

File No.: 04-1000-20-2022-139

May 3, 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 18, 2022 under the *Freedom of Information and Protection of Privacy Act, (the Act)*, for:

Electronic submissions from the public to the Shape Your City inbox regarding the rezoning application for 2086 - 2098 West 7th Ave and 2091 West 8th Ave from Nov. 1 - 30, 2021.

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-139); 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)

:ma

Survey Responses

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

Shape Your City Vancouver

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





Respondent No: 534

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 536

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 537

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 538

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 539

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 540

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Child safety is our top priority!!!!!! Vancouver city is being ridiculous on brining up this proposal! The site is right across an elementary and a preschool! IF your child is studying in that school, how do you feel???? There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 541

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 542

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

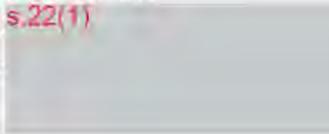
not answered



Respondent No: 543

Login: s.22(1)

Email:



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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 544

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 545

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 546

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

BC Housing's rezoning proposal should be rejected in its current form for the following reasons: 1. The proposal has completely ignored input from the community at the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: a) No change to height of building. At 13 floors, it's one storey higher than previously proposed. b) The building clearly shows significant shadowing to adjacent school building and playground in the morning hours throughout the year. c) There should only be modest building height increases from current zoning standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Proposed building is 4 x the permitted height of current RM-4 zone. d) The proposed building concentrates 5.9x the density permitted in the RM-4 zone. The setbacks proposed are significantly smaller than the current standards. The proposed design also lacks articulation at the ground level and as a consequence leads to poor human interaction and streetscape. e) Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with less residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). f) BC Housing guidelines have previously stated 40-50 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community (<https://bchousing.org/publications/Rapid-Response-Homelessness-Program-Framework.pdf>). g) No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. h) No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. 2. Project rendering of the supportive housing proposal is deceptive. a) It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. b) Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. c) It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and low barrier supportive housing (transition from homelessness). d) It fails to describe the neighborhood into which this proposed facility would be built. (There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south.) 3. Supportive housing can work in our neighborhood. a) Our community knows it's possible because the parish and school has nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. b) We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. c) Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. d) BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. e) BC Housing's level of care is totally insufficient for 140 tenants. f) Most BC Housing supportive housing complexes are much smaller than what is being proposed here. 4. Child safety is our top priority. a) There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. b) Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. c) Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. d) Other cities in the province and elsewhere have policies to maintain minimum distances from schools, women's recovery shelters from housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

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

Q3. **I would like to be contacted about this application in the future** not answered



Respondent No: 547

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 548

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 549

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

Lack of alignment with community, schools, building specs.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 550

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

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

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



Respondent No: 551

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

The proposal has completely ignored input to the Let's Talking Housing BC public feedback sessions in March 2021. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. For the above reason, I oppose this rezoning application.

Q2. Your overall position about the application Opposed

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



Respondent No: 552

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 553

Login: s.22(1)

Email:

Responded At: Nov 01, 2021 12:51:52 pm

Last Seen: Nov 01, 2021 12:51:52 pm

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 554

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 555

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

This proposed building is WAY to large for this community.

Q2. Your overall position about the application Opposed

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



Respondent No: 556

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 557

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Support

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



Respondent No: 558

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 559

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 560

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 561

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

We have concerns about the BC Housing's rezoning proposal. We are s.22(1) and we have had issues with vagrancy, loitering, littering (as well as urination) and drug use outside our building. We service families including young children and we have concerns about the safety and confirm of our patients and staff. BC Housing's rezoning proposal should be rejected. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate concerns. For example: No change to height of building. At 13 floors, it's one storey higher than previously proposed. The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. BC Housing's level of care is totally insufficient for 140 tenants. Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. Sincerely, s.22(1)

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 562

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 563

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 564

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 565

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 566

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 567

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 568

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 569

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. • The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. • This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. • For example: • No change to height of building. At 13 floors, it's one storey higher than previously proposed. • The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. • There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. • Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). • BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. • No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. • No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. • It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. • Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. • It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). • It fails to describe the neighborhood into which this proposed facility would be built. • There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. • We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. • We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. • Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. • BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. • BC Housing's level of care is totally insufficient for 140 tenants. • Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. • There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. • Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. • Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. • Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

Q2. Your overall position about the application Opposed

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



Respondent No: 570

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. • The proposal has completely ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. • This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate our concerns. • For example: • No change to height of building. At 13 floors, it's one storey higher than previously proposed. • The building clearly shows significant shadowing to our school classrooms, resource center and playground in the morning hours throughout the year. • There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. • Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). • BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. • No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. • No consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Project rendering of the supportive housing proposal is deceptive. • It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. • Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. • It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). • It fails to describe the neighborhood into which this proposed facility would be built. • There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. Supportive housing can work in our neighborhood. • We know it's possible because we have nearly 20 years of experience working with a long-standing supportive housing initiative – Sancta Maria House -- for women suffering from alcohol and drug abuse. • We believe in a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. • Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. • BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. • BC Housing's level of care is totally insufficient for 140 tenants. • Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Child safety is our top priority. • There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. • Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. • Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. • Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 571

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

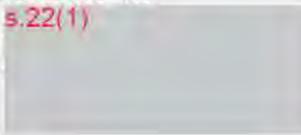
not answered



Respondent No: 572

Login: s.22(1)

Email:



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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Support

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



Respondent No: 573

Login: s.22(1)

Email:



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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 574

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 575

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

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

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



Respondent No: 576

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

Too close to a school, let alone an elementary school

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 577

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 578

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

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

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



Respondent No: 579

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Support

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



Respondent No: 580

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 581

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 582

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 583

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 584

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Opposed

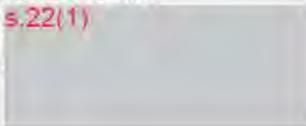
Q3. I would like to be contacted about this application in the future Yes



Respondent No: 585

Login: s.22(1)

Email:



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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 586

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

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

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



Respondent No: 587

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

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

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



Respondent No: 588

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

Too dense .Building should be lower in keeping with the area.

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

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



Respondent No: 589

Login: s.22(1)

Email:



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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 590

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

Opposed

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 591

Login: s.22(1)

Email:



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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 592

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 593

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 594

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 595

Login: s.22(1)

Email:



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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 596

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

Please keep it residential ONLY!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 597

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 598

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 599

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 600

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

Who in their right mind would put social housing next to a school?

Q2. Your overall position about the application Opposed

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



Respondent No: 601

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

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

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



Respondent No: 602

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 603

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 604

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 605

Login: s.22(1)

Email:



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

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

IP Address: n/a

Q1. Your comments

Concerned about increased rate of corm close to a school.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 606

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

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

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



Respondent No: 607

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

This location has schools surrounded and very concern the safety and environment issues for the this neighborhoods community.

Q2. Your overall position about the application Opposed

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



Respondent No: 608

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 609

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 610

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 611

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Opposed

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



Respondent No: 612

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Mixed

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



Respondent No: 613

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

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

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



Respondent No: 614

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 615

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. The proposal has completely ignored the community's input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Nothing has changed from the first proposal and there has been no attempt to accommodate the concerns of the community/neighbours. For example: - There is no consideration of the overall safety impacts of a large supportive housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. - Child safety should be the top priority. There are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink. - Despite many proposals from the community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely. - Only a very serious lack of planning would allow a very busy end-of-line subway and bus loop, a large supportive housing complex, in an already congested traffic area, with nearby liquor and cannabis outlets to be located so close to over 400 school children. - Other cities in the province and elsewhere have policies to maintain minimum distances from schools and housing facilities like this, for example, Penticton has set a minimum distance of 150 metres. - No change to height of building. At 13 floors, it's one storey higher than previously proposed. - There should only be modest building height increases from current standards as recommended by the Broadway Plan to ensure the building fits into the neighborhood. - The building clearly shows significant shadowing to St. Augustine's classrooms, resource center and playground in the morning hours throughout the year. - BC Housing's level of care is totally insufficient for 140 tenants. Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day). - BC Housing guidelines have previously stated 50-60 units as the target for supportive sites, and this aligns with best practices for successful integration into the community for the benefit of the tenants and the community. - No change to create a more diverse group of tenants to include single parents, seniors or those with accessibility issues. - Project rendering of the supportive housing proposal is deceptive. It gives the appearance of an open space to the north and west of the proposed building and an almost park-like setting with beautiful trees to the south. But to the south will be the new terminus Arbutus Station and Bus Loop. - Rather than a tree-filled space, every couple of minutes during rush hour an articulated bus will be pulling into that "beautiful park-like setting" with thousands of passengers moving from subway or bus. The corner is already tight as the road narrows northbound at 7th Avenue. - It erroneously describes the units as "social housing" when BC Housing has described the project as "supportive housing". There is a substantial difference between social housing (which is subsidized housing) and supportive housing (transition from homelessness). - It fails to describe the neighborhood into which this proposed facility would be built. There is an elementary school and child care centre right across the street to the west. A women's recovery home backs on the property across the most narrow part of the Arbutus Greenway. There is a children's park to the north. In addition, a terminus sky train station will be adjacent to the south. - There should be a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing. - Making a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities. - BC Housing's proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. Living spaces should be more diverse than exclusive single resident units as currently proposed. - Most BC Housing supportive housing complexes are much smaller than what is being proposed here. Despite many proposals from our community to reduce the risk of these developments which are so close to a school --- almost all have been rejected or delayed indefinitely.

Q2. Your overall position about the application Opposed

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



Respondent No: 616

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Support

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



Respondent No: 617

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

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

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



Respondent No: 618

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

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

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



Respondent No: 619

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 620

Login: s.22(1)

Email:

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

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

IP Address: s.22(1)

Q1. Your comments

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

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 621

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

Oppose

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 622

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

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

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



Respondent No: 623

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application Mixed

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



Respondent No: 624

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 625

Login: s.22(1)

Email:

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

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

IP Address: n/a

Q1. Your comments

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

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 626

Login: s.22(1)

Email:

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

Last Seen: Nov 03, 2021 15:33:49 pm

IP Address: n/a

Q1. Your comments

I think the addition of social housing is needed in this city and I think this is a good place for it. HOWEVER I've heard rumours that the social housing will cater to males who are in rehab of some kind or have recently left jail. The housing should be allocated to single parent families with the focus on women, children and the elderly. Please take into consideration that the building is adjacent to an elementary school as well as a women's safe house around the corner. Having social housing for males only would only create problems. Please give women, their children and the elderly priority.

Q2. Your overall position about the application Mixed

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



Respondent No: 627

Login: s.22(1)

Email:



Responded At: Nov 03, 2021 15:46:31 pm

Last Seen: Nov 03, 2021 15:46:31 pm

IP Address: n/a

Q1. Your comments

The size of this building is too tall for the neighborhood. Also it does not make sense to put that building next to a school.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 628

Login: s.22(1)

Email:



Responded At: Nov 03, 2021 16:28:17 pm

Last Seen: Nov 03, 2021 16:28:17 pm

IP Address: n/a

Q1. Your comments

s.22(1) and think it is a bad idea to put this social housing building next to the pre-school and elementary school-- that much is obvious, I'm not even sure how this idea has progressed any further upon knowing that. The building design is an eyesore. I want density in this area and we should get rid of the height restrictions, but this location for social housing (and a very ugly building) is not the best idea, and only the best ideas should succeed. An alternate idea would be to build a regular rental building in the same location (since this area is mainly renters anyways) or condos for purchase (at least 6 stories, preferably taller), but not social housing right there next to the pre-school and elementary school... I mean, come on lol.

Q2. Your overall position about the application Opposed

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



Respondent No: 629

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 16:57:39 pm

Last Seen: Nov 03, 2021 23:42:04 pm

IP Address: s.22(1)

Q1. Your comments

1. How it affects the immediate surroundings - this proposal does not fit at this location. The proposed use of social housing should not be adjacent to an elementary school on one side and a toddler's playground on the other side. This is a potential safety hazard and very uncomfortable for all young children using these existing facilities and their parents. Second, the proposed height of the building does not fit with the neighborhood. The surrounding area does not have any buildings near that high and if constructed would not only destroy the neighborhood ambiance but set a precedence for other tall buildings to follow. This proposal should not be approved.

Q2. Your overall position about the application Opposed

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



Respondent No: 630

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 17:02:14 pm

Last Seen: Nov 03, 2021 17:02:14 pm

IP Address: n/a

Q1. Your comments

Ugly ,Too Tall ,sticks out like a sore thumb! Totally inappropriate for the neighbourhood

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 631

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 19:52:08 pm

Last Seen: Nov 03, 2021 19:52:08 pm

IP Address: n/a

Q1. Your comments

It should not be used for social housing for the homeless, nor drug injection site. There are many preschool, elementary schools, especially one right across the street from the site. The liquor store right near Broadway and Arbutus is not a good location for recovering drug/alcohol addicts as well. If it is purely to help with low income families, or the elderly, it is a nice proposal. But drugs, and addicts should not be introduced into a children populated area.

Q2. Your overall position about the application Opposed

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



Respondent No: 632

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 19:58:25 pm

Last Seen: Nov 04, 2021 02:53:50 am

IP Address: s.22(1)

Q1. Your comments

I think it looks good. I strongly approve.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 633

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 19:59:06 pm

Last Seen: Nov 03, 2021 19:59:06 pm

IP Address: n/a

Q1. Your comments

Due to the residential building being opposite a School and a children's playground. What will the screening process be for the potential tenants.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 634

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 21:16:04 pm

Last Seen: Nov 03, 2021 21:16:04 pm

IP Address: n/a

Q1. Your comments

There couldn't be a more inappropriate and unsuitable building to drop into a 2-3 story neighborhood, with a children's park and young Children's school. It resembles a Soviet Politburo building or prison from 20th century USSR. I also can't imagine a 140 unit building with only 6 parking spaces. Visitors, staff, and some residents might need a place to park, as well, and will soak up the street parking in the area. And, the volume of a single building containing the same number of people who are inhabiting both sides and spread out along the single blocks in the area seems wildly out of sync with the quiet, family orientated houses and apartments in the surrounding blocks. And, where are these inhabitants going to spend their days? Hanging out in the Children's Park across 7th Avenue, smoking and driving out the families and kiddies that this park is dedicated to.

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

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



Respondent No: 635

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 22:01:07 pm

Last Seen: Nov 04, 2021 05:01:07 am

IP Address: s.22(1)

Q1. Your comments

Love this! Great use of space near bike paths and walkable amenities. More income diversity in the neighborhood will be a welcome addition to the culture

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 636

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 22:27:39 pm

Last Seen: Nov 03, 2021 22:27:39 pm

IP Address: n/a

Q1. Your comments

Is this serious? If I understand this correctly, the city wants to place a city sponsored crack and rape den next to an elementary school? How about you don't raise the property taxes! s.22(1) in the neighbourhood and the last thing we need is rents increasing because some hacks in city hall are too rich too comprehend the impact they have on every day citizens. You are driving hard working normal people from this city because of arrogance of city hall. Time to pack up and leave.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 637

Login: s.22(1)

Email:

Responded At: Nov 03, 2021 22:45:41 pm

Last Seen: Nov 03, 2021 22:45:41 pm

IP Address: n/a

Q1. Your comments

I strongly object to this proposal. This is the wrong location for such an ambitious project. The building would completely change the character of the surrounding neighbourhood. The building is about 10 storeys too high, and the density is about 10 times too much for the area, especially considering the location being next to the terminus of the skytrain extension, and being surrounded by schools. Please scrap this glaring error and either find another location for this building or drastically scale down its size.

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

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



Respondent No: 638

Login: s.22(1)

Email:



Responded At: Nov 04, 2021 06:45:27 am

Last Seen: Nov 04, 2021 06:45:27 am

IP Address: n/a

Q1. Your comments

Not suitable for the area with surrounds schools in close proximity.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 639

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 07:10:53 am

Last Seen: Nov 04, 2021 07:10:53 am

IP Address: n/a

Q1. Your comments

I am very concerned about the location of the housing as it's directly across from, and overlooking, an elementary school. It'll be putting children too close to a risky environment. While I believe social housing is good, I don't believe it should impact the lives of one of our most vulnerable and impressionable populations: children. Please reconsider.

Q2. Your overall position about the application Opposed

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



Respondent No: 640

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 08:47:59 am

Last Seen: Nov 04, 2021 08:47:59 am

IP Address: n/a

Q1. Your comments

I am completely opposed to a building of this size and design being built in the Broadway and Arbutus area.

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

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



Respondent No: 641

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 10:39:30 am

Last Seen: Nov 04, 2021 17:39:30 pm

IP Address: s.22(1)

Q1. Your comments

It's good to see supportive housing being built. The height should be reduced to 125'. Typically floor to floor heights are about 8.5 - 9' but this project proposes those at 10.5' which is not typical. This sets a bad precedent for future projects of over-height proposals due to increases in floor to floor heights. I don't support the proposed 152' but would consider supporting 125' if I could view shadowing diagrams with a particular focus on the shadow impacts on children's play spaces to the north and west. The shadowing during the winter months of the school yard and Delamont park is particularly worrisome because these spaces are very well used by children and their parents.

Q2. Your overall position about the application Opposed

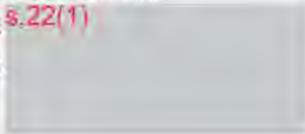
Q3. I would like to be contacted about this application in the future Yes



Respondent No: 642

Login: s.22(1)

Email:



Responded At: Nov 04, 2021 14:28:48 pm

Last Seen: Nov 04, 2021 14:28:48 pm

IP Address: n/a

Q1. Your comments

The tower at 13 stories is too high. It is incompatible with the surrounding buildings on Broadway which are a maximum of 6-7 stories. The height should be lowered to fit in with the character of the neighborhood.

Q2. Your overall position about the application Opposed

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



Respondent No: 643

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 15:58:15 pm

Last Seen: Nov 04, 2021 15:58:15 pm

IP Address: n/a

Q1. Your comments

This supportive housing proposal is being met with much criticism and opposition from local residents. Does this mean Kitsilano neighbours do not want to help the homeless? Of course they do, but the logistics of placing a twelve story building directly adjacent to multiple schools, a children's park, and several liquor stores is poor planning. The City has rejected the application from a developer for an eleven story building at Broadway and Arbutus and now they are trying to rapidly pass the supportive proposal through. This is a bad idea. The residents that would occupy the 150 resident supportive housing building have individual backgrounds, some with complex drug addictions that would require special medical care by trained professionals. The City does not guarantee safety for the nearby schools and this causes fear and apprehension from the schools' parents, and major concerns that it will lead to a hollowed out neighbourhood as people choose to send their kids elsewhere and leave this family area. Children and families should feel safe within their buildings, and in the playground directly opposite. It's also worth nothing that many in Kitsilano are not opposed to this development outright, but the number of residents and storeys should be drastically scaled down to fit with the three-storey rises of the neighbourhood. Before passing this through, please listen to the community, its neighbours, schools, and the lasting legacy to the area that many have called home for decades. If you pass this proposal through, I guarantee that none of the city council will be re-elected by the Kitsilano voting block.

Q2. Your overall position about the application Opposed

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



Respondent No: 644

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 19:34:06 pm

Last Seen: Nov 04, 2021 19:34:06 pm

IP Address: n/a

Q1. Your comments

In no way does this building fit with the character of the neighbourhood - something that is continually touted by the various agencies pushing this project. It is completely out of scale and the initial design is a vastly larger footprint than the original design indicated. And concentrating 140 individuals with complex needs into one building without sufficient onsite mental health and addictions support will fail. A smaller building with a lesser number of tenants would be fine; housing for low-income families, particularly for single mums would be welcome. This is not, it will fail and the neighbourhood will be forever changed in a negative way. I plan on listing my home and selling before the doors open.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 645

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 17:49:40 pm

Last Seen: Nov 04, 2021 17:49:40 pm

IP Address: n/a

Q1. Your comments

I disagree with this project affect the area and changes the current ufamily environment. I would prefer that my taxes Been used in a more efficient way and where really are needed.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 646

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 18:54:54 pm

Last Seen: Nov 04, 2021 18:54:54 pm

IP Address: n/a

Q1. Your comments

Great looking project, I hope we continue to see this level of density on the West Side.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 647

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 18:13:24 pm

Last Seen: Nov 04, 2021 18:13:24 pm

IP Address: n/a

Q1. Your comments

There are 140 units but only 6 parking spaces? The Arbutus street is quite narrow at that section so I wonder if you intentionally eliminate the parking spaces. The School of St. Augustine, playground, and future skytrain are just on the opposite side to this project. I hope you can consider the impact on the traffic in the neighborhood. Thanks

Q2. Your overall position about the application Mixed

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



Respondent No: 648

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 19:39:23 pm

Last Seen: Nov 04, 2021 19:39:23 pm

IP Address: n/a

Q1. Your comments

This building is way, way, way too tall for this neighbourhood. It completely dwarfs all the surrounding structures. I understand an application for another building nearby at 11 stories was rejected as "too tall". To now propose a 13 storey tower is ridiculous and wrong!

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

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



Respondent No: 649

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 20:18:42 pm

Last Seen: Nov 04, 2021 20:18:42 pm

IP Address: n/a

Q1. Your comments

I am not opposed to social housing, but I am very opposed to several aspects of this project: - 6 parking spots will cause a major parking problem. People who live in social housing may have a car or aspire to have one. They may get a job that requires a car. Having 140 units means there will be a lot more than 140 people living there. Even if only 6 people had cars, 154 bicycle parking spots would not be enough for that number of people. The parking will be a nightmare. And if you attempt to pursue "permit only" parking on all Vancouver residential streets, you will be persecuting those people living in the social housing development who want a car, or need a car for their job. - The height of the building is much higher than any other building in the neighbourhood. There are not even 13 story building North of 4th. It will be out of proportion - There are still some unknowns that the website does not describe: are there more than 140 units in the development? Are there addition market value units? If there are, then the parking situation becomes even worse.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 650

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 20:30:09 pm

Last Seen: Nov 04, 2021 20:30:09 pm

IP Address: n/a

Q1. Your comments

I'm very much in favour of this initiative. It's important to me that we have mixed communities and support folks in greater need.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 651

Login: s.22(1)

Email:

Responded At: Nov 04, 2021 21:12:16 pm

Last Seen: Nov 04, 2021 21:12:16 pm

IP Address: n/a

Q1. Your comments

This is so out of line with the area's current density and size of buildings. Plus it is going to add so much added density and "traffuc"to an already extremely congested area (try driving north on Arbutus and turning on to 4th Ave at any peak times, with pedestrians, bikers, cars — traffic is already extremely slow moving and backed up for blocks). Increasing the density this much in an area that is already going to experience extreme increases in "traffic" from the new skytrain doesn't consider the logistics of the area. This area is already a bottle neck with many crosswalks, lots of pedestrians, school pick-ups and drop-offs, biking streets, and skytrain traffic to come.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 652

Login: s.22(1)

Email:



Responded At: Nov 04, 2021 21:48:32 pm

Last Seen: Nov 04, 2021 21:48:32 pm

IP Address: n/a

Q1. Your comments

With the building being right next to a school, there could be safety concerns. As well, with the area being mainly low-rise buildings it will change the surroundings quite a lot.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 653

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 07:07:13 am

Last Seen: Nov 05, 2021 14:09:01 pm

IP Address: s.22(1)

Q1. Your comments

Fully agree with this new project. Will bring new energy to Kits

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 654

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 08:35:58 am

Last Seen: Nov 05, 2021 08:35:58 am

IP Address: n/a

Q1. Your comments

Generally I am opposed to this proposal, largely due to the lack of foresight and planning on behalf of the city and the housing agency to adequately read the room. There are a multitude of issues with this proposal which I would like to address: - Firstly based on the basic massing and planning guidelines the city provides for the area, I am perplexed how one can propose such a structure within a locality of nominally 3-4 storey buildings. The building is grossly oversized at the height and FSR it proposes, most notably given the city recently rejected a proposal with less height situated on the Broadway corridor (2103 W Broadway / 8 Feb 2021). - Secondly the design and layout of the building makes very little use of the size of the site, instead lop siding the design into a larger, taller mass while the building could be sized better to the locality while maintaining overall FSR. My concern is that the heritage and feel of the neighbourhood will be grossly changed in the future by paving the way for excess density for other developers. Moreover, the street and locality is not suited for buildings of this density, and while I respect the position adjacent a future transit hub, the reality is that deliveries, garbage and services are still required to access the building and need adequate street space to do so. - Thirdly lets talk about the use. I am not sure how, or who decided that providing a space like this for at-risk and homeless people, largely those who are unfortunately mixed up with drugs, decided it would be best placed adjacent a park, a school and a church. The least this proposal could do to address these issues is to provide a safe injection and mental health care within the facility, but yet it is boldly lacking a fix for the problems it will bring to the neighbourhood. Currently the neighbourhood is a desirable and safe one, and I have grave concerns that the quantity and type of residents this proposal will bring is in excess to the currently population of residents of that type in the neighbourhood, vastly changing the shape, safety and community aspect. While I respect that housing and especially mental health advice should be provided to at-risk people, it should also come with a solution to fix the problem, and this is not it. What is being done here is to spread the problem across the city, a problem that so many Vancouverites have supported and funded to fix, and have spent years working hard to avoid for themselves, with the city letting both sides down.

