every day.

\~

s.22(1)

Long-time resident of Kitsilano

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: 2/25/2022 11:02:27 AM

Subject: [EXT] proposed BC housing development at 8th 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.

Dear Mayor and Council,

I am strongly opposed to the low-barrier "supportive" housing proposal for west 8th and Arbutus in Vancouver.\~

Kitsilano is currently home to a number of supportive housing projects. However, this particular proposal fails on many levels. Its low-barrier model means the residents have serious mental health and substance use issues - with NO medical or mental health supports offered on site or even anywhere nearby in the community. As well, it is too big at 140 units and 5 times the height/floor space of neighbouring buildings and current zoning. Last and certainly not least, it is too close to 1500 children in daycares, preschools and schools in a four-block block radius.

David Eby has acknowledged that there are critical gaps in the supportive housing model so why do we continue with it? Why aren't we looking at the successful supportive housing models in countries like Finland and Portugal where they provide high levels of staff and specialized supports?\~

There is a missed opportunity here to house families who make up a significant portion of the city's at-risk population facing homelessness (even while often being undercounted, or "hidden") and who are in serious need of housing.\~\~

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

Sincerely,

s.22(1)



From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 5:12:32 PM
Subject: [EXT] Re: BC Housing and Rezoning Application - 2086-2098 West 7th Avenue & 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.

Dear Mayor Kennedy:

I am writing to oppose the rezoning application initiated by BC Housing to build a 13 storey, 140 unit supportive housing complex between 7th & 8th Avenues along Arbutus Street. As someone who does a frequents the Arbutus neighbourhood for both business and recreation, I am very concerned about the proposal as it exists.

While I recognize that Vancouver faces a housing crisis and that supportive housing for addiction recovery is extremely important, I do not believe that the proposed project would best serve our community.

I would be in favour of a supportive housing facility in the range of three -six stories that would better align with the physical characteristics of the neighbourhood. I am also concerned that the current proposal does not address the medical, phycological, and social supports that would be needed to help people move from homelessness to recovery and integration into the community.

I urge the City planners and BC Housing to reconsider the proposal as it currently stands and engage in dialogue with the community to redevelop the proposal to best serve everyone's needs.

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

Date: 2/28/2022 1:21:05 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,

Re: Proposed BC Housing Development, Arbutus and West 7/8th

I'm writing to voice my opposition regarding the proposed BC Housing Development at Arbutus and West 7/8th.

My points of concern are the safety of the children, already~existing problematic traffic and parking situation during school drop off and pick up time, ability to use already~existing facilities during the construction~and after, if the proposal will be approved.~

Construction~noise, debris, traffic issues, and other problems will make it very difficult for the children and parents, at school and in the adjacent park.~ In addition, I don't understand how a community can even comprehend to place supportive housing of this size, so close to an elementary school with a daycare without having a solid support plan for the residents of the building.~ Support is not just housing, it's all the facilities and support staff required to give these people and the surrounding community a chance to integrate and flourish.~~

Please consider the legacy effect that this will have on the education and safety of the children at the school and all other vulnerable population living and using facilities near the proposed building.

Thank you!

Kind 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>
chief.constable@vpd.ca
"Fry, Karen" <Karen.Fry@vancouver.ca>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
Date: 2/21/2022 10:31:47 PM
Subject: [EXT] RE: Proposed BC Housing Development, Arbutus Street &
West 7th Ave & West 8th Ave
Attachments: SRO Opposal Letter Feb 21 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 the attached letter re: the proposed BC Housing Development which will have a detrimental affect on the community of Kitsilano if it is passed.

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

As a long time neighbour and Kitsilano resident I am once again writing to express my **STRONG** opposition to the “low barrier”, supportive housing model being proposed by BC Housing for the hardest-to-house of the homeless population for **2086-2098 W 7th Ave and 2091 W 8th Ave.**

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

- **SIGNIFICANT SAFETY CONCERNS FOR ALL:**
- **Dec. 2021:** David Eby acknowledged some supportive housing residents pose a safety risk to themselves and others.
- **Jan. 2022:** Mayor Kennedy Stewart admitted “Housing First” model has not worked. The “Housing First” model in effect means only putting a roof over people’s heads.
This model is **ONLY** successful when combined with complex care and high staff/resident ratio, which is **NOT** being proposed with this model.
- There have been **NO** assurances there will be **ANY** on-site complex care services.
- There are **NO** clinical or mental health or addiction services nearby to help the residents while keeping the community safe.
- It is being built 18m from an elementary school, daycare, and toddler play park. As well as next door to Sancta Maria House (for women suffering from alcohol and drug abuse), a Senior’s Home, and within a four block radius of six other daycares and schools.
- This 13-storey tower with 140 single-room occupancy apartments, is actually equivalent to 18 storeys. And is **NOT** taking into consideration some of the most vulnerable homeless population, women and children.
- **Feb. 2022:** Sarah Kirby-Yung stated this “is not creating a recipe for success.”
- The 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 parents, 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 in favour will **NOT** receive my vote in the upcoming municipal election.

Sincerely,

s.22(1)

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

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](#); [PMSHI Rezoning](#); [Mochrie, Paul](#); [O'Donnell, Theresa](#)
Cc: [AG.minister@gov.bc.ca](#); [david.eby.mla@leg.bc.ca](#); [george.heyman.mla@leg.bc.ca](#)
Subject: [EXT] Re: Proposed Development for Arbutus and West 7/8th - OPPOSED
Date: Sunday, February 27, 2022 7:53:58 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.

Dear Mayor and Council,

Re: Proposed Development for Arbutus and West 7/8th - OPPOSED

I am writing to voice my opposition to the proposed development for Arbutus and West 7/8th being pushed by BC Housing and City staff.

The high-density, low-barrier “supportive” housing project for single adults who are hard-to-house is a flawed model that should not be placed at the proposed site or elsewhere.

The building is too large at 140 units, more than three times the size recommended by BC Housing (40 - 50 units). Drug use will be supported in consumption rooms but there are no requirements for residents to seek out mental health and substance use services. Even if residents do want clinical care for mental health and substance use problems, these types of services are not offered on-site or in the neighbourhood (the closest mental health clinical care is in Kerrisdale).

Politicians have acknowledged that there are serious gaps in the supportive housing model and that in these circumstances, the “hard to house” can represent a danger to themselves and others. Knowing that this project is the same supportive housing model with the same deficiencies, why is it being proposed only 18 meters away from a preschool, elementary school and toddler park?