Q2. Your overall position about the application Opposed

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



Respondent No: 655

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 08:40:52 am

Last Seen: Nov 05, 2021 08:40:52 am

IP Address: n/a

Q1. Your comments

I do not think this planned building is appropriate for the area and the sizing of the building is too large for the area. The buildings in this area are not anywhere close to 13 storeys so immediately this building would look out of place. The location is not ideal, it will be one block away from an elementary school, daycare, and a park where young families take their children. 2 liquor stores are within 2 blocks and with some tenants likely struggling with drugs/addiction issues I am sure parents from the elementary school would not be pleased with having potential issues stemming from the tenants. Many supportive housing neighborhoods have an increased rate of crime around it, so why is this one block away from an elementary school? With the new subway station construction starting, this will only increase traffic issues as well. I think this planned building size should be scaled back and the rules for the occupants should be revised, I do not think this building is a good fit at all for this neighborhood currently.

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

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



Respondent No: 656

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 08:41:52 am

Last Seen: Nov 05, 2021 08:41:52 am

IP Address: n/a

Q1. Your comments

The proposal is too large and too high. It is across the street from an elementary school and from a very active children's playground. A large social housing project on this site is not appropriate. While we support social housing throughout the city, this large and tall project seems excessive for the site and the neighbourhood. A 4 story building would be appropriate for the area. Also, the height of the proposed building will mean that the children's park is constantly shaded. There are no other tall buildings in the neighbourhood. This project would stick out like a sore thumb.

Q2. Your overall position about the application Opposed

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



Respondent No: 657

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 09:16:12 am

Last Seen: Nov 05, 2021 09:16:12 am

IP Address: n/a

Q1. Your comments

The proposed residence is for at-risk individuals without children - no children are to be allowed! I fully agree these at-risk individuals need help and housing, but placing them within 50 meters of the Catholic elementary school, 200 meters from a liquor store, 300 metres of Tennyson Elementary school, 500 meters from Henry Hudson elementary, and near the nearby battered women's shelter is incredibly risky given the potential for substance abuse recidivism, s.22(1)

s.22(1) I would fully support this facility for homeless or at risk women-led families and youth under 19. s.22(1)
s.22(1)

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 658

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 09:17:46 am

Last Seen: Nov 25, 2021 23:07:21 pm

IP Address: s.22(1)

Q1. **Your comments**

Testing

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

Mixed

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

Yes



Respondent No: 659

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 09:17:53 am

Last Seen: Nov 05, 2021 09:17:53 am

IP Address: n/a

Q1. Your comments

This is a terrible idea. We should not be putting social housing in Kits, directly beside schools and senior homes. Also the building is way to tall for the surrounding area. Don't do this!

Q2. Your overall position about the application

Opposed

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

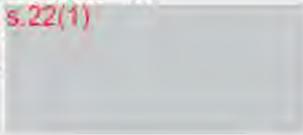
Yes



Respondent No: 660

Login: s.22(1)

Email:



Responded At: Nov 05, 2021 10:20:32 am

Last Seen: Nov 05, 2021 10:20:32 am

IP Address: n/a

Q1. Your comments

Not in favour of this project as it is near a school, daycare and playground

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 661

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 11:44:01 am

Last Seen: Nov 05, 2021 11:44:01 am

IP Address: n/a

Q1. Your comments

NO DEVELOPMENT WITHOUT PUBLIC CONSULTATION. YOU work for US and you will be brought to heel.

Q2. Your overall position about the application Mixed

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



Respondent No: 662

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 11:46:41 am

Last Seen: Oct 31, 2021 18:45:02 pm

IP Address: s.22(1)

Q1. Your comments

Completely opposed.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 663

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 12:03:54 pm

Last Seen: Nov 05, 2021 12:03:54 pm

IP Address: n/a

Q1. Your comments

This is without question a blight on the neighbouring residents and the adjacent school. This construction belongs on West Broadway on the SkyTrain property. The height is offensive

Q2. Your overall position about the application Opposed

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



Respondent No: 664

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 12:05:27 pm

Last Seen: Nov 05, 2021 12:05:27 pm

IP Address: n/a

Q1. Your comments

Who is behind this project? Who will be running the place?

Q2. Your overall position about the application Mixed

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



Respondent No: 665

Login: s.22(1)

Email:



Responded At: Nov 05, 2021 12:09:00 pm

Last Seen: Nov 05, 2021 12:09:00 pm

IP Address: n/a

Q1. Your comments

I don't want kits to be any more crowded and congested than it already is, and I'm not convinced that making this a "supportive housing" building won't draw in the wrong crowd and turn a nice neighbourhood into a needle-infested wasteland like Gastown.

Q2. Your overall position about the application Opposed

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



Respondent No: 666

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 12:11:58 pm

Last Seen: Nov 05, 2021 12:11:58 pm

IP Address: n/a

Q1. Your comments

We need this project.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 667

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 12:31:16 pm

Last Seen: Nov 05, 2021 12:31:16 pm

IP Address: n/a

Q1. Your comments

This building is too close to schools and a women's shelter to be safe for the neighborhood. 13 stories is out of range for this neighborhood. Please reconsider the location and size of this project..

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 668

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 13:11:06 pm

Last Seen: Nov 05, 2021 13:11:06 pm

IP Address: n/a

Q1. Your comments

With regards to social housing what kind of demographics are you targeting here? Are we talking about families, single parents or seniors? Or are you expecting folks with substance abuse and mental health problems like in the downtown eastside? If it is the latter then you are proposing this next to an elementary school with young kids? Are you kidding me!? Also how will the construction of this project affect traffic down the arbutus corridor & broadway? With a building of this size and scope can we expect major disruptions in order to upgrade existing infrastructure like sewage systems? How long will this take and how do expect to reroute vehicle and foot traffic in the meantime?

Q2. Your overall position about the application

Opposed

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

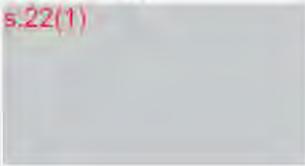
not answered



Respondent No: 669

Login: s.22(1)

Email:



Responded At: Nov 05, 2021 14:03:33 pm

Last Seen: Nov 05, 2021 14:03:33 pm

IP Address: n/a

Q1. Your comments

This is a terrible idea. The building should be maximum 6 storeys. Thirteen is way too much.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 670

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 14:30:11 pm

Last Seen: Nov 05, 2021 21:33:50 pm

IP Address: s.22(1)

Q1. Your comments

s.22(1) from the proposed site. I think it's an excellent project and I would be very happy to have it in my neighbourhood.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 671

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 14:59:41 pm

Last Seen: Nov 05, 2021 22:07:04 pm

IP Address: s.22(1)

Q1. Your comments

Size and structure not conducive to the area. Too close to School, Daycare and park. Will shadow lower buildings next door. Design and size will totally negatively impact our neighbour. Hard enough that we have to deal with increase of pedestrian traffic due to Skytrain. Will DESTROY the whole character of the neighbourhood. If something has to be built on this sight, no taller than 6 stories and developed for family occupancy.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 672

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 15:35:38 pm

Last Seen: Nov 05, 2021 15:35:38 pm

IP Address: n/a

Q1. Your comments

This development is too large both in height and scale for the area. If the city feels it necessary to introduce social housing into the area then I suggest taking a more graduated approach. Something 4 stories with capacity for 30 people would be more appropriate.

Q2. Your overall position about the application Opposed

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



Respondent No: 673

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 15:43:51 pm

Last Seen: Nov 05, 2021 15:43:51 pm

IP Address: n/a

Q1. Your comments

The building should be focusing on 2-4 bedroom units - not bachelor units as Kits is a family neighborhood. The location is not ideal. There is a school and park right there. There is also a liquor store across the street (bad idea!) The building height is not in line with Kits neighborhood - it is too tall.

Q2. Your overall position about the application Opposed

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



Respondent No: 674

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 16:04:05 pm

Last Seen: Nov 05, 2021 16:04:05 pm

IP Address: n/a

Q1. Your comments

With the recent heat dome and climate crisis, why is the city turning green spaces which help cool our city into concrete heat generators? Not to mention the beneficial qualities that green spaces have on human's mental health.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 675

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 16:14:21 pm

Last Seen: Nov 05, 2021 16:14:21 pm

IP Address: n/a

Q1. Your comments

I am concerned about the building's height /location on the north side side of West Broadway. If this were being considered for the south side of W Broadway, it would blend in better with the already taller format on that side. There are a number of city-owned lots around the beginning of the Arbutus corridor near Fir St. Why not place housing of this nature into those spots - possibly more than one location required to meet the units. As a resident of Kits, I am very worried about the lack of parking proposed for a structure of this size. 6 spots for a building of this height with 140 units is ridiculously low. This will cause people to park their vehicles for long overnight stretches in front of other buildings and homes. Seeing as this is a new build, why not dig down and create a reasonable number of parking spaces now. They could even be earmarked for future rental to other Kits residents if it turns out not all parking is required by tenants in the building. A building like this without effectively any parking seems extremely short sighted as it will undoubtedly create problems for other Kits residents. It is also presumptuous to think a single mother won't either already have or need to have a vehicle for her family.

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 676

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 16:23:55 pm

Last Seen: Nov 05, 2021 23:22:48 pm

IP Address: s.22(1)

Q1. Your comments

Too high for the rest of the neighbourhood

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 677

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 16:37:37 pm

Last Seen: Nov 05, 2021 16:37:37 pm

IP Address: n/a

Q1. Your comments

Strongly oppose this project.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 678

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 17:19:50 pm

Last Seen: Nov 06, 2021 00:03:23 am

IP Address: s.22(1)

Q1. Your comments

I have two concerns regarding shading. 1. The tall tower will shade a significant part of the adjacent school playground in the critical morning time of 8:15 to 8:30 for much of the school year, classes start at 8:30 am.. More importantly the daycare will have even more shade during this drop off time. 2. The residential suites do not have balconies but there is an outdoor terrace on the second floor. Unfortunately the outdoor space is in a location which will be shaded much of the time between 10 am and 3 pm, the ideal times to be outside. The terrace should be relocated to have full sun at these critical times. As is it is most likely that the outdoor terrace will not be utilized very well one of the knock on effects will be that tower residents will then populate the park to the north. This park currently is heavily used by daycares and local parents/children as it is primarily a young child playground. It would be a shame if the park character were to change due to crowding of an older demographic who would be using the park for alternative uses. I hope this helps, I walk by the park a few times a week and would not want to see a drastic change to its enjoyment.

Q2. Your overall position about the application Mixed

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



Respondent No: 679

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 17:36:07 pm

Last Seen: Nov 05, 2021 17:36:07 pm

IP Address: n/a

Q1. Your comments

I am opposed to this project, I think the location is not suitable for this type of building. There is a school at the other side of the street and this project puts kids at risk. Also, the project would change the character of the neighbour. I don't feel safe knowing that there are so many new people coming to live there. The height of the building is too high compared to all the surrounding buildings.

Q2. Your overall position about the application

Opposed

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

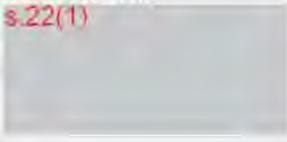
not answered



Respondent No: 680

Login: s.22(1)

Email:



Responded At: Nov 05, 2021 18:32:30 pm

Last Seen: Nov 05, 2021 18:32:30 pm

IP Address: n/a

Q1. Your comments

The proposed size for these development is absolutely too tall and too massive to fit with the neighborhood. A 6 floor building max should be considered. We very strongly oppose this application.

Q2. Your overall position about the application Opposed

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



Respondent No: 681

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 19:33:47 pm

Last Seen: Nov 05, 2021 19:33:47 pm

IP Address: n/a

Q1. Your comments

The proposal does not fit with the surroundings. It dwarfs the adjacent buildings and with the proposed sky train station next door will create a log jam of pedestrian, bicycle and vehicle traffic. The pedestrian and and road infrastructure cannot handle a development of this size and scale. A five story building might be more viable and fit in with the current new built environment of the area.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 682

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 21:09:13 pm

Last Seen: Nov 05, 2021 21:09:13 pm

IP Address: n/a

Q1. Your comments

This site would be detrimental to the local school and neighborhood. There are no supports or services to help this many people, and large amounts of children in this area. It's as if no forethought was given to this proposal I understand there is a homeless strategy which is important, but putting this site here does not help to solve the problem, and seems to only try to spread an existing problem to new areas. This should not be here and better suited to this area is true social/affordable housing which has elderly, children and families. Not 140 single rooms . It's almost like their is no accountability for this decision to do this

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 683

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 20:35:55 pm

Last Seen: Nov 05, 2021 20:35:55 pm

IP Address: n/a

Q1. Your comments

I think the proposed SRO building is too large for this residential area. Broadway, a block away is all ready a very busy Street and will be even busier with the new sky train station being built, creating a very congested neighbourhood. A smaller building offering SROs and supportive 1 & 2 bedroom units would be more inclusive and fit in with the surrounding residential area. I did not see any information on the type and degree of support that will be provided to the 140 residents of this building.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 684

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 20:39:05 pm

Last Seen: Nov 05, 2021 20:39:05 pm

IP Address: n/a

Q1. Your comments

s.22(1) as we find that our current location has been negatively impacted by poorly planned and inadequately managed modular housing complexes for homeless at risk, which flank our building. Before I make any further comment, I should add that the Yukon shelter and transitional housing, which is s.22(1) is managed responsibly by Lookout and has never posed a problem for the neighbourhood. The other nearby sites, including the notorious Marguerite Ford Apts, have presented a massive and costly liability for emergency services, and resulted in street disorder and crime in levels that are unprecedented in this area and this became more noticeable with the construction of the modular 'emergency' housing five years ago. We have lived in Vancouver, s.22(1) specifically individuals who struggle with mental health and substance use. Spreading 'transitional' housing around the city in areas which have historically not housed homeless at risk on such a scale, is essentially creating pockets of high need and crime, which cannot be adequately managed by non-profit housing providers which have been tasked with housing individuals in active addiction, at all costs. The cost to communities is high, and skyrocketing, in fact, as the City and a growing number of neighbourhoods within Vancouver are experiencing: - increased risks to personal safety and security - increased street homelessness - a drain on emergency services with frequent 911 calls for street disorder, property crime and violence, aggressive behaviour (toward passerbys), and overdoses - unsafe conditions in parks, walk/bikeways and other public spaces (loitering, vandalism) - deterrents to utilizing public transit due to crime and threats to personal safety around transit hubs and on public transit - break-ins, theft and violent assaults in private homes and businesses We have reached a turning point, with the degradation of neighbourhoods and much-needed public parks and greenways due to the increase in street homelessness, impacting the quality of life of all City residents. Shelters are necessary, but comprehensive, long term treatment for mental illness and substance use is far more critical at this juncture. Housing is a scarce resource in a city where many individuals (and couples) working full time cannot afford to rent a studio apartment, low and moderate income families have no affordable options for housing, and the fastest growing demographic living in poverty is elderly women (who are unlikely to utilize services targeted to low income, and who are highly vulnerable to crime). Consider the mix of housing that will best serve the needs of all residents who are in core housing need, including families with young children, single parents and elderly who are already living in the area. Consider the community who have valid concerns about the impact of street disorder. Consider the overburdened emergency services as you are proposing to concentrate a transient population, many with complex needs related to mental health and substance use, in an area that will see a massive increase in redevelopment due to a rapid transit hub. I am not invested in the outcome of this consultation. I don't live in this area. But as a long time resident of Vancouver, who has experienced the rapid transformation of a neighbourhood that provides a range of housing for a broad socio-economic demographic, and previously enjoyed low crime, I urge the City to reconsider this proposal, specifically to decrease the number of units by 50% (or increase the size of half the units to 2-3 bedroom) and provide a range of housing options for a varied demographic in core housing need, including - families with young children - women who are vulnerable to poverty (single parents, 55+) - individuals with complex health needs requiring wheelchair access - elderly who require longer term housing to age in place

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 685

Login: s.22(1)

Email:

Responded At: Nov 05, 2021 23:14:30 pm

Last Seen: Dec 28, 2021 01:42:09 am

IP Address: s.22(1)

Q1. Your comments

This is a great project. The low amount of car parking is lot so bike parking aligns this with climate change goals and will reduce car traffic. The 140 social housing units are badly needed. This will be part of the Broadway plan area and fit the context of future development.

Q2. Your overall position about the application Support

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



Respondent No: 686

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 09:46:34 am

Last Seen: Nov 06, 2021 09:46:34 am

IP Address: n/a

Q1. Your comments

This appears to be an excellent idea.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 687

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 11:47:06 am

Last Seen: Nov 06, 2021 11:47:06 am

IP Address: n/a

Q1. Your comments

Will the 140 social housing units be of varying sizes to accommodate families?

Q2. Your overall position about the application Mixed

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



Respondent No: 688

Login: s.22(1)

Email:



Responded At: Nov 06, 2021 11:59:20 am

Last Seen: Nov 06, 2021 11:59:20 am

IP Address: n/a

Q1. Your comments

Please don't fill my neighbourhood full of bums.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 689

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 12:02:33 pm

Last Seen: Nov 06, 2021 19:00:38 pm

IP Address: s.22(1)

Q1. Your comments

I completely object to the height of the building. 13 stories in a 4-6 zone is way, way beyond acceptable. I have real doubts about whether this is actually beneficial to the population contemplated and creates a blight to the landscape of the neighbourhood.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 690

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 12:41:56 pm

Last Seen: Nov 06, 2021 19:36:42 pm

IP Address: s.22(1)

Q1. Your comments

supportive housing needs to have wraparound services in place. This location is problematic as there is a grade school right across the street to the west and a park with a playground frequented by young children across the street to the north.

Q2. Your overall position about the application Opposed

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



Respondent No: 691

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 13:15:04 pm

Last Seen: Nov 06, 2021 20:13:31 pm

IP Address: s.22(1)

Q1. Your comments

The height of this proposed building seems very high for the neighbourhood and while I understand the need for social housing I do t think this is the appropriate area for it with close proximity to an elementary school.

Q2. Your overall position about the application Opposed

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



Respondent No: 692

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 13:28:28 pm

Last Seen: Nov 06, 2021 13:28:28 pm

IP Address: n/a

Q1. Your comments

As demonstrated in the past with similar SRO developments (eg, Olympic Village), the area has become problematic with daily ambulance, police and fire calls to these buildings for overdoses, medical, crime and violence calls. Owners and residents we have spoken to in those communities do not feel safe walking around especially at night. Constructing an SRO directly across the street from an elementary school, playground and church is only a recipe for disaster. We can only expect an increase in crime due to the skytrain/bus station. Kitsilano will be hit with more crime and panhandling as it has in all other areas with the SRO's. Proof positive. There must be a better solution.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 693

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 14:17:37 pm

Last Seen: Feb 03, 2022 08:40:03 am

IP Address: s.22(1)

Q1. Your comments

Strongly support more social housing, especially near affordable transit and off arterial roads. This building fits the neighbourhood context and I see no issue with it being next to a private school. If it is such an issue for parents, they can relocate the private school and turn that property into affordable homes too. More buildings like this across the city, especially in the west side!

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 694

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 15:11:53 pm

Last Seen: Mar 16, 2021 17:23:53 pm

IP Address: s.22(1)

Q1. Your comments

I am not opposed to this project but I am concerned it is across the street from an elementary school.

Q2. Your overall position about the application Mixed

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



Respondent No: 695

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 15:35:49 pm

Last Seen: Nov 06, 2021 15:35:49 pm

IP Address: n/a

Q1. Your comments

Just the size and density of this building is against all zoning in our area. Housing for the homeless mere meters away from children's schools and a safe place for abused women does not make any sense. We all know from the experience with this type of housing that this is just a major accident waiting to happen. Add to it a major sky train stop and you add a whole new problem. Drug dealers selling their products to these people that already are high risk is a recipe for disaster. Why this project ever made it past the initial discussion stage is beyond belief.

Q2. Your overall position about the application Opposed

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



Respondent No: 696

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 15:38:44 pm

Last Seen: Nov 06, 2021 15:38:44 pm

IP Address: n/a

Q1. Your comments

The design does not meet the stated goal of " Design a contextually relevant building that respects the unique neighbourhood character." It's built form, density and height of 12 stories in no manner responds to any neighbourhood character. While this kind of social housing use is highly desirable in Vancouver its location opposite a primary school is highly undesirable and is in conflict. With the anticipated high increase in population along the Broadway corridor the demand for open space will dramatically increase; therefor small areas of green space such as this site will be invaluable.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 697

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 15:39:23 pm

Last Seen: Nov 06, 2021 15:39:23 pm

IP Address: n/a

Q1. Your comments

I think this a very important building for marginalized peoples

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 698

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 16:10:21 pm

Last Seen: Nov 06, 2021 16:10:21 pm

IP Address: n/a

Q1. Your comments

I'm very concerned about the safety of my children who go to school across the street from the proposed development. Similar facilities have a proven track record of negatively affecting the surrounding community and with such a vulnerable population so close I feel the city needs to strongly consider revising this plan. Densification is fine. I support supportive housing but I don't think concentrating the city's most challenging individuals across from an elementary school makes sense. Let's not look back at this moment when a child contracts a life changing disease from a discarded needle and say "what could we have done better?" Let's put the building in a safer place away from vulnerable populations and reduce the concentration and design it in a way that the community can support.

Q2. Your overall position about the application Opposed

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



Respondent No: 699

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 16:55:54 pm

Last Seen: Nov 06, 2021 16:55:54 pm

IP Address: n/a

Q1. Your comments

I agree we need social housing but across from a daycare and elementary school is very concerning. As well a liquor store very close. If this housing is for recovering individuals it's a bit unfair to everyone involved. Also beside a sky train is concerning as drugs are frequently available there as well. If the house is for families with less income it makes sense but not for those recovering from drugs, alcohol or sexual issues. There's way too much temptation here.

Q2. Your overall position about the application Mixed

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



Respondent No: 700

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 17:05:30 pm

Last Seen: Nov 06, 2021 17:05:30 pm

IP Address: n/a

Q1. Your comments

Inappropriate location for this sort of development.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 701

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 17:25:34 pm

Last Seen: Nov 06, 2021 17:25:34 pm

IP Address: n/a

Q1. Your comments

The proposed height of the building is too much. Nothing in the neighborhood is that that. This building should be limited to 8 stories maximum.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 702

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 18:04:34 pm

Last Seen: Dec 15, 2021 21:57:15 pm

IP Address: s.22(1)

Q1. Your comments

s.22(1)

s.22(1)

I agree with the subway at Arbutus subway but this towers are very bad planning idea. 7th ave with its picnic tables. I can also walk dog here too. I may have move if 13 tower . This my dreams home .