Also, the proposed building is next door to a women's shelter/recovery home, Sancta Maria House. This population has their own specific needs and vulnerabilities that are challenged by having a huge low-barrier, harm reduction supportive housing facility next door.

This site should really be used to house families that are experiencing or at risk of homelessness, particularly women-led families. Over 20% of Vancouver's homeless identify as women, and there is a deficit of housing for them. North Vancouver recently approved a permanent supportive housing project for single women and women-led families that you ought to consider: [District of North \[letstalkhousingbc.ca\]](#) [Vancouver, Supportive Housing – 1577 Lloyd Ave. | Let's Talk Housing BC \[letstalkhousingbc.ca\]](#) [\[letstalkhousingbc.ca\]](#) [\[letstalkhousingbc.ca\]](#) [\[letstalkhousingbc.ca\]](#)

Also, 140 at-risk women and children could be housed at the site in a building that wouldn't dwarf neighbouring buildings and cause significant shadows for the preschool, elementary school and Delamont Park like the current proposed building does.

Please vote 'no' to the rezoning application. BC Housing can and should do better.

Sincerely,

s.22(1)

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

Sent from my iPhone

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: 2/27/2022 7:22:53 PM

Subject: [EXT] Re: Rezoning Application for Arbutus and West 7/8th – OPPOSED

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:

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Re: Rezoning Application for Arbutus and West\~7/8th\~– OPPOSED

\~

I live in Vancouver and my children go to elementary school close to the site of the proposed development so I am very familiar with the area.

I have serious concerns regarding the BC Housing development proposed for Arbutus and West\~7/8th.

\~

My understanding from BC Housing's materials and their statements at the early dialogue sessions is that the building is intended to be "minimal barrier" – one that accommodates those who are dealing with mental health and substance use issues

and provides them with harm reduction measures, like consumption rooms. I also understand that it won't offer complex care.

\~

The proposed site is surrounded by a preschool, elementary school, toddler park and a women's shelter/recovery house (Sancta Maria House), as well as many elderly residents.

\~

I am very concerned about this project because it puts differing groups of vulnerable people, groups that have their own specific needs and sensitivities, in such close proximity to one another. I am worried that these groups will not be able to successfully co-exist.

\~

For example, I understand that BC Housing considers women with children and "unattached youth" to be particularly at risk and therefore will try to not accommodate them with single men. Then why does this building provide only single-room units, many of which will be occupied by single men, when it is only 18 meters away from about 500 school children? Why is this building, when only 18 meters away from 500 school children, so high density? At 140 single rooms, the building is more than 3 times the size recommended by BC Housing for supportive housing projects, and will be one of the City's and Province's largest supportive housing buildings.

\~

Another example is that I understand that BC Housing, when planning supportive housing, considers outdoor space to accommodate smoking, sitting and pets. I am concerned that the toddler park (Delamont Park) will become that space given its proximity to the building, and that children and parents will lose the ability to safely enjoy the park. From my own observations, lots of smoking and sitting occurs at the entrances of supportive housing buildings (and unfortunately open drug use has been publicly documented too). With the current proposal, the entrance of the building is directly across from the toddler park and is also between the schools and parish. The parish is an extension of the schools and is frequented by the preschool and elementary school kids, meaning the children and residents will be interacting by the building daily. How well will this play out? (An entrance on West 8th would be no better as it would directly face the schools' playgrounds). \~\~\~\~\~

\~

Penticton has a planning guideline that calls for supportive housing buildings to be at least 150 meters away from K – 12 public or private schools. I urge Council to consider these guidelines for Vancouver: \~<https://www.penticton.ca/sites/default/files/docs/our-community/social-development/2021-05-19-PDF-Penticton%20Shelter%20and%20Supportive%20Housing%20Location%20Selection%20Guidelines.pdf> [penticton.ca]

\~

Please do not support this rezoning application. While I support the concept of supportive housing, the proposed site is simply the wrong location for such a building. Another model of social housing, such as one for at-risk women and families, would be welcomed instead.

\~

Yours truly,

s.22(1)

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

Sent from my iPhone

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>
CLRkirby@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
george.heyman.mla@leg.bc.ca

Date: 2/19/2022 5:10:50 PM

Subject: [EXT] Response to proposal for SRO housing in Kits - Arbutus St

Attachments: Letter to City of Vancouver.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.

I submit my response to your request for community input.\~ I trust that your request is not just for show and that all feedback will be respectfully and carefully considered.

\~

Thank you.

s.22(1)



Feb 14, 2022

To: City of Vancouver and BC Housing

Re: Proposed development at Arbutus and W8th Ave

I am writing to you to express my frustration and opposition to the rezoning proposal for the above in its current form.

I am requesting that you enter into meaningful dialogue with we concerned residents in proximity to the proposed housing.

I am a long-time Kitsilano resident s.22(1) years. One location was at s.22(1) almost kiddy-corner to the proposed 13-story SRO building.

This is a neighbourhood rich in diversity – diversity of occupations, income, family composition, age, interests, etc. Overall, there's a sense of community and a sense of safety. s.22(1) in this neighbourhood and felt safe taking her to parks, to activities, to see friends, and walking the streets during the day or evenings, and shopping locally.

With the existing proposal for Arbutus and 8th (or 7th since the proposal takes up the block between 7th and 8th), I will not feel safe. I will be reluctant to shop locally, to support local businesses because I will feel unsafe walking to them and will not drive.

I am opposed to the City's proposal and walking past that rezoning sign on the property (east side) shows me that this City is all about talk but doesn't care about its citizens and their input or feedback. Feedback is frequently asked for but not heeded or taken into consideration. That is why after feedback provided earlier by local residents the City and BC Housing continue to proceed with a proposal that is no different.

The location is across from an elementary school, across from a playground, across from a pre-school, across from a home for women wanting to get off the streets and turn their life around, across from a subway station, close to a liquor store, and close to other park playgrounds and daycares. It is a disaster to have a building with SRO's close to these.

I support social housing (or whatever the terminology is). I support efforts to find solutions. So given the composition of the neighbourhood near Arbutus and 8th, why not housing for single-parent, low income families? Or low income families? The children would have nearby parks to play in and meet other children, there are places of worship and education nearby to support those families.

In this election year, I hope that you will hear the concerns I have expressed. Please work with we local residents to collaboratively find solutions.