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 703

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 20:28:00 pm

Last Seen: Nov 06, 2021 20:28:00 pm

IP Address: n/a

Q1. Your comments

Thank you soliciting input to this rezoning application. I oppose this rezoning application and believe the location for this type of social housing is inappropriate for the following reasons: 1. The social housing residents will require regular access to medical and mental care. As none of that will be provided on-site it would make more sense to develop such housing closer to such amenities. 2. Residents with mental issues will require support and assurance they take their prescribed medication. Without proper support and monitoring it is more likely to create disturbances and interactions with residents who are not capable or trained to deal with people with a history of mental issues and drug use. 3.. It is well known to the police that sky train stations are considered ideal locations for drug dealers. They attract drug dealers, criminals and drug users. Commercial drive is well known for this. So building this unit right next to the sky train station will allow drug dealers easy access to those who are trying to recover. 4. This proposed unit is right next to a kindergarten, pre-school and playground. It is the city's responsibility to protect the most vulnerable (our children) in our society. Any exposure to possibly infected needles or any other harmful interaction will be the responsibility of anyone who decided who accepted this rezoning application. And while none of us can look into the future, it is obvious that housing 140 people with a history of mental issues and drug use increases the risk for those children. So why take that risk.

Q2. Your overall position about the application Opposed

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



Respondent No: 704

Login: s.22(1)

Email:

Responded At: Nov 06, 2021 20:35:56 pm

Last Seen: Nov 07, 2021 03:41:44 am

IP Address: s.22(1)

Q1. Your comments

As I'm a long time resident in the neighborhood of your proposed 13 stories building, I'm absolutely against your idea of spot rezoning. The city is unfair to their own tax payers, as blocking the sunshine with such behemoth building is evident. I'm also against your plan to house "single, otherwise homeless people" in our family oriented neighborhood, next to schools, daycare schools, seniors homes. All of us know too much what it would bring here, crimes, break inn's, drugs, etc. Why don't you aim to create and offer social housing for low income families, whom work in this area and otherwise can't afford to live here?

Q2. Your overall position about the application Opposed

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



Respondent No: 705

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 08:41:13 am

Last Seen: Dec 04, 2021 17:47:23 pm

IP Address: s.22(1)

Q1. Your comments

I support more social housing of this type to be built across the city so there is a healthy balance for all neighbourhoods. I live in the s.22(1) neighbourhood and we have welcoming many types of social housing and it creates a healthy mix of diversity and support. It would be great if other neighbourhoods welcomed diverse housing options so that people can live in healthy environments across the city.

Q2. Your overall position about the application Support

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



Respondent No: 706

Login: s.22(1)

Email:



Responded At: Nov 07, 2021 08:53:31 am

Last Seen: Nov 07, 2021 08:53:31 am

IP Address: n/a

Q1. Your comments

I support as housing foundation to anyone thriving. My main feedback is the height is way out character for the neighborhood. Kits has maintained a neighborhood feel by only letting taller buildings along main streets like Broadway and 4th. Architecturally the height does not make sense and would ask that a building height that better fits the context be considered.

Q2. Your overall position about the application Support

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



Respondent No: 707

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 11:07:23 am

Last Seen: Nov 07, 2021 11:07:23 am

IP Address: n/a

Q1. Your comments

I participated in the initial community consultation. s.22(1) at the proposed site. I am not opposed to the supportive housing per se, but I am very concerned about the scale of the building in the surrounding neighbourhood. These concerns were raised by many neighbours and it seems the project has actually increased in height and footprint since the initial plans were shown. The impact on the neighbourhood will be extreme. No other Vancouver project of this type is the same size (or # of units) and it seems very ill suited for this location. Reducing the scope to result in an 8-9 story building would still offer many units and not clash so strongly with the height and scale of the rest of the area. Furthermore, the choice of a construction type that makes the building even taller should be reconsidered. Please consult with more architects to find the most space saving design for this building.

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 708

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 12:36:48 pm

Last Seen: Nov 07, 2021 12:36:48 pm

IP Address: n/a

Q1. Your comments

I'm very aware of the need for social housing, knowing firsthand the difficulty in finding housing that's affordable, that's supportive, & that meets the needs of single men especially. However I'm Not in favour of this location & scope of project in this neighbourhood. School & park across the street as well as already having an existing social housing Co-op right next door on West 8th & Arbutus. I believe these buildings are three story buildings. This is a family neighbourhood & I feel that the number of units in this large complex doesn't fit the Neighbourhood. I'm also concerned that there may be no support measures on site for this project.

Q2. Your overall position about the application Mixed

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



Respondent No: 709

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 12:52:19 pm

Last Seen: Nov 07, 2021 20:52:20 pm

IP Address: s.22(1)

Q1. Your comments

Too tall, too close to schools, playgrounds, women's shelter, liquor store and cannabis store. Does not include homes for handicapped people or women or families. No supervision, support or parking for staff and police. Goes against the neighbourhood plan and current building restrictions in the immediate area. Needs to be setback more from the pedestrian sidewalk. Must be brought down to 7 stories max and open to anyone needing support, not just men. On site mental health support needed and NO drugs to be offered. Very secure bicycle lock up should be offered in the new station 1 block away to encourage cyclists to commute and promise secure parking while they are at work. Police foot patrols in the neighbourhood after dark, especially during the winter months for children's safety and neighbourhood security.

Q2. Your overall position about the application Opposed

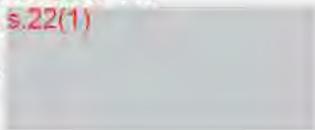
Q3. I would like to be contacted about this application in the future Yes



Respondent No: 710

Login: s.22(1)

Email:



Responded At: Nov 07, 2021 14:46:38 pm

Last Seen: Nov 07, 2021 14:46:38 pm

IP Address: n/a

Q1. Your comments

I believe this kind of development is inappropriate for the neighbourhood. There is a lack of services to support the proposed residents and the proximity to a school is concerning. I would be very worried about increased crime for the surrounding residences and businesses and the impact this could have on my community and safety. I also disagree with the proposed height of the building. Thirteen stories is much taller than any other buildings in the surrounding areas and it will tower over the nearby houses. Overall I am opposed to this project. I would be open to a different type of housing development on the site, but I feel that the current proposal does not consider the community that lives around this area.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 711

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 14:49:24 pm

Last Seen: Nov 07, 2021 14:49:24 pm

IP Address: n/a

Q1. Your comments

From similar projects I don't believe this will be good for the neighborhood

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 712

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 15:17:59 pm

Last Seen: Nov 07, 2021 15:17:59 pm

IP Address: n/a

Q1. Your comments

RE: REZONING APPLICATION 2086-2098 W 7TH AVENUE & 2091 W 8TH AVENUE To whom it may concern, I am writing to oppose the zoning variance proposed for the above-mentioned property. My main concerns are as follows: Physical incongruence The neighborhood is predominantly comprised of 2 to 3 storey residential dwellings. I am concerned that a 13 storey building, of any sort, is a stark departure from the neighborhood's existing zoning regulations. The proposed building would be more suitable in a neighborhood that currently allows for high rises, both commercial & residential. Furthermore, the proposed building will create an unsavory precedent in Kitsilano's residential areas. Where do you draw the line? How many more variances for high rises will you allow? This zoning variance approval will create a slippery slope that may deteriorate the quaint feel of the neighborhood that makes Kitsilano so attractive. Safety & Sense of Community Let me begin by stating that I believe in social housing for the disadvantaged and homeless population. However, housing, such as the one proposed, is detrimental to the tenants and the existing community members. It is impossible to create a sense of community in this huge eye sore of a building. I am not a fan of building "space", but rather building "communities" that are healing and nurturing people back to financial and physical health. The proposed building is reminiscent of 'institutionalized' social housing in US cities. We now know for a fact that these large high rises are not creating safe havens. Numerous studies have shown that when these high rises are demolished and the tenants are dispersed throughout and integrated into the community, crime dramatically decreases. What people need are safe spaces that they can call home and a community that will help them and embrace them. We don't want to just park people in shoe box housing and expect miracles to happen just because they are no longer on the street. These people deserve more than just 4 walls. They deserve to be treated properly and integrated into existing communities. I beg you to please take the time to learn from the US social housing mistakes. Please, please, please preserve beautiful Kitsilano. Canadians deserve to live in beautiful safe spaces that you have labored so long and hard to create. In addition, building this 'institution' next to a school is irresponsible and insensitive. Please do not help the homeless while hindering the existing community and the children in the community. There must be a way to service everyone. Possibly building something more to scale with the existing area. Also housing only single moms or families in these smaller housing complexes. Lack of Parking Spaces I am baffled at the number of parking spaces allotted for a building of 140 units. Where will the workers park? Where will visitors park? Where will tenants park. I'm assuming tenants & their friend will have vehicles. The lack of parking for the proposed building will create a traffic/parking issue in the neighborhood and adjacent neighborhoods. Thank you for taking the time to read my letter. I hope that you act in the best interests of all those involved. Sincerely, Kitsilano resident and s.22(1)

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



Respondent No: 713

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 15:24:40 pm

Last Seen: Nov 07, 2021 15:24:40 pm

IP Address: n/a

Q1. Your comments

It is much too high and too dense. This doesn't support families in need in any way as each unit is for a single occupant. It looks like you are warehousing people. You have not let the public know how people will be chosen and what policies would be in place if the person is not a good "fit". With a park and school nearby, will this turn into a place with constant ambulances or sirens to attend to people in distress? I am thinking like the Marguerite Ford Social Housing where police had attended over 700 times in the first year. I pass by this apartment every day on 2nd and notice that the police scanners have finally come down, but people still congregate outside quite often. With this new development having the entrance on 7th, right across from the park, what will you do if people just start loitering or congregating there? In the end, because you do not include families, it makes me assume this would not be a safe place for children. If this is so, why build this so close to a school and park? Plus, the building itself is really, really ugly and looks like it will block the sun to the children's playground for most of the day.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 714

Login: s.22(1)

Email: [REDACTED]

Responded At: Nov 07, 2021 15:50:01 pm

Last Seen: Nov 07, 2021 15:50:01 pm

IP Address: n/a

Q1. Your comments

I want housing for families in need, not singles.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 715

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 15:53:25 pm

Last Seen: Nov 07, 2021 15:53:25 pm

IP Address: n/a

Q1. Your comments

13 storey 140 unit for transition shelter/supportive housing is NOT suitable for the location. 5 to 6 stories max! Given the location near a school, we need housing for low income families, seniors and the disabled.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 716

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 16:32:29 pm

Last Seen: Nov 07, 2021 16:32:29 pm

IP Address: n/a

Q1. Your comments

Too close to a elementary school. Not enough parking.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 717

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 16:41:28 pm

Last Seen: Nov 07, 2021 16:41:28 pm

IP Address: n/a

Q1. Your comments

As a resident of the neighbourhood, I strongly disapprove of this proposal. Firstly, it is right across from an elementary school, so you will have recovering addicts and formerly homeless people in the exact same area as young children. Secondly, there is no plan for parking for this building which will make the street parking situation in the neighbourhood even worse. Lastly, this development will be right near the new skytrain station once built. I fear it will make the area feel unsafe and impact the ability for people to use the new station (ie not wanting to walk there at night etc.)

Q2. Your overall position about the application Opposed

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



Respondent No: 718

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 16:41:37 pm

Last Seen: Nov 07, 2021 16:41:37 pm

IP Address: n/a

Q1. Your comments

This is the wrong spot for this kind of housing. Far too close to two elementary schools. Far too far from required support like drug treatment or mental health treatment facilities.. Address the root problems like homeless migrating here from other provinces, a lack of long term mental health treatment facilities, a lack of enforcement for crimes like bike theft. Just giving housing in family-oriented neighborhoods is unwise and doesn't help the potential tenants or the current residents.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 719

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 16:57:47 pm

Last Seen: Nov 07, 2021 16:57:47 pm

IP Address: n/a

Q1. Your comments

I believe this is not a good idea considering the location is pretty close to a few schools in the area. If this development proceeds, please hire a team to filter the future occupants and screen for substance abuse, addictions, and disruptive behaviour.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 720

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:09:46 pm

Last Seen: Nov 07, 2021 17:09:46 pm

IP Address: n/a

Q1. Your comments

mental health and addictions services must be provided onsite, and number of units should be reduced (the service provision areas need more space)

Q2. Your overall position about the application Mixed

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



Respondent No: 721

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:10:28 pm

Last Seen: Nov 08, 2021 17:09:09 pm

IP Address: s.22(1)

Q1. Your comments

s.22(1) am vehemently opposed to this building. There is no other building of this height in the area and no reason this one should be allowed. This type of density isn't allowed in any other part of Kits and shouldn't be allowed here. There is a womans shelter close by which manages to operate within the building rules, this one should be the same.

Q2. Your overall position about the application Opposed

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



Respondent No: 722

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:11:52 pm

Last Seen: Nov 07, 2021 17:11:52 pm

IP Address: n/a

Q1. Your comments

Please don't build social housing across from a school. I'm all for social housing projects, but "housing first" and ignoring the other pillars affecting and creating homelessness is ridiculous. You cannot expect to house 140 single homeless people with no other resource, in the middle of a family dense neighborhood, with zero additional resources. People dealing with homelessness also disproportionately deal with mental health issues and addiction. To ignore this is beyond irresponsible

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 723

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:19:30 pm

Last Seen: Nov 07, 2021 17:19:30 pm

IP Address: n/a

Q1. Your comments

This is wildly inappropriate that the proposal is literally across an elementary school. The chances of needles and human waste found within children play areas is far too high and very concerning.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 724

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:20:21 pm

Last Seen: Nov 07, 2021 17:20:21 pm

IP Address: n/a

Q1. Your comments

Please stops this rezoning for location 2086-2098 you will put our children at terrible risk you totally ruin everybody's live in this beautiful place

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 725

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:11:02 pm

Last Seen: Nov 07, 2021 18:11:02 pm

IP Address: n/a

Q1. Your comments

Stop this rezoning you are putting our children and grandchildren at terrible risk

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 726

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:23:14 pm

Last Seen: Nov 07, 2021 17:23:14 pm

IP Address: n/a

Q1. Your comments

Increased densification of housing is desperately needed in area.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 727

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:40:17 pm

Last Seen: Jan 25, 2022 02:33:26 am

IP Address: s.22(1)

Q1. Your comments

Disgusting proposal. Looks like a vertical prison. Who proposed 13 stories when the surrounding neighbourhood is low rise? Any buildings located east of this so called edifice will never see the light of day. Very poor planning and bad idea!

Q2. Your overall position about the application

Opposed

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

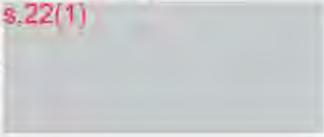
Yes



Respondent No: 728

Login: s.22(1)

Email:



Responded At: Nov 07, 2021 17:41:54 pm

Last Seen: Nov 07, 2021 17:41:54 pm

IP Address: n/a

Q1. Your comments

Not in favour

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 729

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:42:39 pm

Last Seen: Nov 07, 2021 17:42:39 pm

IP Address: n/a

Q1. Your comments

Why passive house or modular when one of the objectives is budget? Why not spend less on a standard design and use additional funds for more housing elsewhere? How will the city ensure that the safety of other residents around is maintained? Downtown is a prime example of how safety has been given up to provide housing.

Q2. Your overall position about the application Opposed

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



Respondent No: 730

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:45:45 pm

Last Seen: Nov 07, 2021 17:45:45 pm

IP Address: n/a

Q1. Your comments

Absolutely too many schools and therefor future victims of the experiment. No no no.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 731

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:47:35 pm

Last Seen: Nov 07, 2021 17:47:35 pm

IP Address: n/a

Q1. Your comments

Dumping homeless to be another neighborhoods problem isn't a solution

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 732

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 17:47:59 pm

Last Seen: Nov 07, 2021 17:47:59 pm

IP Address: n/a

Q1. Your comments

Why have you not clearly outlined what is allowed under the CURRENT zoning to make it easier to understand how much this proposal deviates from that? I guess I could spend hours reviewing all the city bylaws but if you truly wanted neighbourhood feedback it would have been better to simply include a jargon free outline. What I can say even without knowing all that detail is that the height of the building is inappropriate and the use of the building is inappropriate for the location. It is not just across the street from an elementary school, but more importantly it is across the street from a small pocket park, one of the few in the area.. And what's with that facade that adds an extra story of height? You say there will be 140 social housing units and it is my understanding that they will serve a very specific population of (currently) homeless people with mental health and substance use issues - across from an elementary school and park doesn't seem like the location of choice. Just because the city owns the land, and has left it derelict and vacant since the Montessori school trailer left, doesn't mean that it's suddenly the place for a development of this nature. With the increased density coming to the neighbourhood with the expansion of the subway line, the property should be used to expand Delamont Park for the use of all the new residents who will be living along Broadway. Why not put this social housing along Broadway? You extract all kinds of other amenities from developers - why not a social housing development?

Q2. Your overall position about the application Opposed

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



Respondent No: 733

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:00:46 pm

Last Seen: Nov 07, 2021 18:00:46 pm

IP Address: n/a

Q1. Your comments

12 floors? It seems taller than the just-rejected 10-floor tower kitty corner on Arbutus & Broadway.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 734

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:10:04 pm

Last Seen: Nov 07, 2021 18:10:04 pm

IP Address: n/a

Q1. Your comments

I support this rezoning application. This project will provide safe homes for people experiencing homelessness in a safe, transit friendly neighbourhood. Moreover, this will provide mixing of different socio-economic classes.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 735

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:28:15 pm

Last Seen: Nov 07, 2021 18:28:15 pm

IP Address: n/a

Q1. Your comments

more housing good

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 736

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:31:55 pm

Last Seen: Nov 07, 2021 18:31:55 pm

IP Address: n/a

Q1. Your comments

Our family does not support this project. If approved, we will have to move away from the Arbutus and W Broadway area after seeing what's happened in Olympic Village. It's inevitable Kitsilano will change as the Subway is built and more people move into the area, however considering such a dramatic project when so many other mixed use buildings have been rejected seems wrong. Council has told hundreds of Kitsilano renters in recent years that this level of density is not welcome here, yet suddenly a housing project that's larger than most proposed (now failed) mixed use buildings will seemingly go ahead. Why is it that renters don't have a chance to live in Kitsilano, yet those connected to BC Housing can? Comparable sites, like the Marguerite Ford building on W 2nd, show the results of these housing projects in the urban core. Neighbourhoods become increasingly unsafe, public areas become no-go zones (parks, street corners, restaurant and bar patios), and residents are forced to deal with all kinds of issues. I am sympathetic to what the residents of these housing projects deal with; these are social and personal problems I'm fortunate to avoid. Yet the location and overall approach for this housing project is impossible to support. A school is right across the road. There are three liquor stores within blocks. Commuters will soon flock to the busy terminus of the Broadway Subway. The Arbutus Greenway runs right through the property. It's a scary thought to think that core attributes of the surrounding neighbourhood will become available to such a large number of people dealing with substance and behavioural issues almost overnight, effectively overtaking any other users of the immediate space. It will no longer safe be to play on the playground without a needle check. Leaving a bike locked to go into a store for a few minutes will become a risky endeavour, likely resulting in a stolen, never to be found bike. I feel for the small businesses that are now destined to fail, either because of the drop in foot traffic or the repeated broken windows and stolen inventory they'll have to replace over and over again. Connaught Park is a wonderful community amenity that's used hourly by all kinds of people. Kids actually play. People throw balls for their dogs. Adults gather for sports leagues. The farmer's market is a weekend staple. All of those activities are at risk if the park is no longer safe.

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 737

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:51:01 pm

Last Seen: Nov 07, 2021 18:51:01 pm

IP Address: n/a

Q1. Your comments

Too tall for this area and would be detrimental to the area's character. Fully support social housing, but rev location and design is surely not appropriate,

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 738

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:53:30 pm

Last Seen: Nov 07, 2021 18:53:30 pm

IP Address: n/a

Q1. Your comments

Terrible idea. Junkie housing in a neighbourhood with elementary and high schools nearby.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 739

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 18:56:13 pm

Last Seen: Nov 07, 2021 18:56:13 pm

IP Address: n/a

Q1. Your comments

I am overall supportive of transitional housing and social housing, but I don't think this kind of programming is suitable with the neighbourhood. There is an elementary school across the street and the new subway station could increase disturbances in the area. I would much rather see low-income housing/below-market secured rentals, like the ones being constructed on Arbutus St and Yew (Arbutus Center).

Q2. Your overall position about the application Mixed

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



Respondent No: 740

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:01:28 pm

Last Seen: Nov 07, 2021 19:01:28 pm

IP Address: n/a

Q1. Your comments

This is ridiculous. Why are you putting this across Ana elementary school? Kids and education professional need a safe space to work and learn and play and by doing this you are putting them in harms way. I would NOT want my own children to be put at risk with rampant open drug use, theft, petty crimes, violence, addiction, and who knows what else. Why do these groups always get so much support and housing? They don't appreciate it or use it respectfully and are not good neighbours. There needs to be focus on affordable housing for people who work hard, have jobs, and need support due to the ridiculous low wages and extreme housing prices. People who are respectable people that actually contribute to society and provide essential services. This is a complete waste of tax payers money and very disappointing.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 741

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:09:21 pm

Last Seen: Nov 07, 2021 19:09:21 pm

IP Address: n/a

Q1. Your comments

Horrendous idea. Too close to schools, greenway, too dense, too big, not enough parking. Will dramatically increase crime, vandalism and drug use. Will destroy nearby neighbourhood parks, schools and area for young families.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 742

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:14:08 pm

Last Seen: Nov 07, 2021 19:14:08 pm

IP Address: n/a

Q1. Your comments

Geographic isolation leads to social isolation. Why does no one outside of the DTES really care about the homeless? Because they have been placed in a ghetto and are portrayed as "other". When you see people from of all levels of means every day you start to realize everyone is deserving of food, and a roof and care.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 743

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:20:56 pm

Last Seen: Nov 08, 2021 03:31:22 am

IP Address: s.22(1)

Q1. Your comments

Completely opposed. Quit trying to sneak this through

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 744

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:30:38 pm

Last Seen: Nov 07, 2021 19:30:38 pm

IP Address: n/a

Q1. Your comments

I'm ok with the diversity the building will bring. Some need more of a helping hand. It's a matter of the compromises the city makes that doesn't jive well. 1. There are only 6 parking spots in this building for all residents and staff. Parking is a big issue for the livability of the neighbourhood already. Staff and visitors will have to park on the street. They even say in the text or the city website for this project that by eliminating the parking, they were able to pay for other parts of the building. Make it shorter and livable for all on that street. 2. Allow a diversity of homeless to live there. It's a great location for at risk single moms so that their children can attend the schools nearby. 3. The elevations leave you and the residents of the building feeling that the building is very institutional. There are no windows on the first floor and the east elevation does not mask the modular aspect of the building. 4. Please address the idea that other housing like this at King Edward or near Olympic Village has become a blight on their neighbourhoods. 5. BC Housing has frameworks that are not congruent with this project. It states that project sizes will average approximately forty to fifty units, depending on community needs, and will include features such as communal amenity spaces, laundry, kitchen and social gathering spaces. <https://www.bchousing.org/publications/Rapid-Response-Homelessness-Program-Framework.pdf> The residents in the building and in the neighbourhood need to accept each other over the long term. This building proposal, is too much density without the amenities it needs, to allow for an understanding to grow.

Q2. Your overall position about the application Opposed

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



Respondent No: 745

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:32:38 pm

Last Seen: Nov 07, 2021 19:32:38 pm

IP Address: n/a

Q1. Your comments

Absolutely not. Right in front of an elementary school. Anywhere near we have put up social housing have been littered with dirty needles and vandalism. This will put innocent children at risk. I strongly oppose this rezoning application.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 746

Login: s.22(1)

Email:



Responded At: Nov 07, 2021 19:32:48 pm

Last Seen: Nov 07, 2021 19:32:48 pm

IP Address: n/a

Q1. Your comments

What are you going to do to ensure that the downtown Eastside's crime problems don't get spread out to this part of the city?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 747

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:38:56 pm

Last Seen: Nov 07, 2021 19:38:56 pm

IP Address: n/a

Q1. Your comments

Wrong location for this type of housing. Next to school, kids park and liquor store. Building to tall. Greenway will be used for illicit purposes.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 748

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:41:15 pm

Last Seen: Nov 07, 2021 19:41:15 pm

IP Address: n/a

Q1. Your comments

This is an absolute dumpster fire of an idea. Housing over 100 "singles" right across from an elementary school is going to cause countless problems. Furthermore, if you guys sold that land and actually put it into mental health services you would be doing much more for the homeless population than you ever could buy dumping them into an affluent area. Overall this is a completely garbage idea and whoever came up with it should be fired.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 749

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:46:33 pm

Last Seen: Nov 07, 2021 19:46:33 pm

IP Address: n/a

Q1. Your comments

I'm skeptical of the on site services being staffed appropriately to support residents. I do not think this city, nor BC housing is directing sufficient resources here. I do not believe the location's proximity to schools or a major transit hub are appropriate.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 750

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 19:47:08 pm

Last Seen: Nov 07, 2021 19:47:08 pm

IP Address: n/a

Q1. Your comments

This location is not appropriate- it is right across from a school and a kids park.

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

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



Respondent No: 751

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 20:39:20 pm

Last Seen: Nov 07, 2021 20:39:20 pm

IP Address: n/a

Q1. Your comments

Building a junkie tower 13 floors tall, wtf!? How is this an actual proposal?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 752

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 21:00:00 pm

Last Seen: Nov 07, 2021 21:00:00 pm

IP Address: n/a

Q1. Your comments

Six vehicle parking seems very Not realistic considering the city we live in. Also it's only a block away from an elementary school would not approve this. It seems like this is just is trying not to have parking spot and the street already full. Add underground.....

Q2. Your overall position about the application Opposed

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



Respondent No: 753

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 21:34:26 pm

Last Seen: Nov 07, 2021 21:34:26 pm

IP Address: n/a

Q1. Your comments

This is a horrible decision as the location is across from an elementary school

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 754

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 22:02:24 pm

Last Seen: Nov 07, 2021 22:02:24 pm

IP Address: n/a

Q1. Your comments

The size of this building is disproportionate compared to the policing and ambulance means that are currently available in the neighborhood and the ones will be required to deal with the homeless population it will host. In addition to this, the proximity of the liquor store, arbutus Greenway and school within 30 meters of a building hosting 150+ people with substance abuse history seems a perfect recipe for disaster. Reduce the scope of the project or move it close to the new Saint Paul hospital for example where the infrastructure is there to handle it.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 755

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 22:22:38 pm

Last Seen: Nov 07, 2021 22:22:38 pm

IP Address: n/a

Q1. Your comments

I do not have anything against helping the less fortunate and do believe building this so close to schools, liquor stores, children's parks, and future skytrain stations show an appalling lack of foresight from the City. If this is to proceed, please provide the names of the responsible people that the residents nearby can contact once school children start becoming negatively impacted by this decision.

Q2. Your overall position about the application Opposed

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



Respondent No: 756

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 22:38:51 pm

Last Seen: Nov 07, 2021 22:38:51 pm

IP Address: n/a

Q1. Your comments

Kits doesn't need a precedent for high-rise buildings

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 757

Login: 5.22(1)

Email:

Responded At: Nov 07, 2021 22:55:09 pm

Last Seen: Nov 07, 2021 22:55:09 pm

IP Address: n/a

Q1. Your comments

Stop ruining Vancouver

Q2. Your overall position about the application

Opposed

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

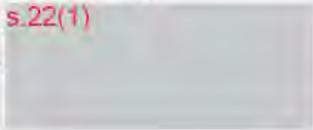
not answered



Respondent No: 758

Login: s.22(1)

Email:



Responded At: Nov 07, 2021 23:26:13 pm

Last Seen: Nov 07, 2021 23:26:13 pm

IP Address: n/a

Q1. Your comments

This is a horrific idea for so many reasons but I will list the most obvious: 1. It's taller than every building within a 15 block radius. If you're going to build this monstrosity it should be the limit for the neighborhood which is 8 stories. 2. It's next to an elementary school. You are exposing children to mentally ill drug addicts who don't properly dispose of their needles. 3. According to **BC Housing** "Project sizes will average approximately forty to fifty units, depending on community needs, and will include features such as communal amenity spaces, laundry, kitchen and social gathering spaces.". How is this project ***TRIPLE*** that?? 4. The city doesn't deal with the crack heads that already are in our neighborhood.. how is introducing more going to help anything??

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 759

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 23:26:02 pm

Last Seen: Nov 07, 2021 23:26:02 pm

IP Address: n/a

Q1. Your comments

Please do not build this, I live in the neighborhood and use the park by this proposal. Also, it will eat up a portion of our green space. The building is too large and we specifically moved to this neighborhood in an effort to avoid some of the cities larger buildings. I will not support my local municipal politician if they vote in favour of this proposal.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 760

Login: s.22(1)

Email:

Responded At: Nov 07, 2021 23:44:54 pm

Last Seen: Nov 08, 2021 07:44:55 am

IP Address: s.22(1)

Q1. Your comments

I am completely opposed to this re-zoning and the proposal of this housing project at that location. -This is massive building of 140 single studio units, 13 stories tall (and with 11.5 ft ceilings equivalent to 18 stories). -in a quiet working zoning area that contains only 3 and 4 story buildings around it. -MOST IMPORTANTLY - this is right across the street from an elementary school and also a park where children 0 to 5 play daily! and many seniors and working residents. -the current proposal in its current form a serious safety concern to the children and residents and harmony of the neighbourhood. WE WANT TO HELP PEOPLE BUT: -WE WANT 5 OR 6 STORIES MAX. -Mix of people: FAMILIES, WOMEN, CHILDREN , DISABLED, SENIORS, IN NEED. -TEACHERS, HEALTH WORKERS AND OTHER OTHER ESSENTIAL CITY WORKERS. WORKING PEOPLE. -STUDIOS, 1 & 2 BEDROOMS -these people will immediately fit in the neighbourhood, be part of the community and grow with it. -NO! - 140 SINGLE ROOM HOUSING -NO! - 140 SINGLE PEOPLE WITH SERIOUS SUBSTANCE ABUSE, CRIMINAL ACTIVITY or SERIOUS MENTAL CHALLENGES. -No! - Drug taking room for residents on site. -This is quiet , safe, working area of many long time middle-class people, seniors, families. -a mix of all types of people currently living very peacefully, quietly and in harmony. -this proposal is completely out of scope for the area in its size and use. -BC Housings own guidelines state that these types of proposals be no more than 30 or 40 units max! this goes more than triple the guidelines. -please send it back to the drawing board and come back with a mix of housing as outlined above with 6 stories at the absolute max. that will fit right in and be welcomed and help people better than what is proposed.

Q2. Your overall position about the application Opposed

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



Respondent No: 761

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 01:22:01 am

Last Seen: Nov 08, 2021 01:22:01 am

IP Address: n/a

Q1. Your comments

I don't think this makes sense. Placing an SRO, for single individuals (who will mainly be men) in a low/no barrier environment tolerant of drug use, or criminal history, right next to an elementary school is placing the children in danger and the occupants in a position of stress. Why not use this social housing to accommodate low income families struggling with housing? There are tons of SROs but very few 2 or 3 bedroom units for families in poverty, who struggle to afford even "market rate" rents. There are no shortage of families who could desperately use social housing as waitlists are years long. This location would be much better suited for very low income parents and children, and it would be complementary to the neighbours nearby.

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

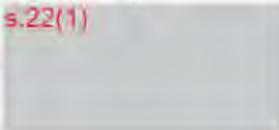
Q3. I would like to be contacted about this application in the future **Yes**



Respondent No: 762

Login: s.22(1)

Email:



Responded At: Nov 08, 2021 00:17:19 am

Last Seen: Nov 08, 2021 00:17:19 am

IP Address: n/a

Q1. Your comments

No. Too close to an elementary school. Look at what happened around Olympic Village and the crime and feces and needles exponentially increasing despite being blocks from a police office.

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 763

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 01:28:56 am

Last Seen: Nov 08, 2021 01:28:56 am

IP Address: n/a

Q1. Your comments

it's not the best idea to put all the homeless people together in one building, but rather it would be a better idea to buy 1 unit per building in 140 pre existing buildings and use that to house these people. I feel like some of them need to be around communities that can support them and help them get back on their feet, and also there is a limit to how much a community can support and putting them all in one building may place too much stress on a community.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 764

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 06:24:20 am

Last Seen: Nov 08, 2021 06:24:20 am

IP Address: n/a

Q1. Your comments

I do not agree with the policy of distributing social housing across the city. Why should one neighbourhood have to accept the influx of recovering drug addicts from another neighbourhood?

Q2. Your overall position about the application Opposed

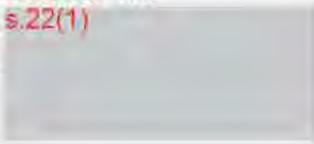
Q3. I would like to be contacted about this application in the future Yes



Respondent No: 765

Login: s.22(1)

Email:



Responded At: Nov 08, 2021 06:30:41 am

Last Seen: Nov 08, 2021 06:30:41 am

IP Address: n/a

Q1. Your comments

I vehemently oppose this application.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 766

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 07:11:30 am

Last Seen: Nov 08, 2021 07:11:30 am

IP Address: n/a

Q1. Your comments

I can't imagine a positive outcome for the elementary school and public park that this neighbors.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 767

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 07:45:05 am

Last Seen: Nov 08, 2021 07:45:05 am

IP Address: n/a

Q1. Your comments

I am concerned about the scale and location of this project. The building will not only be among the largest in the area, but it will be built in an area with limited social supports for this population. The location is directly across from an elementary school. I am concerned that mental health and substance use challenges experienced by the population housed in this location will cause unsafe or unhygienic conditions on school grounds. There is already evidence of outdoor defecation and substance use at the liquor store building and 140 single units will result in higher population and additional incidents. I urge council to consider revising this proposal to focus on families rather than single people, or to drastically reduce the size of the project to be more in line with the stated averages of 45-50 units. These adjustments will better integrate the project with the surrounding community.

Q2. Your overall position about the application Mixed

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



Respondent No: 768

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 08:19:46 am

Last Seen: Nov 08, 2021 08:19:46 am

IP Address: n/a

Q1. Your comments

This is a great project. We need more social housing like this throughout the city. I will be lovely to have so many more residents be able to enjoy the amenities of this area of the city

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 769

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 08:53:03 am

Last Seen: Nov 08, 2021 08:53:03 am

IP Address: n/a

Q1. Your comments

Excellent and desperately needed. Please approve!

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 770

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:00:09 am

Last Seen: Nov 08, 2021 09:00:09 am

IP Address: n/a

Q1. Your comments

Given my history of assault, theft and property damage in Gastown, and Mount Pleasant. Kits is the only thing keeping us in the city. This is next to a school, along a major bike path and a stone's throw from the liquor store. Have you given up on the middle class? This project a recipe for disaster and atone deaf, slap in the face to the workforce who worked hard, made sacrifices to be here and those who can't afford to be here.

Q2. Your overall position about the application Opposed

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



Respondent No: 771

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:31:42 am

Last Seen: Nov 08, 2021 09:31:42 am

IP Address: n/a

Q1. Your comments

This is a horrible choice. How can you continue to do this to our city? Think of the middle class -- think of the children. THINK OF THE SCHOOL ACROSS THE STREET or the fact your middle income households are unable to find affordable housing.

Q2. Your overall position about the application Opposed

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



Respondent No: 772

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:32:49 am

Last Seen: Nov 08, 2021 09:32:49 am

IP Address: n/a

Q1. Your comments

This will ruin another good area of the city. Please think of seniors, children and people who contribute to society that need homes. This is not the density we need.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 773

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:34:02 am

Last Seen: Nov 08, 2021 09:34:02 am

IP Address: n/a

Q1. Your comments

Poor city planning once again. How can you do this to this area? People in middle class losing homes. Seniors with no place to live and yet another prime area chosen for the buren of our city. I will personally organize a protest and riot if this is approved.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 774

Login: s.22(1)

Email: [Redacted]

Responded At: Nov 08, 2021 09:35:10 am

Last Seen: Nov 08, 2021 09:35:10 am

IP Address: n/a

Q1. Your comments

Who came up with this? Could a worse location be chosen?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 775

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 09:36:23 am

Last Seen: Nov 08, 2021 09:36:23 am

IP Address: n/a

Q1. Your comments

You will lose your last area of middle income families barley making it in the city. Consider seniors, students, single parent families, low income couples.

Q2. Your overall position about the application Opposed

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



Respondent No: 776

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:03:24 am

Last Seen: Nov 08, 2021 10:03:24 am

IP Address: n/a

Q1. Your comments

It's way higher than the neighborhood. I don't think it's appropriate for the overall community. It will be better if the height is adjusted to the same or lower the school.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 777

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:13:43 am

Last Seen: Nov 08, 2021 10:13:43 am

IP Address: n/a

Q1. Your comments

It is a very poor idea to be putting this density of housing for drug addiction near schools, playgrounds and families, many of whom have worked tirelessly to afford living in these areas. Very short sighted and we have seen this story play out poorly in other parts of the city. If a housing project must be placed here, it needs to be significantly less dense. Putting 140 people in this building will lead to sharp increases in crime, open drug use and noise complaints.

Q2. Your overall position about the application Opposed

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



Respondent No: 778

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:17:04 am

Last Seen: Nov 08, 2021 10:17:04 am

IP Address: n/a

Q1. Your comments

The building is too tall for the neighbourhood. The virtual tour shows an at most 12-floor building, while the application is for 13. This is deliberately misleading. This building should be no taller than the other new buildings on Broadway, eg the BC Liquour store one. The building replaces green space, but does not appear to have a green roof to compensate for it: THE BUILDING MUST HAVE GREEN ROOF. If you are going to put mentally ill people there, they need to have on-site support, otherwise this will bring crime to the neighbourhood. There are blackberry bushes around the area that all residents love. Don't destroy the blackberry bushes!

Q2. Your overall position about the application Mixed

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



Respondent No: 779

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:42:50 am

Last Seen: Nov 08, 2021 10:42:50 am

IP Address: n/a

Q1. Your comments

s.22(1)

I am overall supportive of the application as I believe that supportive housing is imperative to combat the housing crisis and overdose epidemic plaguing BC. Evidence has shown that housing spread out across communities is a more effective approach than concentrated housing in certain neighbourhoods. We also know from extensive research conducted in Vancouver and elsewhere in Europe and Australia that supervised consumption sites do not lead to increased public disorder in surrounding areas. We should NOT assume that those who will be residents in this building will all use drugs. Having said that, it is my opinion that we need to ensure that the building has the appropriate services, infrastructure, and human resources to operate a supporting housing unit. We must ensure that in practice, it will work logistically with the right resources. Often times this is where projects have challenges. Ensuring that there are adequate and appropriate resources not just for the residents but also for the staff will be critical to its success.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 780

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:53:40 am

Last Seen: Nov 08, 2021 10:53:40 am

IP Address: n/a

Q1. Your comments

From all evidence of how these supportive housing buildings have been and continue to be managed throughout the city, it is evident that there will be a major increase in crime and a major reduction in safety in the surrounding areas. For that reason I am opposed, and suggest that the city work with the province to reinstate proper mental health institutions that incarcerate dangerous individuals away from our most vulnerable populations (children and the elderly, both of which are within immediate vicinity of the proposed building). I will vote against and campaign against any councilor that votes in favour of this proposal.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 781

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 10:57:29 am

Last Seen: Nov 08, 2021 10:57:29 am

IP Address: n/a

Q1. Your comments

This plan threatens children's lives who need to attend the school and daycare around it.

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

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



Respondent No: 782

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 11:51:23 am

Last Seen: Nov 08, 2021 11:51:23 am

IP Address: n/a

Q1. Your comments

1. This building size is completely misplaced in the neighborhood. It is simply too tall. This building should not be taller than 6 stories. 2. Supportive housing for tenants with serious mental health and addiction issues should not be across the street from an elementary school. 3. Would social housing for families at risk be a better fit here?

Q2. Your overall position about the application Opposed

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



Respondent No: 783

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 12:12:49 pm

Last Seen: Jan 08, 2022 00:55:27 am

IP Address: s.22(1)

Q1. Your comments

Great! We need more social housing in this city

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 784

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 12:27:04 pm

Last Seen: Nov 08, 2021 12:27:04 pm

IP Address: n/a

Q1. Your comments

The project should include free mental health services and addiction treatment on site. There is no point of relocating the homeless people if proper support is not given.

Q2. Your overall position about the application Mixed

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



Respondent No: 785

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 12:45:30 pm

Last Seen: Nov 08, 2021 20:51:24 pm

IP Address: s.22(1)

Q1. Your comments

We do not want this here. Projects like this bring the problems facing downtown and the Eastside into neighbouring communities. Problems like violence, drugs, noise and property damage/crime. This location is across from an existing liquor store and borders a children's playground (Delamont Park). Parents don't want to do a walk through the park looking for needles before their kids play in the grass. Spreading the people out doesn't fix the problem of the drug and homeless epidemic facing Vancouver. Throwing money at it doesn't make it go away. Gregor Robertson pledged that he'd end homelessness in five years. He had eight and then ran away. This is what the Broadway extension is going to bring to our beautiful neighbourhood. Kitsilano isn't the place for this. There are plenty of areas to build affordable housing. Stay out of Kits. No!

Q2. Your overall position about the application Opposed

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



Respondent No: 786

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 12:51:16 pm

Last Seen: Nov 08, 2021 12:51:16 pm

IP Address: n/a

Q1. Your comments

1. I am concerned about the height of the building. Currently the tallest building in the area is no more than 6 stories. 2. This will be social housing. What type of people will be placed here? What monitoring will be in place. There are two main reasons for this concern: . there is an elementary school and a daycare immediately across the Arbutus road from the new building . Second is there is a park that is frequented by families with small children immediately north of the new building. Both these location may present a danger to young children depending on the type of people in the building. Is there a danger of needles, drugs, bottles being in or around the school or park grounds? Who polices this?

Q2. Your overall position about the application Opposed

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



Respondent No: 787

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 12:54:11 pm

Last Seen: Nov 08, 2021 21:06:27 pm

IP Address: s.22(1)

Q1. Your comments

I am an owner of a condo near the proposed project. s.22(1) 1. My main concern/question is how and when did they decide to build a 13 story building in an area where we are currently restricted to 4 stories. This completely contravenes any previous planning guidelines we have in the area and north to the water. This will be quite an exception. Will it set a precedence for height restrictions in the entire neighborhood. The current height guidelines have had and will have a significant effect on the future development of the entire area - especially when combined with the new the Skytrain station development. 2. Another major concern is how can they possibly propose an SRO so closely located to a school and a kids' park. Directly across 7th Ave is a park where pre-school children in the area frequent and across the street to the West is a major kindergarten/daycare and school for young children. The proposed facility would be a health and safety risk to these children. Previously constructed SROs are known for the presence of used 'needles' and excess garbage surrounding the facility. Again, this is a safety issue for the hundreds of children who attend the school and walk on the streets in the area. 3. If they must have 'social housing' in the area and land acquisition is an issue, why can't they use other land owned by the city. There is a lot of city owned land in the area that is not so near a park or a school. 4. The proposed north (7th Ave) property is currently 'park like' and is filled with mature trees. These trees would have to be destroyed - which is contrary to all the 'greening policies' we are wanting to adopt to maintain our planet. It could be better used as an extension to the existing park just across 7th avenue to the north. All in all I am strongly opposed to the proposed development. There are certainly other more palatable ways to combat the housing crisis we are suffering in the city. Thank you in advance for considering my comments., Regards, s.22(1)

Q2. Your overall position about the application Opposed

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



Respondent No: 788

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 13:57:42 pm

Last Seen: Nov 08, 2021 13:57:42 pm

IP Address: n/a

Q1. Your comments

This monstrosity is a terrible idea. It will ruin the character of the neighborhood.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 789

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 14:08:37 pm

Last Seen: Nov 08, 2021 14:08:37 pm

IP Address: n/a

Q1. Your comments

I've seen these buildings as such diagonally across from CityTV NEWS, building 215 west 2nd and Columbia with constant ambulances, major shadiness, needles, drug dealers on bikes things that children shouldn't be exposed too. I realize it's all over but placing this SRO building beside the children is poor planning to the extreme let alone with the subway. I'm opposed, to stay the least. s.22(1) this is not a positive SRO location. This is the wrong area for this type of building. Social housing YES, not here beside the children. You want more reasons: <https://www.change.org/p/sustain-public-safety-reject-13-storey-sro-in-your-4-storey-neighbourhood>
Composition: - 140 homeless or at risk of homelessness - no screening for criminal backgrounds - no complex care despite 80% of homeless suffering from mental illness and multiple addictions. - On-premise, unsupervised drug injection site. - The volume of units proposed is WELL outside BC Housings framework policy of a max of 50 units per site.

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

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



Respondent No: 790

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 14:18:11 pm

Last Seen: Nov 08, 2021 22:18:12 pm

IP Address: s.22(1)

Q1. Your comments

This proposal completely ignores the neighborhood feedback from last Spring's "community engagement" regarding this site and development. The height proposal is equivalent to an 18 story residential tower which is not fitting with the existing neighborhood properties of 3 to 5 story buildings. The blocking of light will be significant for many surrounding properties and the park. Also the building needs to accommodate seniors, single parents and low income families that are struggling financially to stay in the neighborhood and want to stay part of the community.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 791

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 15:16:06 pm

Last Seen: Nov 08, 2021 23:16:07 pm

IP Address: s.22(1)

Q1. Your comments

Not the appropriate neighbourhood with so many schools/ private schools in the area.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 792

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 15:35:19 pm

Last Seen: Nov 08, 2021 15:35:19 pm

IP Address: n/a

Q1. Your comments

(1) The destruction of 50+ trees and much need shade for area residents is unconscionable. Could the project be restricted to one lot of 2091 W 8th Avenue? (2) Going 4x the current zoning height is outrageous. 4-6 storeys seems more in line with neighbourhood. (3) 140 residents is insane. Where will everyone go for outdoor space, shade, and fresh air? There is not currently enough outdoor space for existing # of local area residents. Seniors should not have to walk more than 2 blocks for shade. (4) SROs is not a successful plan for neighbourhood integration. Why not much fewer residents, 1 BR full units to allow people to actually live there vs be in transition? (5) The density plan is completely out of whack with current neighbourhood feel. I know most of my neighbours s.22(1)

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

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



Respondent No: 793

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 15:47:40 pm

Last Seen: Nov 08, 2021 15:47:40 pm

IP Address: n/a

Q1. Your comments

This proposal completely ignores the neighborhood feedback from last Spring's "community engagement" regarding this site and development. The height proposal is equivalent to an 18 story residential tower which is not fitting with the existing neighborhood properties of 3 to 5 story buildings. The blocking of light will be significant for many surrounding properties and the park. Also the building needs to accommodate seniors, single parents and low income families that are struggling financially to stay in the neighborhood and want to stay part of the community.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 794

Login: s.22(1)

Email:



Responded At: Nov 08, 2021 15:50:31 pm

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

IP Address: s.22(1)

Q1. Your comments

On February 8, 2021, Francl Architecture brought an application to develop the site at 2103 West Broadway (the current Shell gas station) into an 11-storey mixed-use building. At the hearing, the Development Permit Board (which included Theresa O'Donnell, who at that time was the Assistant Director of Development Planning, rejected the proposed development for a number of reasons, including: a) The development did not comply with local building guidelines; b) The proposed development exceeded the current height limit of 70 feet (the proposal was for 127 feet); c) There would be shading on the adjacent neighbour; and d) The City had not yet finalized the Broadway Plan (and it still has not) My question for City, and the Urban Design Panel, is this: If the City's own Development Permit Board was of the opinion that an 11 storey building located on Broadway was too tall at 127 feet, why would the City consider permitting a 164 foot building to be constructed even further off a main roadway and in even closer proximity to a school? The Broadway Plan remains incomplete and this rezoning should be shelved under that Plan is complete.