Regards,

s.22(1)



From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 2:10:02 PM
Subject: [EXT] Rezoning Application - 2086-2098 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.

Dear Mayor Kennedy Stewart:

\~

I am a resident of the City of Vancouver, and am writing regarding the Rezoning Application filed by BC Housing for its proposed housing development on 2086-2098 West 7th Avenue and 2091 West 8th Avenue (13 stories - 140 SRO units). I oppose this rezoning proposal for the following reasons:

\~

- It is irresponsible of BC Housing to disregard the harmful impact such a development would have on the kindergarten and school age children (approximately 300) attending school directly across the street from the proposed BC Housing site. If you have no concept of what I mean by harmful impact, please consult the police department.

\~

- It is irresponsible of the City of Vancouver to disregard the harmful impact such a development would have on the kindergarten and school age children (approximately 300) attending school directly across the street from the proposed BC Housing site. Again, if you have no concept of what I mean by harmful impact, please consult the police department.

\~

- A building of this size to house the marginalized brings with it their life problems and issues which the children are in no position to witness or be exposed to; it threatens the direct wellbeing and welfare of these school children.

\~

- To emphasize, my concern is about the welfare, safety and wellbeing of children, who are just that – children, starting as young as 5 years of age or possibly younger, with vulnerable impressionable minds in no position to be exposed to the problems of the adult world of the nature that this housing complex will bring with it.

\~

- Furthermore, it is grossly unfair, inconsiderate and negligently irresponsible of BC Housing to be pitting the interests of housing the marginalized against the interests of school children in this proposed development; it shamefully disrespects the dignity of the marginalized, who deserve to be treated better, who deserve a shelter that works for them as opposed to self-serving government initiatives to satisfy their promotional interests.

\~

Request:

For the above reasons, please make a responsible decision and reject this rezoning application. Please put the interests of our school children first please, respect their vulnerability, they are our future.

\~

Solution:

Surely, the City and BC Housing can find another site in the Kitsilano community that is at least a few blocks away from the school. For example, do a land swap with the vacant site on the southwest corner of 10th and Arbutus. Please make a responsible decision and reject this rezoning application, it would be irresponsible of the City to do otherwise.

\~

Questions:

- Does the City of Vancouver not have a policy that protects the welfare and wellbeing of school children from housing developments where this is an issue?
- If it does not have such a policy, will the City make such a policy that puts the interests of school children first in rezoning and development applications (e.g. similar to one created for cannabis retailers)?

\~

By copy of this email to the Honourable George Heyman and Honourable David Eby of the Provincial Government, I ask the same above questions of them as they apply to BC Housing.

\~

Respectfully submitted,

s.22(1)



From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 7:32:42 PM
Subject: [EXT] Rezoning Application- 2086 – 2098 W 7th Ave and 2091 W 8th Ave (the "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 Mr. Stewart,

I am writing this email today to express my opposition to the rezoning application~2086 – 2098 W 7th Ave and 2091 W 8th Ave (the "Arbutus Site") as it currently stands. While I understand the need to find homes for our homeless population, I DO NOT agree with it being built across the street from a school. Being a school counsellor, I clearly understand the needs of children and this type of housing will conflict with the children being taught across the street. As a concerned citizen, I ask that you do not support this application in the form that it is being presently presented.

Yours sincerely,

s.22(1)



From: s.22(1)
To: "Stewart, Kennedy"
Date: 2/27/2022 6:01:40 PM
Subject: [EXT] Rezoning Application: 2086 – 2098 W 7th Ave and 2091 W 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.

I am a resident of Vancouver and writing in **opposition to this rezoning application for the development near St Augustine's at 7th and Arbutus**. the concerns of the community in regard to the safety of 400+ elementary students. s.22(1) at St Augustine school, and I am deeply concerned about how this project in conjunction with the subway station and bus loop under construction will drastically change the once quiet and peaceful area. The traffic safety of our children is of immediate concern. s.22(1) and have personally eyewitnessed a significant increase in noise disturbing, sometimes drug dealing activities, and frequently sirens and flashing of emergency vehicles.

I am a supporter of all social and supportive housing projects, that are desperately needed across Vancouver. However, I feel SROs can be located at areas that are better suited. Why is the city so adamant in putting the city's most vulnerable and mentally unstable steps from 400+ elementary students with a busy terminus station? Logistically it just makes zero common sense. The site is better suited for social housing that is similar to Santa Maria House. To help the residents of the SRO, more support staff are also required.

~

Yours, Sincerely,

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy"
Date: 2/26/2022 5:51:40 PM
Subject: [EXT] Rezoning application concerns

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 Councillor,

As a resident of Vancouver and the Kitsilano neighborhood I would like to express my serious concerns regarding the planned development and rezoning application at 2086 – 2098 W 7th Ave and 2091 W 8th Ave.

I am against this rezoning application as a 13-storey building would clearly stand out in this area, most of which is much lower residential buildings (even the buildings across Broadway are lower than this). Moreover, I do not support the creation of 140 single occupancy units as supportive housing, given that this model lacks diversity and is very likely to fail. BC Housing did not provide any reassurance or commitment about the minimal level of on-site support for the residents or how they plan to deal with substance use or mental health issues and support the cohabitation in a residential area close to schools and liquor stores.

I realize the need for supportive housing but this development only aims to check the numbers of new units created without any meaningful community dialogue.~ I ask that City Councillors reject this rezoning application and consider a more diverse and smaller supportive housing development that has a chance of long-term success.

Sincerely,

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/27/2022 9:26:19 PM
Subject: [EXT] Rezoning Application for 13 story building on Arbutus Street between 7th and 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.

Hi,

I'd like to show my concern about the rezoning application for a 13 story building on Arbutus Street between 7th and 8th Avenue.

I understand Vancouver needs supportive housing for low income families and people at risk of homelessness; however, that specific location is close to many elementary and secondary schools. Especially, the information about the residents will be single adults and will include those who suffer from substance addiction and mental health issues makes me concerned about the rezoning.\~

The area is known for a high walk score, and many young families enjoy walking Greenway, but the rezoning would hurt the atmosphere. The area already has a few supportive housings, but those supportive housings are for families with low income, and the residents well blended with the neighbourhood. The neighbourhood has many families with young kids and schools, so I believe the rezoning for that kind of supportive housing should be reconsidered.