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

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



Respondent No: 795

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 16:07:26 pm

Last Seen: Nov 08, 2021 16:07:26 pm

IP Address: n/a

Q1. Your comments

First off, I think that the proposed building does not suite the surroundings well. It is much higher than the other structures and would look out of place (not to mention hideous). Really? A 13 story building in an area where most buildings are 3-4 stories? Such a horrible idea. Secondly this is a very residential and family oriented neighbourhood and definitely not the place for a social housing project. Third, are you really allowing a building that is the equivalent of 16 stories (10 ft a story or 164 feet overall) to have only 6 parking spaces. I can't even believe that such a project would even be considered. My actual position is strongly opposed. However that wasn't an option in the pull down menu.

Q2. Your overall position about the application Opposed

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



Respondent No: 796

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 17:20:03 pm

Last Seen: Nov 08, 2021 17:20:03 pm

IP Address: n/a

Q1. Your comments

How many complaints have been received about this application.

Q2. Your overall position about the application Opposed

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



Respondent No: 797

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 18:38:32 pm

Last Seen: Nov 08, 2021 18:38:32 pm

IP Address: n/a

Q1. Your comments

The zoning and building use proposal is not suited for this location because of the dramatic impacts it has on those who live here now.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 798

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 18:38:36 pm

Last Seen: Nov 09, 2021 02:31:44 am

IP Address: s.22(1)

Q1. Your comments

I am opposing building a 13-story building for homeless and low income individuals in Kitsilano. s.22(1) s.22(1), and moved to Kitsilano s.22(1) to a 1-bedroom condo (I could not afford a larger place). s.22(1) s.22(1) of hard work and saving to get into a position to buy a 3-bedroom townhouse (I could not afford a house). s.22(1) s.22(1) As a note, we were also paying s.22(1) s.22(1) knows how much that costs! The point is that the city, or the province, or the country, did not help us at all with anything! My husband and I had to build our life ourselves. We currently live in a space that is still small for the size of our family, but we like Kitsilano, so we pay the price for living here. Now, the city wants to give away condos to people who do not pay much in taxes to live here for free or for a small amount of money! Why?! Land in Kitsilano is among the most expensive in the Lower Mainland and probably in the whole of Canada. And the city is going to give it for free?! And I have to pay mortgage to live here?! It looks to me as if the city does not care about people who work and bring value to this city; the message is that people should not work, because they will be awarded by living in a nice area without bringing any effort into it. My proposal: 1 You should think about awarding the best university students by giving them an opportunity like this: to have a cheap living space instead of having to pay high rents and work while studying. Why? The young ambitious people are going to leave the city because they cannot afford housing. If they leave, the city loses the most stable part of its workforce in the next generation, so how are future city projects going to be financed? My children are already thinking about leaving.. 2. You should sell this highly priced piece of land and then you can buy some cheaper land further away - and probably build more buildings to accommodate more people with that money.

Q2. Your overall position about the application Opposed

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



Respondent No: 799

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 18:54:37 pm

Last Seen: Nov 08, 2021 18:54:37 pm

IP Address: n/a

Q1. Your comments

Given the undeniable need for this kind of housing development in Vancouver, this project makes excellent sense. The near proximity of the future Arbutus Skytrain Station makes it an obvious location.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 800

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 20:21:26 pm

Last Seen: Nov 08, 2021 20:21:26 pm

IP Address: n/a

Q1. Your comments

The scale of this proposed building seems very imposing relative to the size of the site and the surrounding buildings. Such a large building would seem much more appropriate just a short distance away on Broadway (where I understand that even much shorter buildings have been denied). It seems unreasonable to have such a large building with small setbacks on a small lot right next to much smaller residential buildings.

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

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



Respondent No: 801

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 20:27:36 pm

Last Seen: Nov 08, 2021 20:27:36 pm

IP Address: n/a

Q1. Your comments

It's way too big for the area- it's height is incompatible for this area with much lower residential buildings, and it's occupancy is alarming for this family centric neighborhood. This will change the neighborhood for good in the worst possible way.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 802

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 20:45:26 pm

Last Seen: Nov 08, 2021 20:45:26 pm

IP Address: n/a

Q1. Your comments

This project is grossly out of scale for the neighborhood, even with the planned density coming from the Broadway corridor plan. There are far too many units given the intense nature of the occupants. There are many great MPA run houses in Kitsilano - that is the scale that needs to continue. Unfortunately it has not been proven that social housing of this nature is safe for communities. I know many young families that have moved out of the Olympic Village due to the activity around Marguerite Ford apartments. Housing of this nature has to be kept to 30-40 units.

Q2. Your overall position about the application Opposed

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



Respondent No: 803

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 21:27:13 pm

Last Seen: Nov 13, 2021 19:37:22 pm

IP Address: s.22(1)

Q1. Your comments

1. Inappropriate scale of building for local context. 164ft and 13 floors is totally out of scale with surrounding buildings and park. why are the floor to floor heights 12.61ft? if the height of the building at 164ft is divided by 9ft floor to floor heights, the proposal is 18 stories. 2. site coverage of building is lot line to lot line on W7th to W8th, and hard up against Arbutus Street, presenting a very crowded streetscape, minimizing public boulevard space and "squished planting" against the building face (not layered) The building is pushed to Arbutus Street (west) in an aggressive manner to the streetscape and school adjacent. The boulevard on Arbutus is already minimal with a compressed grassed edge. 3. the complex entry is off W7th, opposite the entry to the children's playground. 140 residents passaging this connection is a conflict with parents and children, and the wrong end of the building for residents to access Broadway connections. W8th location opposite public bus station is a better approach 4. very austere presentation to Arbutus Street, blank continuous facade with only a vehicle entry. Suggest relocating pedestrian building entry to this public side. 5. no on site trees are retained, street tree removed for vehicle entry 6. Building tower will overly shade the school playground to the west from 8.30 to 11am at equinox (during the winter months between equinox the playground will be heavily shaded)the students arrival and recess outdoor recreation periods. This is an unacceptable neighbourly response

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

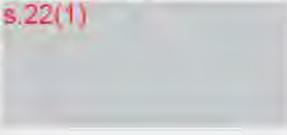
Q3. I would like to be contacted about this application in the future **Yes**



Respondent No: 804

Login: s.22(1)

Email:



Responded At: Nov 08, 2021 21:34:36 pm

Last Seen: Nov 08, 2021 21:34:36 pm

IP Address: n/a

Q1. Your comments

Inappropriate location and size.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 805

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 21:38:20 pm

Last Seen: Nov 08, 2021 21:38:20 pm

IP Address: n/a

Q1. Your comments

While I do think social housing is important and necessary, I feel that the rezoning of the property in question is not the solution to this problem. The lack of supporting infrastructure in the community is not conducive to this project and the proposed height does not take into consideration any of the surrounding neighbourhood.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 806

Login: s.22(1)

Email:

Responded At: Nov 08, 2021 22:30:04 pm

Last Seen: Nov 09, 2021 06:17:43 am

IP Address: s.22(1)

Q1. Your comments

I just recieved notice of rezoning card in my mailbox. I was surprised to see the proposed building is still asking for 13 stories. Shows the City is not listening to residence who were so upset when they hears about project a few months ago. s.22(1) s.22(1) in the West End to Kitsilano due to 3 storey walk-ups and community feel. The original discussion on Broadway plan was to consider unique characteristics of each neighbourhood. Yes we need more density, yes we need social house. Please make the building half that height of 6 stories and add another 6 stories ontop of the subway station next door at Arbutus. Great examples in the building ontop of station at King Edwards and Cambie and the building next two it. Increase desnsity link you did along cambie, If you build towers you are taking away the thing that attracted the residents to the neighbourhood and telling us our opinions and contribution of property tax means nothing. You are saying the current residents do not matter. Please limit size to keep character of neighbourhood.

Q2. Your overall position about the application Mixed

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



Respondent No: 807

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:45:53 am

Last Seen: Nov 09, 2021 07:45:53 am

IP Address: n/a

Q1. Your comments

I am worried about this so close to a sky train station and also so close to so many primary schools. This is a neighbourhood with families and I imagine you will lose them if place people who are possibly recovering addicts or with mental health challenges. Please define exactly who you are providing housing for and also how you plan to protect the children and community if and when issues arise.

Q2. Your overall position about the application Opposed

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



Respondent No: 808

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:54:40 am

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

IP Address: s.22(1)

Q1. Your comments

Let's have a look at building height. While the proposal is billed as "13-storeys," this can leave an inaccurate impression of the real height. The proposed floor height would be 3.48 m (or 11ft 5"). In comparison, typical floor heights for residential rental towers are in the 2.75 m (9 ft) range. There's a 17-storey tower at 601-627 Main Street that's 150 feet tall. By comparison, this proposed tower for Arbutus and West 8th Avenue, at 164 feet (50 m), is really equivalent to an 18-storey residential tower, if typical rental residential floor heights are used. The higher floor heights may be due to the prefabrication technology that is being proposed for the construction. During the pre-application consultation stage, back in March 2021, dimensioned drawings were not released to the public, but at the time this was being billed as a 12-storey tower. It has now morphed into a proposal for the equivalent of a typical 18 storey residential building in vertical height.

Q2. Your overall position about the application Opposed

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



Respondent No: 809

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:56:56 am

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

IP Address: s.22(1)

Q1. Your comments

It doesn't appear to me that the City of Vancouver is operating in good faith. It's clear that the rendering used by the applicant is even wider than a 24 mm lens photo. An ultra-wide angle for the field of view of a rendering shrinks the apparent scale of buildings. That tactic provides a misleading representation of a proposal when compared to what a person would experience in the real world.

Q2. Your overall position about the application Opposed

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



Respondent No: 810

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:58:36 am

Last Seen: Nov 09, 2021 07:58:36 am

IP Address: n/a

Q1. Your comments

Putting this type of density plus the bus loop will unnecessarily impose excess traffic in close proximity to St Augustine. It is not in keeping with the cultural heritage of the area and will erode the sense of community and peace

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 811

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 07:58:38 am

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

IP Address: s.22(1)

Q1. Your comments

With this rezoning, there are multiple issues at play. One of these is the acute homelessness in Vancouver, and the societal goals of finding housing for everyone. There are most certainly tradeoffs that can be made to accommodate housing for those most in need, and that is part of a larger discussion. However, our stance is that the relative merits and tradeoffs should be discussed with complete and accurate information, presented in good faith, and that includes a credible urban design analysis and honest consideration of impacts on the surroundings. A faithful presentation of the design could also open up the possibility of finding other forms and massing on the site. As explained above, there is much room for improvement in the submitted materials for this application, and the problems are not just with the renderings. The shadow studies leave out half of the year at the dates show, as the images presented are only on the summer solstice and the fall/spring equinoxes. To properly grasp the impacts of an 18-storey tower on the surrounding neighbourhood, including the school, playground, and residences in the area, the shadow analysis can be far more nuanced and look at several dates in October, November and December for comparison.

Q2. Your overall position about the application Opposed

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



Respondent No: 812

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 08:06:53 am

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

IP Address: s.22(1)

Q1. Your comments

This rezoning application is being put forward by the City's Vancouver Affordable Housing Agency (VAHA) on behalf of BC Housing (email: communityrelations@bchousing.org). Does the public have the right to a reasonable expectation that the analysis is complete and that the renderings accurately reflect the way the design would appear in the real world? (Hint: Yes!) Were the concerns raised at the pre-application consultation stage adequately addressed? Is this project the right fit for this site? Is the proponent trying to accomplish too much in one space, or are all the tradeoffs justifiable? Yes, yes and yes! There hasn't been much community involvement as this plan is being rushed through with a minimum of community involvement. Why is there no Video connection to the November 10 UDP public meeting? And when can we discuss at length the effect of importing a minimum of 140 people, many of who have drug, alcohol, social and mental issues which make the goals of this project highly questionable?

Q2. Your overall position about the application Opposed

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



Respondent No: 813

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 08:42:35 am

Last Seen: Nov 09, 2021 08:42:35 am

IP Address: n/a

Q1. Your comments

One must think rationally about the social impact of housing this number of individuals with mental health and/ or substance abuse issues so close to a school, daycare and in general, very family oriented neighbourhood. Many of said individuals exhibit extreme anti social behaviour and display deep contempt for those around them who appear better off. s.22(1) s.22(1) from this demographic. There absolutely is an impact on everyone else in the neighbourhood. s.22(1) s.22(1) s.22(1) This was in a neighbourhood that is known for its proximity to the DTES so one could say I went in with my eyes open. Arbutus and 7th/8th is absolutely not the same. People live safe, calm lives here. People raise their kids here. You cannot ambush innocent members of your society by injecting anti social individuals who will undoubtedly verbally/ physically assault them, steal from them, leave needles in their children's' playgrounds, defecate on their sidewalks, etc. You seem to be only focusing on the needs of a small demographic while completely dismissing the needs of the greater society who deserve safety.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 814

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 09:02:02 am

Last Seen: Nov 09, 2021 17:02:02 pm

IP Address: s.22(1)

Q1. Your comments

This facility died. Or belong in a residential neighborhood, across the street from an elementary school. How can this city have a bylaw that does not allow drug shops or liquor stores within a certain distance from a school yet they would even consider this low barrier facility in this location. It is an egregious mistake to even consider destroying this neighbour hood with the building

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 815

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 09:07:26 am

Last Seen: Nov 09, 2021 17:07:27 pm

IP Address: s.22(1)

Q1. Your comments

No human let alone a human from a vulnerable population would choose to live in the 2086-2098 west 7th housing project. The west 7th project at 18 stories or 50 meters is not only a visually destructive to our neighborhood but will only serve to isolate the vulnerable people living within it. This project does not help people blend into a neighborhood but forces them to stand out. Furthermore, our neighborhood is being forced to absorb a disproportionate amount of the countries homeless and/or vulnerable populations. The fact that the West 7th project is all studio units would equate to no families moving in to our family orientated neighborhood. This project not only needs to be reduced in size to fit into our neighborhood it needs to change to a more family friendly make-up. Your Neighbor, s.22(1)

Q2. Your overall position about the application Opposed

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



Respondent No: 816

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 09:21:30 am

Last Seen: Nov 09, 2021 09:21:30 am

IP Address: n/a

Q1. Your comments

The city should follow their own bylaws. I agree with the community proposal of a much smaller unit

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 817

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 09:31:59 am

Last Seen: Nov 09, 2021 09:31:59 am

IP Address: n/a

Q1. Your comments

This is a wholly inappropriate location for this kind of project.

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

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



Respondent No: 818

Login: s.22(1)

Email: [REDACTED]

Responded At: Nov 09, 2021 09:46:49 am

Last Seen: Nov 09, 2021 09:46:49 am

IP Address: n/a

Q1. Your comments

Why is a large unit for the mentally ill and drug addicts being placed next to an elementary school? This is a residential area, with families and young children and no close drug and mental illness support centers. I also read there will be no criminal checks for the occupants? This is shocking, and appears to be a huge health and safety risk for the neighborhood.

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

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



Respondent No: 819

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 11:43:09 am

Last Seen: Nov 09, 2021 11:43:09 am

IP Address: n/a

Q1. Your comments

I fully support this application as it will provide 140 homes to the people who need them most. We are in the middle of a housing and affordability crisis and Council need to make bold decisions to address that. I have lived in Kitsilano s.22(1) s.22(1) and in that time I have seen the number of people who are homeless in the area increasing, and for at least three of those years this plot of land has sat vacant. To create 140 new homes with supports at a location that is close to transit and services is good use of this land. There are other buildings of this height in other parts of Kits (eg on 2nd Ave) and near transit hubs across Vancouver, and I think that in the current climate the City should be maximising all the available land that they own and building as much affordable and supportive housing as possible. I recognise many people have concerns about this building but I am confident that with the right operator the property and the people who live there will soon become an integrated part of the community. I urge Council to think about the challenges we are facing, look to the future and think about the city Vancouver wants to be for all its residents, and approve this rezoning.

Q2. Your overall position about the application Support

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



Respondent No: 820

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 12:08:15 pm

Last Seen: Nov 09, 2021 12:08:15 pm

IP Address: n/a

Q1. Your comments

This proposed housing is completely inappropriate for this particular neighborhood. The type of resident who will reside there pose a potential risk to the school children at the four plus schools within a couple of block radius. There is a playground across the street and a daycare just down the block. While I understand the residents will be recovering, I think the risk is too great. Plus, the building is too big. I could support a much smaller building with far fewer residents.

Q2. Your overall position about the application Opposed

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



Respondent No: 821

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 12:23:51 pm

Last Seen: Nov 09, 2021 12:23:51 pm

IP Address: n/a

Q1. Your comments

As a Kitsilano resident for s.22(1), I feel that the proposed design is NOT appropriate for the neighbourhood of Kitsilano. 13 stories high is enormously taller than anything in Kitsilano. This will bring a density to our neighborhood that I believe will negatively affect safety, schools, etc. I strongly feel that the zoning should NOT be allowed to change. Any social housing in Kitsilano should be minimal and fit in with the overall neighborhood.

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 822

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 13:03:02 pm

Last Seen: Nov 09, 2021 13:03:02 pm

IP Address: n/a

Q1. Your comments

#1 This is far too high a structure/too much density to be across from an elementary school adding much more congestion to an already busy street - that is narrow and almost impossible to pass as it is now. Not to mention how unsafe this will be for parents and children coming and going from the school. The bus loop will result in even more congestion and safety concerns. Across the street from a school! Come on!

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 823

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 13:36:38 pm

Last Seen: Nov 09, 2021 13:36:38 pm

IP Address: n/a

Q1. Your comments

Some of us who care, very much - and who have been working for years on these and related issues - think we Vancouverites can do so much better. The low-density sprawl, of empty bedrooms, that extends west and south from this site is shameful. There are so many places to put liveable communities that would work. And yet we citizens plan to stuff needy people in a sterile towering warehouse, which will be a deadly oven in the next heat wave. They will be surrounded by pavement, with and no place closer than Kits Beach to find a park. The community surrounding the project is already one of the city's most diverse, with many low-income, subsidized and support homes, and an unusually high percentage of both the very young, in day cares and schools, and the very old, in housing. This community has proven itself to be generous and tight-knit - and it is also fragile and already hard-pressed. It's also one of the least "green" in the entire city; the Broadway Plan identifies it as a park desert. Supporters paint anyone who objects to this as NIMBYistic, greedy, and lacking heart. The city and province has set this up to divide us, for the sake of a disgraceful, opportunistic, short-sighted knee jerk plan. And, there are alternatives, more than vague proposals. One example; Architect Sean McEwan - the force behind Mole Hill - won an award for a wonderful design that in-fills the heritage area around Delamont Park, preserving the diverse community and the living and built heritage. I think it should be sent back to the drawing board.

Q2. Your overall position about the application Opposed

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



Respondent No: 824

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 13:38:41 pm

Last Seen: Nov 09, 2021 13:38:41 pm

IP Address: n/a

Q1. Your comments

Proposed height of 13 storeys too high. Most homes around that building are only townhouses, single family homes or low rise apartment buildings. Proposed location next to school and toddler playground is against city's own rules. Why only single occupancy?! Why not diversify who can live there. Families have to leave this area because they can't afford rental. Why not family housing?! It would be the perfect location.

Q2. Your overall position about the application Opposed

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



Respondent No: 825

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 13:40:44 pm

Last Seen: Nov 09, 2021 13:40:44 pm

IP Address: n/a

Q1. Your comments

I am in 110% support of this project. I appreciate the thoughtfulness given to location, design, and mix of users.

Q2. Your overall position about the application Support

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



Respondent No: 826

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 14:52:31 pm

Last Seen: Nov 09, 2021 22:43:22 pm

IP Address: s.22(1)

Q1. Your comments

While I have reservations about the height of the building, I support this project because it provides homes in a supportive environment. Yes, I am concerned if this brings people who smoke in the park, but I am more concerned about the health and safety of people who live on the street, or in precarious positions. I want it to be a safe, welcoming place for seniors or vulnerable people.

Q2. Your overall position about the application Support

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



Respondent No: 827

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 15:45:47 pm

Last Seen: Nov 09, 2021 15:45:47 pm

IP Address: n/a

Q1. Your comments

Wrong location- next to a school and children's park, on a busy street with so many children.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 828

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 16:22:17 pm

Last Seen: Nov 09, 2021 16:22:17 pm

IP Address: n/a

Q1. Your comments

What kind of occupants will be for the development incl. application process? Any plan to ensure safety for the neighbourhood, e.g. police attendance and routes, schedule? Is it a permanent plan or for a period? It is facing a primary school, how to ensure children not to be influenced?

Q2. Your overall position about the application Opposed

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



Respondent No: 829

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 19:38:16 pm

Last Seen: Nov 09, 2021 19:38:16 pm

IP Address: n/a

Q1. Your comments

There are other places to be considered. It should not be built opposite to a primary school and the future Skytrain station.
Talked to other neighbours, they all opposed to this move!

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 830

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 16:28:14 pm

Last Seen: Nov 09, 2021 16:28:14 pm

IP Address: n/a

Q1. Your comments

s.22(1) across the street from the proposed development, I have concerns regarding safety s.22(1) children in the vicinity of the development as first and foremost. The proposed building surrounded by preschool, elementary school and playground. As a parent, we need to have guarantees of zero drug use in the vicinity of the children. Further concern is the vicinity to facility housing vulnerable population such as women and children fleeing violence. I further have concerns regarding the height of the building which is in violation of current zoning. As there are a lot of people proposed to be housed, are there provisions regarding mental health and addictions services? There is also a concern of increased foot traffic from upcoming subway and a bus loop. Increasing congestion near a preschool and school.

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

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



Respondent No: 831

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 16:46:41 pm

Last Seen: Nov 09, 2021 16:46:41 pm

IP Address: n/a

Q1. Your comments

These types of projects need to go somewhere. I support this project and live nearby.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 832

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 17:14:50 pm

Last Seen: Nov 09, 2021 17:14:50 pm

IP Address: n/a

Q1. Your comments

The height of the building is much taller than current zoning. Way higher than what is around. Congestion will get way worse for the school zone. The building's services do not address addictions and complex care. Placing this many people without proper care or access to care will degrade the neighbourhood. s.22(1) as addictions is in part an environmental issue. I chose to live in this neighbourhood because of its relative safety and calm. There has been no proper consultation. BC Housing and the City are obviously adamant that the development will go through while ignoring us in the neighbourhood.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 833

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 17:20:15 pm

Last Seen: Nov 09, 2021 17:20:15 pm

IP Address: n/a

Q1. Your comments

This is completely out of line with the surrounding buildings. WAY TOO TALL. Cut it in half.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 834

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 18:19:58 pm

Last Seen: Nov 09, 2021 18:19:58 pm

IP Address: n/a

Q1. Your comments

The proposed building is too tall for the neighbourhood. I don't agree with the zoning change. The 140 homeless people should be housed in smaller complexes dispersed throughout the city. Supports such as therapy, counselling and safe injection sites should be considered.

Q2. Your overall position about the application Opposed

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



Respondent No: 835

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 18:21:27 pm

Last Seen: Nov 10, 2021 01:58:33 am

IP Address: s.22(1)

Q1. Your comments

As much as I support the building of more housing I think the size and type of housing proposed here is extremely inappropriate. I realize the City is trying to house a large number of people struggling with homelessness, but the single person unit apartments and the extreme density (140units) will bring a host of problems to our neighbourhood. The city has other properties where this size of building would fit in better. (For example the city owns the block between Fir and Pine and 5th and 6th Avenues , there are more tall buildings in that area and it would be a better fit) If the City must use this location, make it a lower building with mixed population and apartment sizes to garner a better community mix and fit. If you want to bring housing for persons possibly hard to house why put such a high concentration in one block? Why not try to integrate them in smaller groups throughout the city. I think this density will only bring difficulties for the city and neighbourhood. By all means use this property to help eliminate homelessness, but do it in a sensitive way that will lead to success for all involved.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 836

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 19:29:02 pm

Last Seen: Nov 09, 2021 19:29:02 pm

IP Address: n/a

Q1. Your comments

I am a parent and neighbour to this project. I wholeheartedly support this project, and hope to see many more like it come to life. I think it is important to spread social and supportive housing across the city. I think it's especially great to have this kind of rental housing in proximity to the future Arbutus skytrain station and the Greenway, so that residents can easily move around the city. I am very much looking forward to welcoming more neighbours to this beautiful part of the city.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 837

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 19:49:47 pm

Last Seen: Nov 09, 2021 19:49:47 pm

IP Address: n/a

Q1. Your comments

This type of housing is desperately needed in Kitsilano. s.22(1) from the proposed site, and am happy to see more housing diversity. The building height is also in line with nearby apartments that range from 11-13 stories. The location will give tenants access to key transit networks, it will not displace any current residents, and there are community members who are eager to help support tenants with a successful tenancy. STRONGLY SUPPORT!

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 838

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 19:55:15 pm

Last Seen: Nov 09, 2021 19:55:15 pm

IP Address: n/a

Q1. Your comments

I strongly support this proposal. Homelessness is at an all-time high, housing prices are at an all time high, and this includes in Kitsilano (who already has community members who are at-risk of or currently homeless). This project would provide critical new affordable housing stock, I urge council to approve this application.

Q2. Your overall position about the application Support

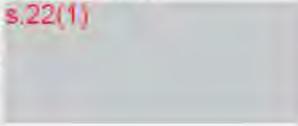
Q3. I would like to be contacted about this application in the future Yes



Respondent No: 839

Login: s.22(1)

Email:



Responded At: Nov 09, 2021 20:19:29 pm

Last Seen: Nov 09, 2021 20:19:29 pm

IP Address: n/a

Q1. Your comments

Thank you for doing real work to give struggling humans a chance to grow and succeed.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 840

Login: s.22(1)

Email:

Responded At: Nov 09, 2021 22:18:41 pm

Last Seen: Feb 01, 2022 23:50:26 pm

IP Address: s.22(1)

Q1. Your comments

This proposal to change the zoning of an off-Broadway block from a maximum of 4-5 storey limit to 13-18 (depending on how a storey is measured) will destroy the neighbourhood around it and the thousands of people who live there (and the >1000 school children who also attend elementary schools in the area). Regardless of the proposed purpose of use (which is a separate issue), situating a 164 ft building in this location, where the surrounding residential buildings are 4-5 storeys or less, and indeed, where all surrounding buildings for blocks around are <10 storeys, clearly does not fit into the neighbourhood. It will immediately dominate the landscape and the ground for blocks around, to the detriment of all residents. The school on the west side of the building will be shaded for half the day, while the low-rise co-op housing complex directly to the east will be shaded for the other half; this behemoth tower will truly "tower" over the entire residential neighbourhood. This is not even a site directly on Broadway (where a rezoning request for a lower-height building was recently denied), but is 1-2 blocks off of Broadway, embedded in a stable, dynamic low-rise community and is thus completely incompatible with the surrounding residents in every way. The local community has also already "taken one for the team" (i.e., the city of Vancouver) by having the terminus of the new Skytrain - and the attendant busloop - situated in the next block, with minimal consultation. This will already greatly negatively impact traffic in the area, and the additional car traffic that will be generated from the proposed "passenger-pickup" right opposite this proposed tower on W8th will make the area impassable for most residents, and especially dangerous for the school across the corner. Rather than permitting the wanton neighbourhood destruction that such a huge tower will engender, I would urge the committee to reject this rezoning proposal and instead consider using this land - which is adjacent to the Arbutus Greenway and therefore utilized by a significant portion of Vancouver residents - into a city park, which can be enjoyed by not just the neighbourhood but all users of the Greenway. If this proposal to convert this block into a semblance of downtown - against the wishes of nearly all of the local residents - is approved, the Greenway will become a canyon-like tunnel in this area, which is definitely not a desirable outcome for a city that prides itself on available greenspace for the public. I would urge the committee to recommend that the zoning change request to "downtown"-style zoning be denied; this area is not downtown and the many people who live here do not deserve to have an 18-storey building looming over them in perpetuity.

Q2. Your overall position about the application Opposed

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



Respondent No: 841

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 00:32:16 am

Last Seen: Nov 10, 2021 08:34:07 am

IP Address: s.22(1)

Q1. Your comments

It will absolutely kill the community and poses a serious threat to multiple schools and playgrounds within a block.

Q2. Your overall position about the application Opposed

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



Respondent No: 842

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 08:04:00 am

Last Seen: Nov 10, 2021 16:04:01 pm

IP Address: s.22(1)

Q1. Your comments

According to the VPD (Vancouver Police Department) a similar building, (with similar residence) opened in the Olympic village, crime around that building went up 600%. The VPD maintains the same will happen here, and that BC Housing and the COV refuse to consult with the VPD regarding this project - Is crime not a priority for this City Council? Why is BC Housing and the COV not discussing the inevitable crime increase with this public forum ?

Q2. Your overall position about the application Opposed

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



Respondent No: 843

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 08:44:30 am

Last Seen: Nov 10, 2021 08:44:30 am

IP Address: n/a

Q1. Your comments

Hi. I'm a neighbour s.22(1) I pass by this area almost daily and will do so even more when the SkyTrain is built and that will be my usual station. In terms of urban design and architecture, I think this is a perfect example of a "midrise" that transitions from higher density expected and anticipated along Broadway down to the stable neighbourhood off-Broadway. I understand the zoning freeze in place right now along Broadway while studies are undertaken for the new form of development in the area, and this is exactly the right direction for what should come out of that study once the zoning is re-instated in this area at higher heights and densities. I think it's a great use of this land and it's important to have a mix of diverse neighbours in every neighbourhood, including (especially) Kitsilano. This is a well-serviced, highly connected area with great parks, schools, etc. that is an ideal place to begin to rebuild a stable life. In terms of the land use as a supportive housing facility, I completely support this idea and I think we need many, many more units in every area of the city as we face a housing crisis and opioid crisis, both of which are related and can be improved with barrier-free housing. I have seen backlash from neighbours however, who are concerned about the types of tenants at this place. I think that it would be inappropriate and harmful to have any sort of barriers for supportive housing (and I am certain that there is no research that would support the implementation of barriers to accessing this type of housing for people with vulnerabilities such as homelessness and addiction). That being said, I think that my neighbours are having trouble understanding the impacts and mitigation measures of supportive housing at this location. I think it would be advisable to the City to do an impact study and share the results with locals so that there is an understanding of what to expect. I previously lived near a supportive housing project s.22(1) and had no negative impacts whatsoever, I did not even know that it was there for several years. The concerns of my current neighbours are valid, but I think they are easily mitigated and they will find that there are no negative consequences if the proper standards of care and support are provided. This is an important time and location in the city to demonstrate that providing safe, accessible housing is the only solution to the housing crisis, homelessness crisis, and other major issues that the city is facing. There is a desperate need to build as many units of supportive housing as quickly as possibly throughout the City, and projects like this will literally save lives. This project has the potential to be a positive example and blueprint for the rest of the city and region. Thank you.

Q2. Your overall position about the application Support

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



Respondent No: 844

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 10:00:54 am

Last Seen: Nov 10, 2021 10:00:54 am

IP Address: n/a

Q1. Your comments

It's ridiculous to have a SRO next to an elementary school, also it's a larger building than any other residential in the neighbourhood. It's time for City of Vancouver to respect citizens rights to a safe neighbourhood. Please don't jeopardize kids safety. I'll go to social media to protest this inappropriate dangerous behaviour.

Q2. Your overall position about the application Opposed

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



Respondent No: 845

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 10:01:42 am

Last Seen: Nov 10, 2021 10:01:42 am

IP Address: n/a

Q1. Your comments

The proposed high rise tower building (13 Flr) is significantly over and beyond the existing low rise buildings and land use. This neighborhood lacks the services to support the needs of the homeless and to-be homeless people.

Q2. Your overall position about the application Opposed

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



Respondent No: 846

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 10:24:17 am

Last Seen: Nov 10, 2021 10:24:17 am

IP Address: n/a

Q1. Your comments

I would like to request to respect zoning height (to no more than 6 stories) and density (to no more than 50 units) I REJECT having a drug injection site and DO NOT support housing for Homeless & at Risk of Homelessness in this site. The project is 22-steps to preschool and elementary school with 450+ children, 35-steps to a transition home for women fleeing violence, 450 meters to 1,500 additional children in surrounding schools and 200 meters to BC Liquor and Cannabis retail. It does not make sense to have this project and put the community at risk. It would be better to create social housing that reflects the neighbourhood including supportive housing for single-parent led families and seniors, but still OPPOSE to the change in zoning height and density.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 847

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 11:26:40 am

Last Seen: Nov 10, 2021 11:26:40 am

IP Address: n/a

Q1. Your comments

This is total disproportionate in size and scope for the area. This will have a devastating affect on the area. Why not rezone a section of industrial land in the city for this.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 848

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 11:33:39 am

Last Seen: Nov 10, 2021 19:33:22 pm

IP Address: s.22(1)

Q1. Your comments

I strongly support this development as I believe it serves an important community need. While it is higher density than surrounding development, I believe this will become more of a norm once Broadway Plan is adopted. I do have concerns about the large number of units, considering experiences at other similar facilities with larger unit numbers, where there have been some challenges both with internal management and disruptive behaviour impacting the surrounding neighbourhood. However, I feel these can be addressed operationally and strong community liaison initiatives. It is important that operator be identified early and the community be consulted on operational matters. As a daily user of the Arbutus Greenway, I hope careful attention will be paid to landscape design to ensure the facility integrates well with the greenway. This should include specific attention to CPTED principles, given the site's close proximity to the Arbutus subway station.

Q2. Your overall position about the application Support

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



Respondent No: 849

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 11:59:33 am

Last Seen: Nov 10, 2021 19:59:33 pm

IP Address: s.22(1)

Q1. Your comments

provide free addiction treatment nearby, and enforce the laws. drug addicts are re-offending and there are no consequences

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 850

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 13:18:19 pm

Last Seen: Nov 10, 2021 13:18:19 pm

IP Address: n/a

Q1. Your comments

Why does west 8th+Arbutus get the ugly building and Knight + King Ed get the nice looking building? So many people are coming here by transit and they get to look at this bloated, ugly, over-sized building.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 851

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 13:31:32 pm

Last Seen: Nov 10, 2021 21:22:28 pm

IP Address: s.22(1)

Q1. Your comments

This building is a tone deaf approach to warehousing people in difficulties. With a proposed height, scale, and mass of 13 storeys proposed it is out of character with the surrounding mid-block neighbourhood which is mostly comprised of three or four-storey multi-family buildings. The transition tower is too severe for this site and is out of step with the community. There are at least 15 other forms of non-market housing in Kitsilano which blend in with the community and operate successfully. This site is more appropriate for subsidized and affordable housing for families and seniors that is human in scale . Furthermore, the proposed site is across the street from St. Augustine's elementary school, a small park and playground utilized mainly by young children and families, and next door to the Arbutus Greenway path which is heavily used by cyclists, joggers, and pedestrians and will all be cast into shadow. 140 Single Occupancy Units at 13 storeys is a thoughtless approach. It beggars belief that this project might be approved when a recent 11 storey application on the corner of Broadway and Arbutus (where this mass probably belongs) was denied on the basis of "height"

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

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



Respondent No: 852

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 13:46:09 pm

Last Seen: Nov 10, 2021 13:46:09 pm

IP Address: n/a

Q1. Your comments

Wrong scale of building for this site. Wrong location for this type of social housing. Would be much better as a family-oriented social housing project; something for women and children escaping violence, or at-risk seniors housing. As it currently is planned, this density of this type of social housing population in this proximity to schools, daycares, seniors housing, and the very heavily utilized Delamont Park playground will result in a lot of social conflict. What is being done to ensure that residences do not have criminal or sex offender records? What is being done to ensure security of persons and property in the local area? What is being done to ensure the playground, greenway, and school yards do not become littered with the detritus of drug addiction (and stop pretending like we don't know this population will be using drugs). Furthermore, these projects elsewhere in the city have become universally depressing eyesores because of the low-budget, shoddy construction. The windows end up with tin-foil and other random variations on blinds to provide glare and heat protection, and because they have almost no ability to prevent over-heating, the entire resident population will be forced out into the neighbourhood for most of the summer daytime and evening hours until the units cool down. This will cause further conflict.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 853

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 13:52:56 pm

Last Seen: Nov 10, 2021 21:55:44 pm

IP Address: s.22(1)

Q1. Your comments

I find the tower very upsetting. If the application was for a less residential street like Broadway I might be able to make an exception. Neighbourhoods should feel friendly and approachable. And the greenway has made such a positive difference in our community. My kids use it ALL the time. I want them to feel safe when they are walking, biking and scouting around. They already feel like the area around the liquor store is sketch. The sky train station certainly won't help, but having a giant tower casting a shadow on the path will make it quite oppressive for most of the afternoon. The city is so strict about so many things and I fail to see why they are applying to build something they wouldn't normally approve under any other circumstances. I'm not opposed to densification but if you consider a lot of other walkable cities like those in Holland and Paris, building heights have strict limits.

Q2. Your overall position about the application Opposed

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



Respondent No: 854

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 14:17:42 pm

Last Seen: Nov 10, 2021 21:58:45 pm

IP Address: s.22(1)

Q1. Your comments

This entire application is so ludicrous that it's almost difficult to comment on it. The application makes this entire development look like an institution and it favours large-scale development but not the care of the individuals it's meant to help and support. Institutionalizing people like this will in effect re-stigmatize them. High-density developments are without a doubt coming to all neighbourhoods across Vancouver, but the conflation of social housing and supportive housing, and the lack of urban planning and integration of this scale of supportive housing will condemn it to ineffectiveness and most probably harm to the residents and the community. Where is the feedback gathered by BC Housing from the community sessions back in May of this year? And where is the transparency committed to by Minister Eby through numerous discussions with neighbours in this community? Why is the City a willing player in this?

Q2. Your overall position about the application Opposed

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



Respondent No: 855

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 14:23:05 pm

Last Seen: Nov 10, 2021 14:23:05 pm

IP Address: n/a

Q1. Your comments

I am a resident in the Kits area s.22(1) I am opposed to the current housing development from the perspective that the people who live here deserve access to mental health services. The proposed site does not offer that at all, nor or there any such services close by to assist the residents. It is a complete disservice to them and will almost certainly cause dire consequences for them, as well as the surrounding community.

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 856

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 15:51:38 pm

Last Seen: Nov 10, 2021 15:51:38 pm

IP Address: n/a

Q1. Your comments

Re: rezoning application for 2086-2098 W 7th Ave and 2091 W 8th Ave Submitted s.22(1) on Nov 9, 2021 From a design perspective, this proposal for the project shows a definitive improvement compared with the previous version. It is a very thoughtful and environmentally commendable pilot project for creating modular affordable social housing. s.22(1) s.22(1) familiar with that type of construction ((albeit not based on container unit), I wholeheartedly praise architect Bruce Haden and his team. However, I have comments and objections to the rezoning, and to the construction of this project that go beyond the design to the overall proposal. Major concerns appear to have been completely overlooked regarding location and serious health issues. 1 - There is no mention in the proposal of any assessment of the potential public health risk of this project either to the residents of the premises or to the local population nearby. The recent SARS – Covid pandemic should have substantially modified both the scale of this project and where it is being proposed. Before it receives any further consideration, we need an answer to the question: - Why is a project housing health-challenged individuals located in an area with a dense concentration of seniors? Considering the recent devastation in this demographic caused by exposure to a virus that will always be with us, it is very disturbing, indeed surprising, that the project is neglecting to address the issue of public health. If one is to accept the prevailing BC government premise that the SARS/Covid 19 virus is to stay with us, no proper consideration has been given to the residents of the project being in crowded congregate housing with a high potential for spreading infectious diseases. The requisite Covid safety protocols have been hard enough to maintain in normal interactions much less in this situation. Property management companies can't even control regular smoking in their subsidized buildings. Merely providing room & board and counselling will not suffice. Project residents will invariably be free to wander through the adjacent area, using playground/park furniture, possibly unvaccinated and often unmasked, breathing, or coughing on the elderly population living in the adjacent community along with a high proportion of children and families. In fact, the design doesn't even offer proper distancing within the building itself, nor could it possibly do so given the number of tenants being proposed. 2 – Other issues related to incompatibility of this location with the proposed project. • The similar supportive housing property on W. 7 Ave and Fir St, housing a very comparable population, now has across it a spillover homeless camp, sheltered under the adjacent viaduct (Fir ramp). In the proposed project on Arbutus, we cannot assume any assurance that homeless would not camp on Arbutus Walk or on the playground in Delamond Park. • No consideration seems to be given to the people in the immediate area who would be adversely impacted by the project. No matter how "dignified and elegant" - according to the architect – the project may be, the fact remains that design is focused solely on providing the residents and staff with the best accommodation. • Amassing 140 "single adults, seniors and people with disabilities", physical and mental health issues and needs – a "vulnerable and marginalized" population, currently homeless – must obviously impact the existing population in the neighborhood negatively. • Our medical and social services are already stressed, and even assuming the best resources available, it can't be ensured these residents will avail themselves of those services or follow any recommendations re behaviour changes - particularly while outside their homes. This cohort tends to be afflicted with alcoholism, drug addiction and ensuing psychotic behaviours leading to some violent acts and criminal incidents - anathema to a safe and quiet co-existence with children and seniors in the area. In fact, the pandemic has caused an increase of crime in the area already. • One of the architectural project objectives: "Design a contextually relevant structure that respects the unique neighbourhood character." is not met here. The building scale does not consider the character of the area and adjacent land uses: The decorative grill facing Arbutus St does not achieve "mitigating massing" of the structure - 50 m height is 50 m height, no matter how 'elegant' the design may be. No amount of "site-specific landscaping" and visual attenuation (brick low-rise entry) allows for a "visual connection with the existing neighborhood." In conclusion: The recent SARS – Covid pandemic should have modified plans for locating this large project where it is being proposed. • I trust that the City would enact new guidelines for congregate supportive housing to accommodate disadvantaged people. • The City needs to reconsider appropriateness of locating such projects in close proximity to the established population of vulnerable seniors and children. • This rezoning application needs to be refused and defeated for good.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 857

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 16:01:45 pm

Last Seen: Nov 10, 2021 16:01:45 pm

IP Address: n/a

Q1. Your comments

I can't imagine a more insensitive response by the applicant and City Planning regarding how such a development would negatively impact St. Augustine's School and the child care to the west of the proposed site. The notion that such a use and such a form of development that will shadow the elementary school and child care respective outdoor play areas year-round in the morning when children are dropped off and during recess at mid-morning is considered at all is baffling and quite frankly, stupefying. All pseudo-justified in the name of a housing "crisis" that the City has willfully nurtured for decades. Has the City of Vancouver no shame?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 858

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 18:12:58 pm

Last Seen: Jan 22, 2022 02:05:52 am

IP Address: s.22(1)

Q1. Your comments

Generally, that is on three sides, the building turns its back on the public space. Specifically, the brick wall on Arbutus could be the same as a brick wall at the back of a Safeway supermarket. Like the warmth of the brick but it lacks public friendliness. Don't like the top-level fence or screen like structure.

Q2. Your overall position about the application Support

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



Respondent No: 859

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 18:43:25 pm

Last Seen: Nov 10, 2021 18:43:25 pm

IP Address: n/a

Q1. Your comments

You claim to be listening to the public however this is not true! Your push to re-zone is simply an abuse of power. Tall towers are not permitted in this area full stop! The Mayor, City Council and our Urban planning team are not providing a vision of Vancouver going forward. How does this fit into the overall design to provide housing for vulnerable people? Let's work on low rise buildings where zoned for 2 storey units and taller towers along the main corridors such as West Broadway or 4th. Taking away a valued and busy green space used by hundreds of children in the neighbourhood is short sighted. I am not usually this strong with my language however as a citizen I feel pushed to a place of frustration about how decisions are being made. If you want decent and civilised dialogue, lead by example and show that you are able to incorporate the concerns of people who live in this city!

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

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



Respondent No: 860

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 19:04:25 pm

Last Seen: Nov 10, 2021 19:04:25 pm

IP Address: n/a

Q1. Your comments

The impact on the school across the street, would be of potential concern, so I cannot see that this location is appropriate

Q2. Your overall position about the application Opposed

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



Respondent No: 861

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 19:10:23 pm

Last Seen: Nov 11, 2021 03:10:24 am

IP Address: s.22(1)

Q1. Your comments

I support this rezoning. Supportive housing is necessary in all parts of Vancouver and should not be restricted to the Downtown Eastside. Our city's most at-risk and vulnerable citizens deserve access to safe, healthy, and clean housing options in Kitsilano.

Q2. Your overall position about the application Support

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



Respondent No: 862

Login: s.22(1)

Email:

Responded At: Nov 10, 2021 21:08:50 pm

Last Seen: Nov 10, 2021 21:08:50 pm

IP Address: n/a

Q1. Your comments

I fully support this application. s.22(1) from here with my family, and think this is a fantastic development, and will provide much needed social housing for vulnerable people in our city.

Q2. Your overall position about the application

Support

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

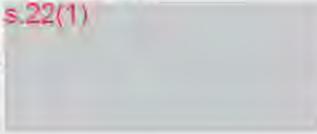
not answered



Respondent No: 863

Login: s.22(1)

Email:



Responded At: Nov 11, 2021 07:28:09 am

Last Seen: Nov 11, 2021 07:28:09 am

IP Address: n/a

Q1. Your comments

It's an extremely inappropriate project for this neighborhood. The site has only one working road that's Arbutus. It's locked on other sides by the Arbutus corridor, bike lanes on 7th and kids park and upcoming bus loop on 8th. There is no place for such a large tower. It's got a school right in front of it. It's absurd and completely unthoughtful. People planning this city should live in this city and neighborhood first to get a sense of the community here. How can you even think of placing high risk members of our society in this kind of a setup. Also do you think of the children at all? School and parks are supposed to be safe places. How is this kind of an environment suppose to make them feel safe? Just because the city has this land doesn't give them the right to place high risk individuals in the midst of children. Please stop and think.

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

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



Respondent No: 864

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 07:40:32 am

Last Seen: Nov 11, 2021 07:40:32 am

IP Address: n/a

Q1. Your comments

There is a lot of talk on this in this neighbourhood and I agree with what is being said. The area is already starting to see more suspicious behaviour and definitely more homeless people sitting on street corners asking for money. As seen from current sky train stations such as Surrey Central, Science World and Broadway station to name a few, those hubs are already attracting more crime in those areas. The arbutus station is being built now and adding this social housing unit would attract even more unwanted attention to this neighbourhood. There will be an influx of drug dealers and users, pan handlers and homeless people wandering these areas and even as residents in this unit. There are elementary schools, playgrounds and daycares within a 1 block radius of where you are proposing this be built which would make this area vulnerable to children and young people. Will you take accountability if something happens? Will there be someone to point the finger at if my child gets poked with needles at the park? This area is already too dense for additional units to be built - we are already building a massive train station. How would the neighbourhood now look? It will definitely be a less desirable place to live in. Those who have worked their entire lives to build homes here and have had dreams of living in this neighbourhood would now to be forced into having their surroundings be compromised. The idea of building social housing is a great one - but not in this neighbourhood.

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

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



Respondent No: 865

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 08:23:39 am

Last Seen: Nov 11, 2021 08:23:39 am

IP Address: n/a

Q1. Your comments

It is important to provide services to people right across the city and to not marginalized to the east side of the city. The proximity to Broadway and Arbutus and transit is also very important as people will be able to easily access amenities along the Broadway and Arbutus corridors. Grocery stores, banks etc are no further than 15 minutes away.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 866

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 10:18:20 am

Last Seen: Nov 11, 2021 10:18:20 am

IP Address: n/a

Q1. Your comments

This is an ineffective way of promoting social awareness and socio-economic integration. It would represent a sore and ugly response to social needs in the community . This project plan reflects a despondent and greedy scheme of a few who have no clue about the potential impact of such project on the many families who live and grow in this area.

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

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



Respondent No: 867

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 11:08:24 am

Last Seen: Nov 11, 2021 11:08:24 am

IP Address: n/a

Q1. Your comments

I have a concern about having this development right across from a school. The potential residents may have ongoing mental health issues, and how will that impact the children across the street.