Thanks,
s.22(1)

From: s.22(1)
To: [Stewart, Kennedy](#); [Bligh, Rebecca](#); [Boyle, Christine](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Dominator, Lisa](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Kirby-Yung, Sarah](#); [Swanson, Jean](#); [Wiebe, Michael](#); [PMSHI Rezoning](#); [Mochrie, Paul](#); [O'Donnell, Theresa](#); [AG.minister@gov.bc.ca](#); [david.eby.mla@leg.bc.ca](#); [george.heyman.mla@leg.bc.ca](#)
Subject: [EXT] Rezoning Application for Arbutus and West 7/8th - OPPOSED
Date: Saturday, February 26, 2022 8:39:19 AM

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:

Re: Rezoning Application for Arbutus and West 7/8th - OPPOSED

I work in Kitsilano and have children who attend an elementary school in close proximity to the proposed development.

I am completely opposed to the rezoning application that BC Housing and City staff are trying to ram through.

This large-scale, low-barrier, adult only “supportive” housing project is the same failed model that is commonplace in the downtown eastside. It should not be placed at this site or anywhere else for that matter. We can and must do better to bring real, transformative change for unhoused people suffering from mental health and substance use issues.

I encourage you to look at countries like Finland and Portugal - Europe’s most successful countries at reducing homelessness and managing mental health and substance use issues. Those countries employ significantly more staff for every tenant in their supportive housing projects, with a ratio closer to 1 staff for 3 residents. They also provide specialized care. For the building that BC Housing is proposing, there is neither clinical care on-site or in the neighbourhood, and minimal voluntary services on-site. In the circumstances, the building will not be a success for residents or neighbours.

We have many social and supportive housing projects in Kitsilano. A building for at-risk women and/or families would be more

appropriate for this site which is 18 meters from a preschool, elementary school and children's playground. Women and families make up a significant portion of the city's population struggling with homelessness, yet too many supportive housing projects - like this one - exclude them.

I urge you to vote 'no' to the rezoning application. It is not in the best interests of residents or our neighbourhood.

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

Date: 2/27/2022 10:23:19 PM

Subject: [EXT] Rezoning Application for 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 you because you need to understand how concerned and frustrated many Kitsilano residents like myself are with the proposed building for Arbutus and West 7/8th.

Kitsilano is home to a variety of social and supportive housing projects. However, this project is not supported by our community and for good reasons.\~

Its low barrier model means residents will have serious mental health and substance use issues.\~\~

There is a lack of clinical care on-site and no clinical mental health or

substance use services nearby.

It is too big at 140 units which is 3 times the size recommended by BC Housing and 5 times the height/floor space of neighbouring buildings and current zoning.\~

It is too close to 1500 children in daycares, preschools and schools in a 4 block radius.\~\~

Please listen to the people. Support your community before trying to support others.\~

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

Date: 2/28/2022 10:38:47 AM

Subject: [EXT] Re-Zoning application for BC Housing project Arbutus Site -
Opposition and consideration from Reideman Residence experience

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 Councillors,

\~

My name is s.22(1) I am born and raised in Vancouver and I feel privileged\~to call Vancouver my home. Thank you to each one of you for your public service to our city.

\~

I am writing this e-mail to you to voice my opinion regarding the rezoning\~of the Arbutus Site.\~ I am supportive of social housing and acknowledge its need in this city. However 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 smaller in scale, size and more home and community based than a 13 story tower for 140 adults that require significantly more clinical care than what this site can offer.\~ Please further 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.\~

\~

s.22(1) and we have the Reideman Residence social housing program in our neighbourhood that has been well integrated into the community overall. This is mainly due to the

smaller scale and size of the building, the capacity of staff to ensure the site is well managed and minimally disruptive and safe to our neighbourhood. This is not achievable with the current proposed-13 story tower. Further consideration and planning is required as the proposed project does not address the shortfall in appropriate onsite clinical needs and the safety to the local community, schools, residence and businesses.

\~

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.

\~

Best regards,

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
david.eby.mla@leg.bc.ca
Date: 2/27/2022 11:04:26 AM
Subject: [EXT] Rezoning at 8th 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.

Dear Mayor Kennedy Stewart and David Eby,

I strongly oppose the rezoning at 8th and Arbutus to allow for a 13 storey high-rise.

I am a tax paying, voting homeowner/resident of Vancouver and have been so since s.22(1)

s.22(1) all who will be affected by this project.

Its proximity to an elementary school, a park and the overall height of the project when you have already created so much congestion in the area due to the bus depot and subway stop are not suited to the neighbourhood. You are taking a lovely quiet neighbourhood and destroying it without consulting with or considering the people who live there.

I wonder if your children attended this school or went to the playground there would you support a high rise to be built next to it? I receive all your newsletters David and I know how fond you are of your family.

Please reopen the discussion and create something more suited to this neighbourhood.

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

Date: 2/16/2022 10:48:46 PM

Subject: [EXT] Rezoning at Arbutus and West 7/8th and associated proposed housing

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 Councillors,

As a homeowner in Kitsilano, I am writing to express my highest concerns and worries about the proposed rezoning at Arbutus and West 7/8 and the associated proposed housing. As a parent and resident of a home in the Kitsilano area near the proposed rezoning site, I strongly feel there has been a lack of consultation, open dialogue, and transparent discussion with the local community.

While I understand and support the importance of supportive housing for less fortunate, it is critically important that a holistic approach with sufficient support infrastructure be implemented to ensure the success of the proposed rezoning. Given that such proposed building would operate without the required provision of clinical care services on-site for mental health and addictions, and located right across the street from an elementary school with 450 children, I am strongly opposed to the proposed rezoning for development~as it is proposed now.

As a concerned parent, I'm particularly worried about the 450 children aged 3-12 who are within 18 meters of the proposed building, and their daily travels to and from school. In addition, hundreds of young families, neighboring seniors use Delamont Park, Arbutus Greenway, and the future transit hubs and the safety risks to these areas from having an unsupported facilities such as the one proposed.\~

In addition, a BC liquor store is just located one block away. There is certainly a great potential danger of mixing and abusing substances. This proximity to outlets that service and exacerbate addictions should be well considered. However, this clearly has not been considered nor the community consulted upon with this proposal.

Therefore, I would strongly recommend you to stop the proposed rezoning and engage with local community to align on a proposal that has the support of all the community, to maximize the chance of long-term success.

Thank you for your kind attention.\~ I can be contact at this email address if required.