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 868

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 11:36:14 am

Last Seen: Nov 11, 2021 11:36:14 am

IP Address: n/a

Q1. Your comments

This is a horrible idea and hasn't been thought through properly. Why would you anyone think it is ok to put so many drug users so close to so many children?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 869

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 12:22:45 pm

Last Seen: Nov 11, 2021 20:09:35 pm

IP Address: s.22(1)

Q1. Your comments

The AFFORDABLE HOUSING POLICIES Adopted by City Council May 8, 1989, October 17, 1989 and May 16, 1991 is not related to this project. This project is located in Kitsilano, but AFFORDABLE HOUSING POLICIES are specifically related to Downton area only.

Q2. Your overall position about the application Opposed

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



Respondent No: 870

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 21:35:12 pm

Last Seen: Jan 14, 2022 02:49:04 am

IP Address: s.22(1)

Q1. Your comments

It really depends on how the residents are vetted for this placement. There has been a dramatic increase in neighbourhoods such as Mount Pleasant when the Biltmore became an SRO.

Q2. Your overall position about the application Mixed

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



Respondent No: 871

Login: s.22(1)

Email:

Responded At: Nov 11, 2021 22:47:57 pm

Last Seen: Nov 22, 2021 16:17:45 pm

IP Address: s.22(1)

Q1. Your comments

The building design looks beautiful - well done! I support the height; 13 stories seems very reasonable beside a rapid transit station and so close to the Broadway corridor. If anything it could be taller. I also support the density. We really need more housing units for this demographic. s.22(1) and I think this proposal is a great fit for the neighborhood. More social housing units in the west side are much needed so that people who are underhoused can enjoy more green space, which is potentially life saving during events like last summer's heat dome. This fits with very well with the cities' goals of tackling climate change (because density close to transit; few parking spots) and increasing affordability and addressing equity because it will offer 140 people a safe home! My only question is will there be any gardening space for residents? s.22(1) and the garden was a very positive feature for her tenants!

Q2. Your overall position about the application Support

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



Respondent No: 872

Login: s.22(1)

Email:

Responded At: Nov 12, 2021 09:34:37 am

Last Seen: Nov 12, 2021 09:34:37 am

IP Address: n/a

Q1. Your comments

Not the best area for social housing.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 873

Login: s.22(1)

Email:



Responded At: Nov 12, 2021 09:34:51 am

Last Seen: Nov 12, 2021 09:34:51 am

IP Address: n/a

Q1. Your comments

Not ideal, for the neighbourhood. There are kids and schools around.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 874

Login: s.22(1)

Email:

Responded At: Nov 12, 2021 12:04:25 pm

Last Seen: Nov 12, 2021 12:04:25 pm

IP Address: n/a

Q1. Your comments

I have no problem with the addition of social housing to the area - in fact, I think that is fantastic. It is time for a more integrated Kits. I do take issue with the design of the building however. From an aesthetic perspective, this building is an eyesore. It looks like it was plucked out of the 60's. There is no reason why we should have such a lackluster design being built today. Just because it is social housing does not mean that it has to be ugly. Spend some money on forward thinking architecture, that makes the building look fresh, optimistic and of its time. Do not make people who live in social housing even more depressed having to come home to this facade.

Q2. Your overall position about the application Opposed

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



Respondent No: 875

Login: s.22(1)

Email:

Responded At: Nov 12, 2021 13:14:07 pm

Last Seen: Nov 12, 2021 21:25:52 pm

IP Address: s.22(1)

Q1. Your comments

Terrible location next to school and park; far from services; residents will be out on the street in the daytime making a mess, vandalism, break ins. Just as with similar facilities near Yaletown. Spreading the effects of drug addiction to yet another neighborhood.

Q2. Your overall position about the application Opposed

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



Respondent No: 876

Login: s.22(1)

Email:

Responded At: Nov 12, 2021 13:56:02 pm

Last Seen: Nov 12, 2021 13:56:02 pm

IP Address: n/a

Q1. Your comments

The current RM-4 zoning allows for a building of six-storeys to be constructed on this site. Therefore, if BC Housing and the City of Vancouver are serious about alleviating homelessness and addressing the housing crisis in the lower mainland, the project could have begun months ago. Given that modular housing can be constructed more quickly than traditional buildings, the probability that people, in need, could be housed before Winter, is high. On a similar size plot of land located at 3609-3687 Arbutus Street, another affordable housing development is in-process. The plan, for that location, is that there will be two buildings, both six-storeys in height, that will create 116 units. The net floor area is comparable yet the floor-space ratio is lower. To reply that all areas of the City are under consideration does not supply an adequate answer or response. If that were the case, then when will affordable housing be built in Quilchena Park? To claim that it is critical to prevent a shadow over Delamont Park is disingenuous. To value a parcel of land more than the health and well-being of children is anathema. This plan is flawed. The initial plan was flawed. The fact that no traffic study has been conducted, even if City laws and by-laws do not require one, is unbelievable. I am FOR social housing in the Kitsilano area. I am FOR social housing at the proposed site. I am OPPOSED to re-zoning at this site because doing so does not provide a positive trade-off.

Q2. Your overall position about the application Opposed

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



Respondent No: 877

Login: s.22(1)

Email:

Responded At: Nov 12, 2021 16:39:44 pm

Last Seen: Nov 12, 2021 16:39:44 pm

IP Address: n/a

Q1. Your comments

I would be in favour of this application if it provided transition / supportive housing for single mothers/single fathers/families. There is a dearth of affordable housing for families in Vancouver and it would be a much better fit for families looking to be in a residential neighbourhood w/ parks and schools close by. SRO / studios are so out of context here.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 878

Login: s.22(1)

Email:

Responded At: Nov 12, 2021 16:45:08 pm

Last Seen: Nov 12, 2021 16:45:08 pm

IP Address: n/a

Q1. Your comments

Social housing is not appropriate for being located in between or near school and church, especially school. Drug related issues will be generated and that will create unsafe environment to young kids attending school in that area. Government no matter City or Provincial or even Federal should pay highly attention in related to drug issues directly or indirectly. Please don't turn Vancouver being the Capital of Drug in West Coast. Taking drug or having drug is not a symbol as freedom of choice, since drug is drug. An normal person shouldn't rely on or even try drugs.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 879

Login: s.22(1)

Email:

Responded At: Nov 12, 2021 17:31:27 pm

Last Seen: Nov 12, 2021 17:31:27 pm

IP Address: n/a

Q1. Your comments

I am opposed to the proposal basically in that it is out of character for the area. The height of the building is not consistent with current zoning for the area - and I would fear would lead to other requests for similar treatment given that the ceiling has been breached. I also note that there is a high number of schools in the immediate area which may not be a good mix with the proposed inhabitants of the social housing.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 880

Login: s.22(1)

Email:

Responded At: Nov 12, 2021 19:12:06 pm

Last Seen: Nov 12, 2021 19:12:06 pm

IP Address: n/a

Q1. Your comments

This is the wrong place for social housing units. You will be putting persons who have drug abuse issues who have also had or still have issues with law enforcement because of their criminal history in the wrong neighborhood. You will be exposing the children from St. Augustine School, Fraser Academy, St. John's, Lord Tennyson, Kitsilano High School, day cares, Kindergarten schools as well as the entire neighborhood to individuals who only care about themselves and no one else. Theft and assaults will also increase and the police will not do anything. There are no social support services in this area for the individuals you want to house in our child-friendly neighborhood, nor should there be any because this neighborhood is not for that.

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

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



Respondent No: 881

Login: s.22(1)

Email:

Responded At: Nov 12, 2021 20:28:37 pm

Last Seen: Dec 15, 2021 04:40:38 am

IP Address: s.22(1)

Q1. Your comments

1) I have concerns about housing intended for those who are homeless to be immediately across from an elementary school and right next to a sky train station. 2) why is this building only proposed at 12 storeys when the Broadway Plan is for 40 storeys this close to a Skytrain station?

Q2. Your overall position about the application Opposed

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



Respondent No: 882

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 06:00:00 am

Last Seen: Nov 13, 2021 06:00:00 am

IP Address: n/a

Q1. Your comments

1) It appears that the input provided by a broad group of citizens in the neighbourhood March 2021 was ignored. Actually this proposal is one story higher than was proposed then. 2) The Broadway Plan is meant to ensure that building fit into neighbourhoods. This proposal does not do that. 3) The proposal does not provide sufficient health support services for the proposed tenants of 140 persons. 4) Extremely tight configuration with the terminus of the subway on an adjacent block. 5) Daycare, elementary school (400+ students) and child's park across 7th and a women's recovery home adjacent on 7th Avenue would make for a challenging community composition without notable support for residents. 6) BC Housing describes the proposed project as supportive housing; the city is calling it 'social housing'. This is very confusing as they are distinctly different - who do we believe? 7) Supportive housing can work in our neighbourhood - Sancta Maria House is an example. (Making a transition from homelessness to the first steps in recovery REQUIRES SIGNIFICANT DIRECT AND INDIVIDUALISED CARE, INCLUDING APPROPRIATE INDOOR AND OUTDOOR AMENITIES. This is not the case in this proposal.) 8) BC Housing's proposal should ensure a MIX and DIVERSITY of tenants, including single parents, seniors, and those with accessibility issues. 9) Given that this proposal is ADJACENT to the bus loop that the Arbutus station will require, the volume of pedestrian traffic it will produce hourly, the school across the street, a narrowing street, a pre-school aged park across the street - the proposal as outlined could not be successful.

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

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



Respondent No: 883

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 09:11:34 am

Last Seen: Nov 13, 2021 09:11:34 am

IP Address: n/a

Q1. Your comments

Supportive housing throughout the entire city is critical. This is an excellent project in an area with very few supports for its homeless population. A good start!

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 884

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 09:14:12 am

Last Seen: Jan 31, 2022 21:28:53 pm

IP Address: s.22(1)

Q1. Your comments

I support the proposed 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application because I believe that safe and secure housing is a right. This development will primarily serve people who are unhoused or at risk of homelessness, and I'd hope we can all agree that we have an obligation as a City to help these folks. It's important, too, in terms of community integration and people's connections throughout the city that supportive housing should be located in all neighbourhoods, not relegated just to the DTES. Please let me know how I can stay informed about this project. Is there a way that I can help residents to feel supported in the neighbourhood?

Q2. Your overall position about the application Support

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



Respondent No: 885

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 09:17:52 am

Last Seen: Nov 13, 2021 09:17:52 am

IP Address: n/a

Q1. Your comments

I support this development and want to see more like it near this and other transit-oriented locations. Especially near the Broadway extension stations. I urge you to please consider the real housing need we have in Vancouver.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 886

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 09:24:04 am

Last Seen: Nov 13, 2021 09:24:04 am

IP Address: n/a

Q1. Your comments

I am in support of this much-needed social housing and am just fine with it going ahead in advance of the Broadway plan.

Q2. Your overall position about the application Support

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



Respondent No: 887

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 09:27:27 am

Last Seen: Nov 13, 2021 09:27:27 am

IP Address: n/a

Q1. Your comments

I am so excited for this project! I believe that affordable and accessible housing should be available for every resident in every neighborhood of Vancouver. We have so much space on the west side to share. I'm strongly in favor of an evidence-based Housing First approach and this is a great step in the right direction.

Q2. Your overall position about the application Support

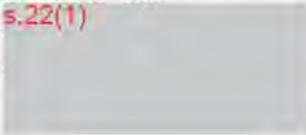
Q3. I would like to be contacted about this application in the future Yes



Respondent No: 888

Login: s.22(1)

Email:



Responded At: Nov 13, 2021 09:51:30 am

Last Seen: Nov 13, 2021 09:51:30 am

IP Address: n/a

Q1. Your comments

Very supportive of this work! Social housing is so needed in this community and in supporting inclusion/diversity/affordability in our city planning.

Q2. Your overall position about the application Support

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



Respondent No: 889

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 09:56:54 am

Last Seen: Nov 13, 2021 09:56:54 am

IP Address: n/a

Q1. Your comments

Amazon is planning to add 3000 jobs in Vancouver. We need to build enough housing to meet this increase in demand. If you reject this housing, demand for housing will still increase, and housing insecurity will only worsen.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 890

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 10:03:00 am

Last Seen: Nov 13, 2021 10:03:00 am

IP Address: n/a

Q1. Your comments

this looks great, is near transit, and builds housing we really need

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 891

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 10:13:26 am

Last Seen: Nov 16, 2021 18:21:34 pm

IP Address: s.22(1)

Q1. Your comments

I think this project is a great idea! Everyone should have a safe place to live accessible to transit and services.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 892

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 10:22:06 am

Last Seen: Nov 13, 2021 10:22:06 am

IP Address: n/a

Q1. Your comments

I support this build in any format so long as it houses more or the same number of residents with more or equal the amount of floor space.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 893

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 10:53:02 am

Last Seen: Nov 13, 2021 10:53:02 am

IP Address: n/a

Q1. Your comments

Do it. Seriously vancouver just needs more social housing and the NIMBY argument is getting old.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 894

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 11:00:07 am

Last Seen: Nov 13, 2021 19:04:52 pm

IP Address: s.22(1)

Q1. Your comments

We need more social housing. I'd prefer to see every new multi-unit building include units reserved for social housing, but this is the next best thing.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 895

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 11:01:58 am

Last Seen: Nov 13, 2021 19:01:59 pm

IP Address: s.22(1)

Q1. Your comments

I support this project because it adds much needed social housing to the city, and the design form is a beautiful addition to the character of the neighbourhood.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 896

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 11:18:40 am

Last Seen: Nov 13, 2021 11:18:40 am

IP Address: n/a

Q1. Your comments

This is a great idea! We must build density, and that neighbourhood has already started anyway. It has access to major bus lines as well as parks and beaches. More people deserve to live there. Build two!

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 897

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 11:22:59 am

Last Seen: Nov 13, 2021 19:22:59 pm

IP Address: s.22(1)

Q1. Your comments

Social housing is good and desperately needed.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 898

Login: s.22(1)

Email:



Responded At: Nov 13, 2021 11:25:12 am

Last Seen: Nov 13, 2021 11:25:12 am

IP Address: n/a

Q1. Your comments

Please approve this desperately needed social housing!

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 899

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 12:07:27 pm

Last Seen: Dec 21, 2021 21:45:02 pm

IP Address: s.22(1)

Q1. Your comments

I support social and supportive housing here, and in all neighbourhoods of the city. I live in the neighbourhood.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 900

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 12:18:48 pm

Last Seen: Jan 29, 2022 03:20:53 am

IP Address: s.22(1)

Q1. Your comments

I strongly support this project! s.22(1) and feel it would add vital social housing to the city. The design is thoughtful and considerate and it would enhance the quality of this changing neighbourhood. I look forward to meeting and getting to know the new residents. Don't let the nimby's get you down. There is a lot of support for this project in Kitsilano!

Q2. Your overall position about the application Support

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



Respondent No: 901

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 12:31:56 pm

Last Seen: Nov 13, 2021 12:31:56 pm

IP Address: n/a

Q1. Your comments

Please build this. Vancouver needs housing like this. It would be amazing for the economy.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 902

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 12:33:38 pm

Last Seen: Nov 13, 2021 12:33:38 pm

IP Address: n/a

Q1. Your comments

Will be 100% for this when they move a project in Point Grey as well. Gotta spread the love everywhere.

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 903

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 12:43:20 pm

Last Seen: Nov 13, 2021 12:43:20 pm

IP Address: n/a

Q1. Your comments

I am pleased to see the direction of social housing progress towards integrating transient and individuals into communities across Vancouver. Blocks and blocks of social housing create stigma and it helps to make the people that need these units feel less ostracized and separate from the rest of the community.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 904

Login: s.22(1)

Email:



Responded At: Nov 13, 2021 12:46:18 pm

Last Seen: Nov 13, 2021 12:46:18 pm

IP Address: n/a

Q1. Your comments

Much needed.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 905

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 12:51:28 pm

Last Seen: Nov 13, 2021 12:51:28 pm

IP Address: n/a

Q1. Your comments

I strongly support this development as a necessary part of the city's response to the ongoing housing crisis. Diversifying the neighbourhood strengthens rather than harms its character, and providing options for lower income folks throughout the city is practical and appropriate.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 906

Login: s.22(1)

Email:



Responded At: Nov 13, 2021 13:22:32 pm

Last Seen: Nov 13, 2021 13:22:32 pm

IP Address: n/a

Q1. Your comments

I find this to be incredibly valuable and a good idea.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 907

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 13:48:35 pm

Last Seen: Nov 13, 2021 13:48:35 pm

IP Address: n/a

Q1. Your comments

Concentrating all social efforts in one area only perpetuates the problem. In order to take significant steps towards ending homelessness in Vancouver social housing (and other amenities this project provides) needs to be placed outside of the Downtown Eastside.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 908

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 13:56:28 pm

Last Seen: Nov 13, 2021 13:56:28 pm

IP Address: n/a

Q1. Your comments

While social housing is needed in Vancouver, placing social housing in an affluent neighborhood in Vancouver does not bode well with many in the city that have worked tirelessly and are still unable to afford housing anywhere near this project site. The proximity of this zone to Lord Tennyson Elementary school is also concerning, as many families may no longer choose to walk near that area.

Q2. Your overall position about the application Opposed

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



Respondent No: 909

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 14:00:08 pm

Last Seen: Nov 13, 2021 14:00:08 pm

IP Address: n/a

Q1. Your comments

Too many social housing units in a single development.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 910

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 14:00:59 pm

Last Seen: Nov 13, 2021 14:00:59 pm

IP Address: n/a

Q1. Your comments

While my position is that ALL buildings, current and future, should be a mix of social housing, low income and market-rate to foster integrated community, the current state of housing does not reflect this. As such, I support a decentralization of social housing - that is, putting social housing in a variety of neighbourhoods rather than concentrating them in one location where it will grow poverty centres - which I think this new project will help in achieving. I hope this project goes ahead, despite any comments from those in the area who have low empathy for people with less than them.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 911

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 14:05:35 pm

Last Seen: Nov 13, 2021 14:05:35 pm

IP Address: n/a

Q1. Your comments

Social housing is necessary in all large Canadian cities to help manage the housing crisis. Vancouver needs this

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 912

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 14:19:17 pm

Last Seen: Nov 13, 2021 14:19:17 pm

IP Address: n/a

Q1. Your comments

As a homeowner in the area, I wholeheartedly support this project. We need concerted action to tackle problems such as homelessness and concentrated poverty in the city, and this is a definite step in the right direction. For too long we have allowed NIMBY concerns to prevent exactly these kinds of projects that we know could help, and the issues have only continued to get worse. I hope we can take this opportunity to take positive action and make Vancouver a better city for everybody.

Q2. Your overall position about the application Support

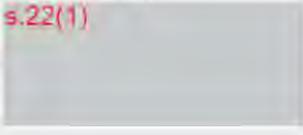
Q3. I would like to be contacted about this application in the future Yes



Respondent No: 913

Login: s.22(1)

Email:



Responded At: Nov 13, 2021 14:41:12 pm

Last Seen: Nov 13, 2021 14:41:12 pm

IP Address: n/a

Q1. Your comments

I am very concerned about the prospect of a 140-unit social housing development in my neighbourhood. The proposed location is across the street from an elementary school, and is within walking location to several other schools, preschools, and daycares in the area. There is also a park directly across the road from the proposed site. I do not feel confident that the city could guarantee the safety of those nearby.

Q2. Your overall position about the application Opposed

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



Respondent No: 914

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 14:44:20 pm

Last Seen: Nov 13, 2021 14:44:20 pm

IP Address: n/a

Q1. Your comments

Good effort to spread social housing across all neighborhood within Vancouver. Poverty and homelessness are too concentrated in downtown and Chinatown area in this city and it is time for a change and NIMB attitude didn't help. Hopefully this is a step in the right direction because not all homeless people are drug addicts or those with mental health issues and most are literally good people down on their luck and they need to be treated like normal human being in normal neighborhood instead of getting crammed in certain areas. Please also consider having more blend of social housing/ owner owned buildings in different Vancouver area (screening tenants for these would help as it will provide housing to those down with their luck and provide actual support to those with drug/ mental/ other issues).

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 915

Login: s.22(1)

Email:



Responded At: Nov 13, 2021 14:53:14 pm

Last Seen: Nov 13, 2021 14:53:14 pm

IP Address: n/a

Q1. Your comments

Please implement more social housing, people should be able to live healthy lives instead of being thrust into the streets.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 916

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 14:56:08 pm

Last Seen: Nov 13, 2021 14:56:08 pm

IP Address: n/a

Q1. Your comments

Shelter is a human right, and projects like this are a crucial step to getting more Canadians into affordable homes. A citizen with more financial freedom and less stress over basic living expenses will ultimately be a more productive member of society.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 917

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 15:04:27 pm

Last Seen: Nov 13, 2021 15:04:27 pm

IP Address: n/a

Q1. Your comments

More of these buildings, and maybe think of putting people at risk of homelessness without addiction issues in more of the units.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 918

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 15:05:40 pm

Last Seen: Nov 13, 2021 15:05:40 pm

IP Address: n/a

Q1. Your comments

As a homeowner in Kits I want to throw in my support for this project. I'm happy to see it because we need more diverse housing in this area. I like the way the design hugs the greenway with the lower profile along the bike route on 7th ave.

Q2. Your overall position about the application Support

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



Respondent No: 919

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 15:24:18 pm

Last Seen: Nov 13, 2021 15:24:18 pm

IP Address: n/a

Q1. Your comments

I completely support this! We need more of this in Vancouver! And the west side in general

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 920

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 15:25:54 pm

Last Seen: Nov 13, 2021 15:25:54 pm

IP Address: n/a

Q1. Your comments

Basic shelter is a human right and if the city of Vancouver or our country cannot provide those who are struggling with something as basic as a home then we have utterly failed. There is no point in building a society if the government and the wealthy do not actually provide for the people.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 921

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 15:45:56 pm

Last Seen: Nov 13, 2021 15:45:56 pm

IP Address: n/a

Q1. Your comments

I support this project. s.22(1) and there is such a need for affordable housing in this city and should be equitably spread throughout the city.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 922

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 17:15:11 pm

Last Seen: Nov 13, 2021 17:15:11 pm

IP Address: n/a

Q1. Your comments

this development does not fit in with the local area. The height of this development is far in excess of anything else in the local neighbourhood and will be a detriment to the local area. The character of these local areas should be encouraged and maintained not destroyed. The character of this building does not fit in with the neighbourhood in so many ways. I know that many are opposed to this development based on the type of likely occupants . Others will say that the development should be approved so that these needs can be addressed. To me even before the debate as to the occupants of the building we have to decide whether the building fits in with the neighbourhood in which it is going to be built. To me the answer is a big no..

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

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



Respondent No: 923

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 16:37:40 pm

Last Seen: Nov 13, 2021 16:37:40 pm

IP Address: n/a

Q1. Your comments

I disagree with this project

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 924

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 17:00:58 pm

Last Seen: Nov 13, 2021 17:00:58 pm

IP Address: n/a

Q1. Your comments

It's not clear from the documentation that I could find what "supportive housing" entails. It seems strange that this kind of facility would target this location given it's close proximity to an elementary school, liquor store and the Greenway.