Yours sincerely

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: s.22(1)
To: [Stewart, Kennedy](#)
Cc: [Bligh, Rebecca](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Dominato, Lisa](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Kirby-Yung, Sarah](#); [Boyle, Christine](#); [Swanson, Jean](#)
Subject: [EXT] Rezoning for Arbutus and W 7th Avenue- OPPOSED
Date: Saturday, February 26, 2022 8:36:03 AM

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,

Re: Rezoning Application for Arbutus and West 7/8th - OPPOSED

I am writing to express my serious opposition to the rezoning application for Arbutus and West 7/8th.

I work in Kitsilano and have children who go to one of the elementary schools close to the proposed development.

Every day, Vancouver experiences an average of four stranger assaults. Over the recent Family Day weekend, there were over 60 assaults in the city. About a third of these assaults were random, unprovoked attacks.

Sergeant Steve Addison of the Vancouver Police Department has said that “housing and mental health issues”, and those with “complex needs”, are behind this increasing and disturbing trend.

With this in mind, I cannot support the rezoning application that would put 140 people with mental health and substance use issues into one building which does not have the real supports and services that this population needs. There is no complex care offered on-site and there are no nearby clinical supports in the neighbourhood (the closest clinical care for mental health is in Kerrisdale at West Boulevard and 43rd Avenue). Yet the proposed development is only 18 meters away from a preschool, elementary school and toddler park. To place a high-density, low-barrier project with minimal supports so close to a population of 500+ vulnerable children is unprecedented and negligent.

s.22(1) and I believe that housing is much needed but not the way it is proposed. There has to be more thought given into *how* this will be done.

This rezoning being pushed by BC Housing and City bureaucrats does not meet the needs of prospective tenants or the neighbourhood. The tenants will be left to fend for themselves without the supports they require, and our neighbourhood will be left to cope with the chaos and disorder. Public safety issues will also be exacerbated by the proximity of the skytrain station and bus loop.

Please reject the rezoning application. Doing so is the only way to force BC Housing to come back to the drawing board and to consult with the community on a project that is in the best interests of all.

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>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Fry, Pete" <Pete.Fry@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>
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca
Date: 2/27/2022 9:53:47 PM
Subject: [EXT] Rezoning Project - Do you hear me?

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 All,

My name is s.22(1) I have chosen to enrol my kids in school in the Kitsilano area as there are many issues and concerns with attending schools downtown. Everyday we drive further in order to keep my kids safe and surrounded in an educational environment where they belong a s.22(1) I do not want them exposed to the many of the darkness our world offers, just yet. They are pure and being formed into beautiful human beings. At this age, children should not be exposed to any sexual matters, substances abuses and anything that will taint their purity. If you have children, then you can empathize with what I'm saying.

I support helping others. We are constantly helping our community and teaching our kids how to help those in need. But I do not support

that you think it's ok to have elementary children exposed to the many issues of what your subsized housing is offering.

During recess break, they will be standing at the fence and watching the peculiar things that adults are doing willingly or not. It makes me quiet sick that we as a community are being overlooked. Your subsized housing wants to support others, but what about support the children and community first by listening to them?\~

BC Housing and City staff have dismissed genuine neighbourhood concerns and not engaged in true consultation with residents.\~I am counting on you to oppose the rezoning application and to force BC Housing to go back to the drawing board and to listen to community feedback.

I plead that you hear us and hear the needs of the children. I'm sure you won't as you have your own agenda, but we as parents need protect our children and our community!

Have a wonderful day!\~

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/24/2022 3:03:30 PM
Subject: [EXT] rezoning

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 would like to suggest that you use the property next to the new train station at Broadway and Arbutus for the much needed housing for senior citizens.~ This would alleviate the safety concern for the school children. s.22(1)

From: "Mr. Yaptinchay" <myaptinchay@saschool.ca>
To: "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>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/23/2022 1:49:36 PM
Subject: [EXT] St. Augustine School Letter to the City of Vancouver
Attachments: Letter to City of Vancouver (February 14, 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.

Good afternoon, City Councillors and Mayor Stewart.\~ Councillors, St. Augustine School leadership\~and I would like to thank you for your responses to our invitation to meet regarding the BC Housing Rezoning Application for the Arbutus site between W. 7th and W. 8th Avenues.\~ Thank you to those of you who were able to meet with us.\~ As discussed in the meetings, the school's primary concerns are outlined in our letter to the City sent to Chee\~Chan on February 14, 2022.\~ I have attached it to this email for everyone's reference, and we are happy to discuss these concerns further or answer any other questions you may have.\~ Thank you again for your time and consideration.\~\~

Kind regards,

Michael

On behalf the St.Augustine's Parish Education Committee

--

Michael Yaptinchay

Principal

St. Augustine School [faithandfoundation.com]

604-731-8024



February 14, 2022

City of Vancouver
515 West 10th Ave
Vancouver, BC
V5Z 4A8
Via Email: PMSHI.rezoning@vancouver.ca

Attention: Chee Chan, Re-Zoning Planner

Re: 2086 – 2098 W 7th Ave and 2091 W 8th Ave (the “Arbutus Site”)

St. Augustine School (the “**School**”) opposes the City of Vancouver and BC Housing rezoning application for the Arbutus Site. The rezoning application proposes the development of a 13 storey supportive housing building with 140 studio apartments on the City owned Arbutus Site (the “**Proposed Development**”). The Proposed Development will be situated on the East side of Arbutus Street, directly across from the School and its playground, at a distance of approximately 18 metres. The student population of the School, including an independently run daycare, will total approximately 500 children aged 2 to 13 years by the start of September 2022. By 2025, a bus loop servicing the terminus station for the Broadway Subway will be located directly to the South of the Arbutus Site and 25 metres from the School.

The School understands that the Proposed Development is intended to provide housing for individuals who are homeless or at risk of homelessness including those who may be marginalized and vulnerable. As a Catholic community, the School recognizes the need for housing and the creation of warm, safe homes which provide necessary and vital supports for people who are marginalized and vulnerable.

While many of the children attending the School are not marginalized, the children attending the School are a vulnerable population and in particular are vulnerable to exposure to substance use, substance paraphernalia, poorly planned traffic crossings, and reduced opportunities for exposure to daytime sunlight. Respectfully naming and voicing the vulnerabilities of the population it serves is a responsibility of the School. Although BC Housing has stated there are many other social housing developments in British Columbia within half a kilometer of schools, the impact of a large supportive housing development, such as the Proposed Development, is different and more immediate when the proposed location is within 18 metres of an elementary school. Any rezoning application for the Arbutus Site can and must address the impact of the Proposed



Development on the School, and the School's position is that the current re-zoning application does not do that.

Situating two vulnerable populations beside each other, whose needs may be different, requires a heightened level of care and attention to ensure that both populations not only co-exist but also succeed and thrive. BC Housing has confirmed it anticipates that substance use and mental health services will be required by residents of the Proposed Development but BC Housing will not require the operator to provide any minimum level of staffing or any minimum level of support services. Instead, BC Housing indicates specific staffing levels and supports will not be known until residents are selected (and could vary often as residents come and go) and those decisions will be made by the operator. BC Housing has developed and holds hundreds, if not thousands, of operating contracts for housing developments in British Columbia. BC Housing is well positioned to ascertain the minimum level of staffing and support services required to address the needs of both the proposed residents and the local community. Given the proximity to the School, without a commitment by BC Housing to require a minimum level of staffing or supports, which would assist in serving both the needs of the proposed residents and the needs of children attending the School, the School opposes the rezoning application.

In a recent meeting with the School, BC Housing acknowledged a community need to provide supportive housing for residents dedicated solely to individuals who do not use substances or are in recovery from substance use. In BC Housing's *February 2020 Larwill Place Report (98 Units)*, one of the challenges noted by staff was the following:

“Staff also mentioned that the harm reduction approach in the building can be a challenge for residents who do not use drugs or who are in recovery. If an individual wants to leave Larwill Place because of this challenge, staff will connect them with other housing resources.”¹

Despite the community need and proximity to the School, BC Housing will not entertain the possibility that the Proposed Development be designated as a residence for individuals who are in recovery or who do not use substances. It is notable that the City's Zoning By-law, Section 11.6.2 prevents a Cannabis store from being developed within 300 m of the property line of an elementary school, but the Proposed Development is unrestricted by the intention of BC Housing to provide substance use services without a parallel commitment to a minimum level of staff or supports. This speaks to the failure of this rezoning application to recognize the unique requirements of situating the Proposed Development 18 metres from the School and it must be rejected on this basis.

The rezoning application, if approved, will exacerbate traffic and pedestrian safety issues that arise from the various contributors to congestion in close proximity to the School. The sidewalks

¹ *February 2020 Larwill Place Modular Supportive Housing Resident Outcomes Results at Six Months after Opening Report*, BC Housing Research Centre, page 10.



and roadways adjacent to the School, and the Arbutus Greenway, are heavily used by children who walk, cycle, and are driven to the School and to and from four other elementary schools and four daycares located within three blocks of the Proposed Development. The geography of the Arbutus Site, which is comprised of a narrow parcel of land situated between the Arbutus greenway and Arbutus Street with no laneway access renders the Arbutus Site unfeasible for the current rezoning application. North of Broadway, Arbutus Street is designated as a neighborhood collector street (a street designated to carry low volumes and pass through predominantly residential areas) which restricts the availability of some traffic calming measures such as the installation of a red light. The proposed rezoning to a density of 140 units will add significant volume to Arbutus Street, West 7th and West 8th which is inconsistent with the collector street designation. Even if many residents do not own vehicles, it can be expected that the volume of drop offs, deliveries, taxis, and emergency vehicles will increase to service the needs of 140 proposed residents. The lack of laneway access drives pedestrian pick up, drop off, deliveries, taxis, and emergency vehicles traffic for the Proposed Development onto adjacent sidewalks and roadways creating congestion and impeding the pathway of children traveling to and from the School and to other nearby schools. The Proposed Development design also calls for an at-grade parkade. Regardless of the location of the parkade in the final design, all potential vehicle access locations to any parkade would be accessible to vehicles only by crossing a sidewalk heavily used by children, increasing interactions between children on foot and bicycles and vehicle traffic.

The rezoning application, if approved, would introduce new interactions between children and traffic which would be compounded by the completion of the bus loop at the corner of Arbutus and West 8th Avenue. Once completed, diesel buses will enter the bus loop via Arbutus Street, directly north of the Proposed Development, to deposit riders at the terminus Broadway Subway station every three minutes during rush hour periods - coinciding with the School's pick up and drop off times. In addition, the Broadway Subway design includes a vehicle pick up and drop off location along West 8th Avenue, again directly south of the Proposed Development, increasing interactions between traffic and children walking and riding their bikes to the School. Accordingly, the School opposes the re-zoning application on the basis that it would introduce additional significant traffic hazards due to the combination of limitations related to the layout of the Arbutus Site, the reasonably anticipated additional volume associated with the both the Proposed Development and the terminus station for the Broadway Subway Project, and the heavy use of the sidewalks and roadways by children attending the School and nearby schools.

Further, the geometry and height of the Development creates significant morning shadowing over the School's playground. Comparative shadow studies provided on the City of Vancouver's website demonstrate that between September to October and February to June nearly the entirety of the School's playground is shadowed by the Proposed Development every morning. While November, December and January have less shadowing – approximately one half of the area of the playground is shadowed every morning - those months also have fewer daylight hours. With up to 500 children using the playground each morning, the impact of shadowing and reduced



St. Augustine School
Founded 1911

EMAIL office@staugustineschool.ca TEL 604.731.8024
2154 West 7th Avenue Vancouver BC V6K 0E3

sunlight on the School's children is significant and the School opposes the rezoning application on this basis.

The School is grateful for the opportunity to voice its opposition to the re-zoning application as currently proposed.

Regards,

Michael Yaptinchay
Principal

Irene Hensel
Parish Education Committee Chairperson

Cc: Catholic Independent Schools of Vancouver Archdiocese
FISA BC
St. Augustine's Parish

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 12:54:08 PM
Subject: [EXT] Supportive Housing along Arbutus Street

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 whom it may concern,\~

I work in the Kitsilano neighborhood and I am opposed to the rezoning of the supportive housing on the Arbutus site. I feel that the close proximity to the school across the street poses a safety concern for the children. In addition, the height of the building and the number of residents is another concern, as I am worried that the residents will not be adequately supported.\~

Thank you for addressing my concerns.

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>
"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: 2/22/2022 9:53:04 PM

Subject: [EXT] Supportive housing and specifically the West 8th Avenue and Arbutus rezoning application

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 Counsellors,

I am writing to you as I have done before about the proposed supportive housing development at 8th Avenue and Arbutus Street in Vancouver. I am opposed to the rezoning application because in its current form I do not think that it would be successful.

I would like to post this email by telling you two of my experiences with the issue of homelessness. In s.22(1) I lived in Kitsilano and s.22(1)

s.22(1)

s.22(1)

He was housed in an SRO in the downtown Eastside. I went to visit him several times and I felt shocked by the conditions but also by the fact that other than one or two support workers the building didn't differ much from a regular apartment - it was not much more than a roof over the heads of a whole lot of people who had significant barriers to healthy living and integration into the community. Given the lack of supports to engage in meaningful change s.22(1) ended up back on the street where other than the lack of

heat conditions were just as good (and in some cases better - he could access a clean bathroom in the nearby MacDonalds and he had a community where he felt he belonged) than he was given by BC Housing.

I appreciate that several things differ about this proposed project, most notably that it is not an SRO and that supports and services have no doubt improved in the past decade. That said based on my second and more recent experience, supports are still inadequate to successfully address the needs of the population this building would house (this has been directly reflected in the news, for example, “Tenants in BC Housing Funded SRO Are Bullied Out of Rooms, Alleges Support Worker” Jan 19, 2022, by Jen St. Denis, TheTyee.ca). \~

On my morning commute I pass a man who I watch get up from his sleeping bag, pack his belonging and leave without a trace of having slept in a restaurant alcove overnight. In speaking with him he told me that he lives on the street because he feels safer there than in supportive housing. He told me how he lived in supportive housing until sometime last year when the building was raided by individuals with weapons and a resident was stabbed. He said violence in the building was a common occurrence and he felt safer living on the street.

Mayor Stewart, in respect of the new complex care pilot you have said “communities throughout B.C. are seeing first-hand what happens when neighbours with complex needs fall through the cracks....what happens when the supportive housing projects are inadequately resourced and planned such that the residents do not have the sufficient access to help and community that they need to become successful again in their lives and communities.\~ What we are seeing happen is squalor, violence and return to the streets since the myriad of needs of these tenants are largely unaddressed due to lack of resources. You also commented that the complex care housing model is effective in addressing these issues.

The complex care model sounds promising. I have read the list of supports that would be offered (namely physical, mental-health and substance-use care) in addition to the supports provided in supportive housing. My grave concern with the rezoning application for 8th and Arbutus is that most people who are at risk of homelessness or who are homeless need most of the types of supports listed for complex care and that the general supportive housing services planned for this rezoning application are inadequate.

I would like to know from you how the people who would be housed in the proposed development at 8th and Arbutus would differ from those needing the new complex care supports? Also I find it interesting that complex care housing is being offered only on a small scale. I believe that supportive housing can only be fully successful on a small scale because that offers an opportunity for residents to feel part of a community and to access sufficient 1-1 support.

My final point is about community. I continue to believe that putting a 140 unit supportive housing complex primarily for individuals who are homeless/at risk of it (who we know from research are predominantly single men), is a mistake in a child and family oriented community. I believe that success of housing requires a fit with the community and I feel strongly that the right fit for this community is a project of much smaller scale (40-50 units), which would focus on single mothers or families struggling to maintain housing, and seniors.

I urge you Mayor Stewart and Vancouver City Counsellors to reject the rezoning application in its current form, and take a meaningful look at options that stand a chance of long term success in the 8th and Arbutus neighbourhood.

Thank you for your time in reading my letter.

Sincerely,

s.22(1)

A 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>
"Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
"O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>
Date: 2/15/2022 10:35:51 AM
Subject: [EXT] Supportive housing proposal, Arbutus St and 8th Ave W

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 have lived at the s.22(1) for the better part of s.22(1)
s.22(1)

Our owners include s.22(1) We are not wealthy elites
banging on a NIMBY drum.

The housing proposal one block away has spurred s.22(1)
s.22(1)

They are s.22(1) who love where they live, and rightly or wrongly,
perceive the pending development as a potential threat to their personal safety.

s.22(1) who built a life for herself here
in Vancouver over the decades. She's devastated by the news that the neighbourhood
is slated to host such a massive development.

I am in favour of advancing the obviously desperate need for housing in Vancouver, but the sheer size of the proposal surprised me.

As you no doubt know, two blocks from the proposed development site, BC Housing operates the 30 unit Linden Tree Place at 2304 West 8th Avenue in conjunction with Kitsilano Neighbourhood House. To my mind, it's the right size and fits in with the community.

A proposed twelve storey, 140 unit development is vastly out of proportion to its surroundings.

I appreciate that the city and the province are attempting to move swiftly and meaningfully to create homes for those who are unhoused. But I urge these authorities to respect the neighbourhoods which will be hosting these facilities by making them reasonably to scale with their surrounding communities.

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>
"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>
AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca
Date: 2/28/2022 1:30:44 PM
Subject: [EXT] Supportive Housing Rezoning Application

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 concerned,

I am against the current rezoning application put forward for the 7th and Arbutus site.~ As a resident of Vancouver, I work in the Kitsilano community, and I feel strongly that the proposal in its latest form is not in the best interests of the community or the city.~ There has been a lack of meaningful consultation, and the ideas, information and opinions gathered during what little consultation has occurred~ seem to have been ignored.~ There is a definite need for supportive housing throughout the city, however, this specific site is too risky.~ It is located directly across~ the street from an elementary school.~ These children are also vulnerable individuals, who have needs that will often be in direct opposition to those of the vulnerable homeless population seeking residence in the new building.~ There has been very little in the way of guarantees regarding the children's safety and security, particularly since it is claimed that the exact population needs of residents living at the supportive housing project are not yet known.~ This has not been well planned out, in order to meet the needs of both these populations safely and successfully, particularly in light of the lack of success previous low-barrier supportive housing has produced in the past.~ Furthermore, the proposed building is not in keeping with the character of the neighbourhood, which has been the city's mandate when issuing rezoning and building licences, particularly surrounding building height.~ This rush to rezoning

appears to be driven not by what is best for the city, the community of Kitsilano, or the people, all the people of Vancouver, but instead by a political agenda.\~ That is not why you were elected.\~ You were elected to represent the will of the people, and as one of those people, I need to make it very clear that I am against this rezoning application for low cost supportive housing IN ITS CURRENT FORM, and urge you to vote no.\~\~

Regards,\~

s.22(1)



From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
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"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@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>

Date: 2/24/2022 9:01:13 AM

Subject: [EXT] This Project Should Not Be Approved

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 do not support the proposed rezoning at 7th and Arbutus for the 140 unit "supportive" housing project that BC Housing and City staff are trying to push through.\~

The project has no services or supports, meanwhile the people who would live there have serious addiction and mental health issues. How can warehousing 140 vulnerable people be considered a successful model?

The area in question is full of families and seniors, so why not look at a project that has a more family friendly model, perhaps mothers and children experiencing homelessness?

Also, like a growing number of Kits residents, we are feeling sidelined and ignored in all of this. The public consultation process has been sadly lacking, and often the City and BC Housing staff are arrogant and dismissive to our concerns.

You are our elected leaders. We put you there and I hope you will listen carefully as the community speaks up.

Please do not support this rezoning proposal.

Thank you for listening.

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/26/2022 6:32:56 PM
Subject: [EXT] Vote "No" to Rezoning application - 2086-2098 W 7th Ave and 2091 W 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 Mayor and Council,\~

I ask that you vote "No" to the BC Housing and City of Vancouver rezoning proposal for 7th and Arbutus.\~\~

The proposed building does not have the supports needed on-site, or even in the neighborhood for the 140 people who will live there with complex mental health and substance use issues.\~How can this be considered a successful model?\~

The proposed model increases the growing public safety fears that people in Vancouver are feeling. We are seeing random acts of violence happening every day. The police now say there are four random attacks every day. How do you think the parents, children, teachers and seniors living and working 18 meters from this proposed building feel?\~\~\~

The proposed building is situated right across the street from an elementary school, a preschool and a toddler park. Mayor Stewart said in the media the other day that "everyone deserves to feel safe in Vancouver" and that he's "working to make the city safer for all of us". Is putting a high-density, low-barrier housing project for the 'hard to house' - 18 meters from 500 children - the way to make the city safer? Do you think these parents, children and teachers will feel safer?\~

There has been a real lack of serious consultation with our neighborhood. Community concerns about the lack of supports for the building and public safety have been ignored by BC Housing and City staff. Given the lack of response by BC Housing and City staff so far, I have no confidence that they will address our concerns should anything occur in the future. We will be ignored just like the residents of Yaletown who are dealing with public disorder, violence, crime; including open use of drugs in parks in front of our children, and discarded used needles and other drug paraphernalia on streets. If this rezoning proposal is approved without the proper neighborhood support, our family community will face the same challenges.

It would be better to turn down the rezoning and bring everyone to the table, including the people who live here, to find a model and size that works.\~Perhaps something for women and children experiencing homelessness might be a more appropriate fit for a family neighborhood. I am asking that you vote against this rezoning and listen to the voters and residents who feel strongly about this proposal.\~

You are our elected leaders. I hope you will listen carefully as the community speaks up.

Please do not support this rezoning proposal.\~

Regards,\~

s.22(1)

From: s.22(1)
To: [Stewart, Kennedy](#)
Cc: [Boyle, Christine](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Kirby-Yung, Sarah](#); [Dominated, Lisa](#); [Swanson, Jean](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Wiebe, Michael](#)
Subject: [EXT] We hope you all listen to all the community concerns
Date: Thursday, February 24, 2022 9:11:51 AM

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 understand there is a 2nd rezoning application for social housing and 8th.

I'm a long time resident in the area (about 5 blocks away). Do any of you live nearby?

I'm extremely concerned about this proposal.

Surely the city and province have other sites available in Vancouver for this project?

Why is this particular site being targeted, its simply in the wrong location for this type of use.

I'm not against social housing, in fact i support it, but we need to make good long-term decisions on the best locations.

Also located right across the street from a school???

9 out of 10 people would say this is wrong....

Please listen to all the concerned voices.

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>
AG.minister@gov.bc.ca
david.eby.mla@leg.bc.ca
george.heyman.mla@leg.bc.ca
Date: 2/16/2022 6:30:10 AM
Subject: [EXT] West 8th Avenue at Arbutus Street Supportive Housing

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 do not support the West 8th Avenue at Arbutus Street Supportive Housing proposal in its current form. I believe it to be too large and not appropriately inclusive.

The proposed 140-unit, 12 story development is inconsistent with other supportive housing development which have been appropriately designed to blend into neighborhoods. This includes the 62-unit, 9 story Sanford Apartments in Fairview (1601 W 7th Ave) and the 3 story, 51-unit Dunbar Apartments in Dunbar (3595 W 17th Ave).

The proposed development will be the tallest building ever built south of 4th avenue in Kitsilano. In physical stature, it is undeniably inconsistent with the character and context of the neighbourhood, regardless of it being supportive housing. Such a large supportive housing structure has real potential to be stigmatized in the neighborhood. A more subtle approach would facilitate integration.

On the topic of integration, it is important to note that Kitsilano is a neighborhood rich with parks and schools. By limiting this building to individual units, I believe the

planners are missing an opportunity to integrate families, especially children. The proposal should include units for couples and families.

This letter serves to memorialize my objection to the West 8th Avenue at Arbutus Street Supportive Housing proposal in its current form.

s.22(1)



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](#); [Mochrie, Paul](#); [O'Donnell, Theresa](#)
Cc: AG.minister@gov.bc.ca; david.eby.mla@leg.bc.ca; george.heyman.mla@leg.bc.ca
Subject: [EXT] Proposed BC Housing Development, Arbutus and West 7th/8th
Date: Monday, February 28, 2022 3:22:50 PM
Attachments: [image0.jpeg](#)

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 voice my opposition to the BC Housing Development planned for Arbutus and West 7th/8th. A single-room occupancy unit does not make sense for this neighbourhood full of children, seniors and families. After following on Twitter what is happening with these types of units with minimal wrap around services of 1 to 2 people per shift, this is not enough for me to want to support this proposal.

As a registered voter I cannot emphasize enough how warehousing people has not worked in the past without proper staffing and actual help to provide these individuals to get better as opposed to enabling which a lot of the council seems to support. The housing on Fir and West 7th is scary to walk by at times with my son. On sunnier days this is what it looks like across from the housing on Fir:



I can already see this happening at Delamont park which was a great preschool park to take my son to play at when he was younger.

This is completely frustrating and infuriating things like this get approved to council without actually consulting with the neighbourhood which it will impact. As elected officials I urge you to listen to the opposition of this type of SRO housing. It would make more sense to make this family type housing for the neighbourhood. I've never been active during civic elections but because of how this city has been run since 2018, I will be making sure everyone I know who lives in the city of Vancouver comes out to vote for proper change.

Sincerely,

s.22(1)