Q2. Your overall position about the application

Opposed

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

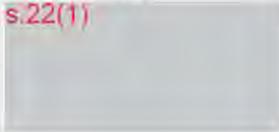
Yes



Respondent No: 925

Login: s.22(1)

Email:



Responded At: Nov 13, 2021 17:08:27 pm

Last Seen: Nov 13, 2021 17:08:27 pm

IP Address: n/a

Q1. Your comments

s.22(1) and had to move because we could not afford a larger place in Kitsilano to accommodate s.22(1) our family. I wholeheartedly support this development. - s.22(1)

Q2. Your overall position about the application Support

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 926

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 17:31:42 pm

Last Seen: Nov 13, 2021 17:31:42 pm

IP Address: n/a

Q1. Your comments

Housing people should be a right, but until that point, providing social housing is an unalloyed good. That is more important than property values or concerns about views, and with Vancouver housing at record high prices, there is no meaningful downside to this.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 927

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 17:35:02 pm

Last Seen: Nov 13, 2021 17:35:02 pm

IP Address: n/a

Q1. Your comments

I think this is going to be excellent and add to the community overall. Social housing in that area is significantly lacking.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 928

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 17:40:28 pm

Last Seen: Jan 12, 2022 18:20:24 pm

IP Address: s.22(1)

Q1. Your comments

This is a great project that will add much needed housing. The height and massing are good and it fits in the neighbourhood. Also it's well designed. We need more of these projects.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 929

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 18:19:54 pm

Last Seen: Nov 14, 2021 02:19:55 am

IP Address: s.22(1)

Q1. Your comments

I am in support of this housing project. We desperately need more housing for those at risk of homelessness, especially close to major transit hubs. The affordability crisis we are all experiencing has disproportionate impacts on those at most risk, and I believe non-profit operators will be able to support both residents/tenants with safe and secure housing, programming, other wraparound supports while addressing neighbourhood needs and concern. We cannot allow a small, loud group of property owners of single family homes to take away the chance for people to have housing and supports. Housing is a right, not a privilege.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 930

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 18:27:01 pm

Last Seen: Nov 13, 2021 18:27:01 pm

IP Address: n/a

Q1. Your comments

I support this type of proposed housing.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 931

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 18:28:12 pm

Last Seen: Nov 13, 2021 18:28:12 pm

IP Address: n/a

Q1. Your comments

I am strongly in support of expanding social housing in all neighbourhoods, particularly those that won't further concentrate the houseless population in the downtown Eastside.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 932

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 18:32:12 pm

Last Seen: Nov 14, 2021 02:32:13 am

IP Address: s.22(1)

Q1. Your comments

Spreading social housing across Vancouver is important for our city to flourish. Having a diverse make up of people with varying economic levels will make Vancouver a more equitable place for everyone.

Q2. Your overall position about the application Support

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



Respondent No: 933

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 18:35:55 pm

Last Seen: Nov 14, 2021 02:35:55 am

IP Address: s.22(1)

Q1. Your comments

I fully support decentralizing social services outside of the DTES.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 934

Login: s,22(1)

Email:



Responded At: Nov 13, 2021 19:11:04 pm

Last Seen: Nov 13, 2021 19:11:04 pm

IP Address: n/a

Q1. Your comments

I will lose all faith in council if this very sensible project is not approved.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 935

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 19:21:53 pm

Last Seen: Nov 13, 2021 19:21:53 pm

IP Address: n/a

Q1. Your comments

Social housing saves lives and concentrated neighbourhoods of poverty do lots of harm to its residents. Do this lol.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 936

Login: s.22(1)

Email:



Responded At: Nov 13, 2021 19:35:57 pm

Last Seen: Nov 13, 2021 19:35:57 pm

IP Address: n/a

Q1. Your comments

I strongly support this proposal to build more social housing. The city desperately needs more social housing spread throughout the city. People are suffering and this project will have a massively positive effect on Vancouver. Please don't let the NIMBYs win on this. Please stand up to people who are extremely privileged and want to prevent less privileged people have adequate housing.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 937

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 20:35:04 pm

Last Seen: Nov 13, 2021 20:35:04 pm

IP Address: n/a

Q1. Your comments

This is an extremely important thing to do so we prevent more harm to the less fortunate.

Q2. Your overall position about the application

Support

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

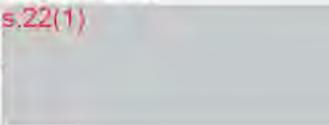
Yes



Respondent No: 938

Login: s.22(1)

Email:



Responded At: Nov 13, 2021 20:48:08 pm

Last Seen: Nov 13, 2021 20:48:08 pm

IP Address: n/a

Q1. Your comments

It's important to not concentrate those who are underprivileged in a few neighbourhoods in the city. Build this.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 939

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 20:50:09 pm

Last Seen: Nov 16, 2021 19:24:38 pm

IP Address: s.22(1)

Q1. Your comments

s.22(1) and we are saturated with organizations supporting people. People who need support should be able to leave the areas with the worst crimes and issues. For every nimby complaining how they will be affected there are dozens of people who will benefit positively from having an opportunity to leave the DTES.

Q2. Your overall position about the application Support

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



Respondent No: 940

Login: s.22(1)

Email: [Redacted]

Responded At: Nov 13, 2021 21:00:41 pm

Last Seen: Nov 13, 2021 21:00:41 pm

IP Address: n/a

Q1. Your comments

The building is too big for the neighbourhood. Plus, the City/Province have a strong history of providing inadequate social supports to protect neighborhoods. HEAT installations in Yaletown and the current Yaletown experience are illustrative.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 941

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 21:27:39 pm

Last Seen: Nov 13, 2021 21:27:39 pm

IP Address: n/a

Q1. Your comments

I fully support this application

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 942

Login: s.22(1)

Email:

Responded At: Nov 13, 2021 23:12:46 pm

Last Seen: Nov 13, 2021 23:12:46 pm

IP Address: n/a

Q1. Your comments

Thank you city, this project looks great!

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 943

Login: s.22(1)

Email:



Responded At: Nov 14, 2021 00:11:10 am

Last Seen: Nov 14, 2021 00:11:10 am

IP Address: n/a

Q1. Your comments

Great idea

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 944

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 00:45:06 am

Last Seen: Nov 14, 2021 00:45:06 am

IP Address: n/a

Q1. Your comments

It's vitally important to provide housing for all; unless it's in my neighbourhood. Put it all together and build a giant wall around it.
(This is sarcastic.)

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 945

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 01:07:52 am

Last Seen: Nov 14, 2021 01:07:52 am

IP Address: n/a

Q1. Your comments

i completely agree with these proposed rezoning changes

Q2. Your overall position about the application

Support

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

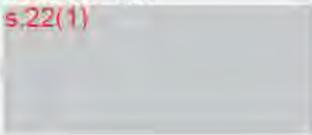
not answered



Respondent No: 946

Login: s.22(1)

Email:



Responded At: Nov 14, 2021 01:31:55 am

Last Seen: Nov 14, 2021 01:31:55 am

IP Address: n/a

Q1. Your comments

I support it

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 947

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 02:07:21 am

Last Seen: Nov 14, 2021 02:07:21 am

IP Address: n/a

Q1. Your comments

I am absolutely in support of building additional social housing. Vancouver is experiencing a housing affordability crisis, the LAST thing we need to be doing is hesitating in regards to building additional housing stock in ANY shape or form. Whilst Council seems to acknowledge there is an affordability crisis and believes this crisis (along with Climate Change) to be of utmost importance, the fact that there is hesitation in approving projects that improve affordability and density (One of the single largest things the city of Vancouver can do to help combat climate change; SFH resource usage versus more dense forms of housing such as this project) sorely underutilized areas of the city is truly bewildering. The sorry state of Co-op and socialized housing in Canada today versus what was built during 1970s, we need to build more! Even looking at Canada's contemporaries, a strikingly low amount of our housing stock is socialized. The EU averages nearly 10% of it's housing stock being social, the United Kingdom being over 15% of housing stock is social, meanwhile Canada lags at less than 5% of our housing stock being social. It is time to stop demonizing the "ghettos" and "projects" so vehemently feared and recognize that today even working professionals like teachers, (perhaps for the local elementary school) nurses, paralegals, etc could all benefit from social housing in some shape or form. In summary, if Council decides to do nothing then it cannot be expected that Vancouver's housing affordability crisis will simply go away, do nothing gain nothing. As a citizen thoroughly concerned for my cities future, I wholeheartedly support this zoning change and any future zoning changes to increase the stock of social housing or of the private market wishing to densify SFH exclusive zones.

Q2. Your overall position about the application Support

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



Respondent No: 948

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 02:09:49 am

Last Seen: Nov 14, 2021 02:09:49 am

IP Address: n/a

Q1. Your comments

Allow the building, don't let the NIMBYS keep us from doing what is right.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 949

Login: s.22(1)

Email:



Responded At: Nov 14, 2021 02:17:40 am

Last Seen: Nov 14, 2021 02:17:40 am

IP Address: n/a

Q1. Your comments

I support this

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 950

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 02:39:04 am

Last Seen: Nov 14, 2021 02:39:04 am

IP Address: n/a

Q1. Your comments

Ruins the community aspect

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 951

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 04:40:22 am

Last Seen: Nov 29, 2021 21:32:10 pm

IP Address: s.22(1)

Q1. Your comments

As a resident of the area until very recently, I think it's a great idea. Lots of good retail jobs nearby too for anyone starting their career.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 952

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 06:05:14 am

Last Seen: Nov 14, 2021 06:05:14 am

IP Address: n/a

Q1. Your comments

This is good. Lumping all social housing together is a horrible idea. My only concern is the lack of parking.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 953

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 06:56:57 am

Last Seen: Nov 14, 2021 06:56:57 am

IP Address: n/a

Q1. Your comments

The Rezoning application is proceeding ahead of the Broadway Plan only because of the Interim Rezoning Policy enabling Supportive Housing applications to jump the queue. The Broadway Plan has been a multi-departmental comprehensive and very public process over the past three years with staff recommendations expected for Council's consideration and approval in early 2022. A variety of housing tenures and mixed-use buildings, potentially including Housing Agreements, is expected through the Broadway Plan; this process should be paused until the Broadway Plan is completed, in my view. The current application including density (4.42 FSR), number of social housing units (140) net floor area (7,948 sq m) and building height (50m) far in excess of the existing Zoning and neighbourhood maximums seems to be driven entirely by BC Housing and the Operator's requests rather than good planning principles. A small smaller building with fewer social housing units (optimum number seems to be 50) and less impact on the immediate community may be more successful and respect the current Zoning and Official Community Plan.

Q2. Your overall position about the application Mixed

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



Respondent No: 954

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 07:37:08 am

Last Seen: Nov 14, 2021 07:37:08 am

IP Address: n/a

Q1. Your comments

Absolutely needed, please build this.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 955

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 07:53:12 am

Last Seen: Nov 14, 2021 07:53:12 am

IP Address: n/a

Q1. Your comments

I think this is an excellent idea, please build more social housing in these areas.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 956

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 08:31:38 am

Last Seen: Nov 14, 2021 08:31:38 am

IP Address: n/a

Q1. Your comments

Don't like the idea. The one near Olympic village created more crime in the area

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 957

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 08:45:57 am

Last Seen: Nov 14, 2021 08:45:57 am

IP Address: n/a

Q1. Your comments

This building is absolutely necessary in this community. Social housing must be integrated into numerous neighborhoods throughout Vancouver and it is due time that a building like this, which had massive potential, is approved. In addition, the proximity to a school would allow children to attend without further disturbance. This is a community that would benefit massively from this building despite what critics argue. Vancouver must continue to evolve and that evolution includes having those from underprivileged circles integrate into existing communities.

Q2. Your overall position about the application Support

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 958

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 09:39:21 am

Last Seen: Nov 14, 2021 09:39:21 am

IP Address: n/a

Q1. Your comments

Good idea. We need more social housing dispersed around our city.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 959

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 10:17:26 am

Last Seen: Nov 14, 2021 10:17:26 am

IP Address: n/a

Q1. Your comments

This should be built here because density needs to happen all over the city, not just in the east side. If we're going to densify the city then it has to be applied equally in all neighbourhoods...that way we don't always have to rely on the grossly large towers to pick up the slack.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 960

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 12:40:00 pm

Last Seen: Nov 14, 2021 12:40:00 pm

IP Address: n/a

Q1. Your comments

I am a neighbour, s.22(1) and create a lot of noise, etc. As significantly as all of that impacts me and my family, I fully support this development. As s.22(1) understand the need for more social housing and the value of such housing in this location. So yes, I welcome this development into my neighbourhood whole-heartedly, despite the many impacts it will have on myself and my children.

Q2. Your overall position about the application Support

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



Respondent No: 961

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 13:39:47 pm

Last Seen: Mar 05, 2021 21:47:28 pm

IP Address: s.22(1)

Q1. Your comments

140 social housing units sounds awesome! More in the area would be great!

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 962

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 14:00:59 pm

Last Seen: Nov 14, 2021 14:00:59 pm

IP Address: n/a

Q1. Your comments

As someone born and raised near Kits we need more of these kind of projects all over the city. This is a good start.

Q2. Your overall position about the application

not answered

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

Yes



Respondent No: 963

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 15:55:45 pm

Last Seen: Nov 14, 2021 15:55:45 pm

IP Address: n/a

Q1. Your comments

Horribly conceived idea... I absolutely support housing for all however whoever put forward the thesis of building an SRO designed for homeless shelter across the street from an elementary school, preschool and children's park should give their head a shake. Not to mention, the proximity of a B.C. liquor store as well as the proximity to housing which has a great number of senior citizens. By all means affordable housing should go ahead but homeless SRO. Seriously. Moronic...

Q2. Your overall position about the application

Opposed

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

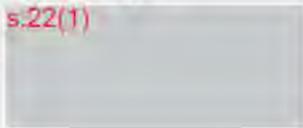
not answered



Respondent No: 964

Login: s.22(1)

Email:



Responded At: Nov 14, 2021 21:31:45 pm

Last Seen: Nov 14, 2021 21:31:45 pm

IP Address: n/a

Q1. Your comments

It makes no sense to squish 140 individuals into studio apartments in this neighbourhood. It would make more sense to provide fewer, larger units of supportive housing for women and children or families. There don't appear to be any kind of services planned for within the complex or already existing in the neighbourhood to assist people, which will make residents feel like an island unto themselves. The building looks like a prison and is not in keeping with the character of the neighbourhood. I would prefer that it not exceed 4 stories, but at the very highest, please, please don't make it higher than 10 stories. Environmentally conscious and sustainable building is good, but cookie cutter, modular and ugly is not. I am violently opposed to the building in it's current design and with the intended population. I am supportive of the concept of using the land for supportive housing. To receive my support, it would need to look different and serve a different population with better overall services to assist residents.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 965

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 23:38:13 pm

Last Seen: Nov 15, 2021 07:37:37 am

IP Address: s.22(1)

Q1. Your comments

I oppose this project. Homeless people with drug/alcohol additions should not be housed near a toddle park or school yard. This location should be for diasabled, single mom/dads, seniors instead.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 966

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 23:43:00 pm

Last Seen: Nov 15, 2021 07:37:37 am

IP Address: s.22(1)

Q1. Your comments

I oppose the height. At the same time, families are discriminated against since the unit sizes are not suitable for this segment of homeless people.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 967

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 23:43:38 pm

Last Seen: Nov 14, 2021 23:43:38 pm

IP Address: n/a

Q1. Your comments

I am very concerned about the proposed social housing building and how it will negatively effect the surrounding neighbourhood. I live a few blocks away, and have for 18 years s.22(1) in the area so I am very aware of the demographics of the neighbourhood. Starting with the height of the building, which is honestly the least of my concerns, I do think it is unfair for the city to reject a 10 story building a block away on Broadway and then propose a 13 story building in the neighbourhood surrounded by 4 stories and less. I am also aware that the city owns (at least) all the land along Arbutus from Broadway to 5th, everything on West 6th between Arbutus and Maple, and most of the properties on West 5th in the same block, not mention quite a few existing low income buildings on West 7th and the Arbutus Greenway. Given this collection of land, it is a safe assumption that there must be ideas for a master plan for the entire parcel. My confusion lies in the suggested demographic for these 140 social housing units. Given the elementary school, toddler park and woman's shelter it would make more sense that social housing in this area would be dedicated to low income families and seniors, unless the plan is to ultimately eliminate the green space once parents stop bringing their children there due to the safety risk. s.22(1) directly across from a 4 story version of what is being proposed. This neighbourhood is zoned light industrial and while there are market priced condos in the surrounding area, the majority of the adjacent buildings are commercial in nature. But most importantly, the balance in this neighbourhood is the VPD also being located within the block. On a daily basis I see things that I don't want to witness in this very family oriented section of Kitsilano. I step over needles, human feces and vomit; I have witnessed men with their pants down shooting up in veins? in or adjacent to? their penises. Sometimes they pass out before they can pull their pants back up and just lay on the street exposed. I have arrived to find someone left for dead on the sidewalk while members of their community are frantically calling for an ambulance. There have been multiple shootings in the building. There are people camped out in the doorways of every surrounding building obstructing access for the people that work in them, and one building has gone as far as hiring private security to prevent this from happening on their property. On nice days in the summer, I have seen car windows smashed all along the block and then a yard sale set up selling whatever was found in the cars including roof racks pulled right off them. If this proposed building houses a similar demographic of men/women, the toddler park across the street will be unsafe and unsanitary within days of occupancy. The group of seniors that meet every warm evening on the park benches located of the entrance on 6th will need to find a new spot to go as well. There will be an increase in the number of homeless camping in the community gardens, and living in their vehicles on the local streets. I also imagine the new train station will be as unsafe as the one on Main and Terminal. Like many Vancouverites, I don't think my opinion matters to the city, but at the same time feel compelled to try and support of the families and seniors in the area.

Q2. Your overall position about the application Opposed

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



Respondent No: 968

Login: s.22(1)

Email:

Responded At: Nov 14, 2021 23:44:18 pm

Last Seen: Nov 15, 2021 07:37:37 am

IP Address: s.22(1)

Q1. Your comments

I oppose the height

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 969

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 09:41:36 am

Last Seen: Nov 15, 2021 09:41:36 am

IP Address: n/a

Q1. Your comments

I do not like this application as it is planned. I think this public housing should only be built on the southern half of the property where there used be a school or daycare. The northern half of the property with trees should be left as it is now and made a park for the residents of this development and the neighbourhood. It looks like the north half of this development is a low rise building. This part should be eliminated. South of 8th avenue, there will be a new bus loop that will only be temporary. In future, skytrain will be extended to UBC and the bus loop will not be needed. BC housing could use the bus loop in future for a low rise building. Another option is to make the high rise building higher by adding one to two floors. All parking should be underground.

Q2. Your overall position about the application Mixed

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



Respondent No: 970

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 10:14:45 am

Last Seen: Nov 15, 2021 10:14:45 am

IP Address: n/a

Q1. Your comments

I fully support this project, it is a long time coming, Vancouver is in a housing crisis.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 971

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 12:35:59 pm

Last Seen: Nov 15, 2021 12:35:59 pm

IP Address: n/a

Q1. Your comments

there are schools around. not appropriate to have these housings around children for their safety

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 972

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 14:06:49 pm

Last Seen: Jan 14, 2022 23:26:32 pm

IP Address: s.22(1)

Q1. Your comments

This is the right building in the absolutely wrong location. Move it a block away from this location s.22(1) for all I care, I'm no NIMBY), but putting this use immediately next to an elementary school and a park with a playground for children is an egregious conflict of use. This site is worth an absolute bundle being immediately adjacent to the upcoming Arbutus Skytrain Station, and is likely to see increased allowable density through the upcoming Broadway plan. The proponent should sell this site to a market developer and buy a slightly cheaper site a block or two away. This will allow the proponent to build even more supportive housing with the excess land sale proceeds, allowing them to help even more people at risk of homelessness than this proposal allows.

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

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



Respondent No: 973

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 14:10:24 pm

Last Seen: Nov 15, 2021 22:10:25 pm

IP Address: s.22(1)

Q1. Your comments

This 13 story building is entirely inappropriate at this location. There is a playground across 7th Ave. and a school across Arbutus. The area is currently zoned MR4, and there is currently a good balance between building height and the community.

Q2. Your overall position about the application Opposed

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



Respondent No: 974

Login: s.22(1)

Email: [Redacted]

Responded At: Nov 15, 2021 15:29:45 pm

Last Seen: Nov 15, 2021 15:29:45 pm

IP Address: n/a

Q1. Your comments

The type of supportive housing in the area would be better for families rather than single units, mostly male tenants. The grouping of large numbers of marginalized men in one location is not a step forward in diversifying the types of tenants supported in one building.

Q2. Your overall position about the application Mixed

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



Respondent No: 975

Login: s.22(1)

Email:



Responded At: Nov 15, 2021 19:05:42 pm

Last Seen: Nov 15, 2021 19:05:42 pm

IP Address: n/a

Q1. Your comments

I am fully in support of this application. Our city continues to be in desperate need of additional non-market supportive housing to serve our lower-income and homeless citizens, who deserve to have safe and secure homes to live in. It is important that these developments be built throughout the city, and not concentrated in any one single area, in order to increase community cohesion, integration, and solidarity with those who are less privileged. This application will provide both housing and supports that are so badly needed, and the proposed building integrates perfectly with the existing neighbourhood and the new Broadway Plan.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 976

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 19:50:26 pm

Last Seen: Nov 15, 2021 19:50:26 pm

IP Address: n/a

Q1. Your comments

While we generally support this project, we feel that it needs to be improved to better serve the residents and the surrounding community. First, 140 units will overwhelm our neighbourhood with too many people with special requirements. Second, while each unit is adequately sized and equipped, the common lounge on each floor at 17 sq meters is much too small to meet the needs of the 13 units per floor. Third, the multipurpose room on the main floor is much too small. Fourth, the 0.6m between the 13 storey building and the sidewalk on Arbutus is very cramped and will feel uncomfortable to pedestrians. Fifth, 6 parking spaces is inadequate for a building of this size. Where will the nurses, social workers, employees etc and visitors park? Finally, no useful at grade open spaces for residents is included which will force the residents to use Delmont Park for every outdoor experience they want.

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 977

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 20:02:47 pm

Last Seen: Nov 15, 2021 20:02:47 pm

IP Address: n/a

Q1. Your comments

The large SRO concept as proposed has ZERO credibility to be expanded by City Planners and to be FORCED into neighbourhoods across our City for all the ways they continue to negatively impact public safety, business, + the lives of those who dwell both in + around them.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 978

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 20:03:35 pm

Last Seen: Nov 15, 2021 20:03:35 pm

IP Address: n/a

Q1. Your comments

I'm not happy about the height and definitely not happy about an unsupervised safe injection site on the premises in that neighbourhood

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 979

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 20:29:36 pm

Last Seen: Nov 15, 2021 20:29:36 pm

IP Address: n/a

Q1. Your comments

Very much against location and height. Tenants should be families and mothers and under 6 stories.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 980

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 20:31:16 pm

Last Seen: Nov 15, 2021 20:31:16 pm

IP Address: n/a

Q1. Your comments

Not in support, horrible location and planning. Way too tall for neighborhood, should respect the height restrictions, no more than 6 stories.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 981

Login: s.22(1)

Email:

Responded At: Nov 15, 2021 20:32:26 pm

Last Seen: Nov 15, 2021 20:32:26 pm

IP Address: n/a

Q1. Your comments

Against!

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 982

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 00:54:29 am

Last Seen: Nov 16, 2021 00:54:29 am

IP Address: n/a

Q1. Your comments

I am not happy about this. It doesn't make any sense why the city is trying to disperse the drugs, crime, and vandalism from the DTES to other parts of the city. Is this our reward for paying high tax rates? In all the funding and initiatives we've committed towards the drug abuse in DTES I've only seen things get progressively worse. The DT core is extremely dirty. There's needles lying in places you don't expect them. Loitering. Open drug use. Human excrement on the sidewalk. It's disgusting. We need to stop funding this shit and continue allowing our city to deteriorate in front of our very eyes. Put that money instead towards climate initiatives which will pay off dividends in the future.

Q2. Your overall position about the application Opposed

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



Respondent No: 983

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 06:57:45 am

Last Seen: Nov 16, 2021 14:50:55 pm

IP Address: s.22(1)

Q1. Your comments

I am strongly against a huge high rise being constructed in this small community. I am also worried about the risk to the community with a children's park and elementary school so close to the high rise. Please reconsider this action. Thank you.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 984

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 08:06:35 am

Last Seen: Nov 16, 2021 08:06:35 am

IP Address: n/a

Q1. Your comments

This location is not suited for this type of project. Unfortunately, these kinds of projects have brought a significant increases in crime to the surrounding areas they have been built throughout other parts of the city.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 985

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 09:35:05 am

Last Seen: Nov 16, 2021 09:35:05 am

IP Address: n/a

Q1. Your comments

- The proposed height of 12 storeys (including the built form) is not acceptable for the Kitsilano neighbourhood's context, will not enhance liveability for current area residents and will be a significant departure, or contravention, from the planning guidelines and policies applicable to the site and adjacent properties. - The proposed site is currently zoned RM-4, allowing a building height up to 10.7 meters (3-4 storeys). It is directly surrounded by a school, a children's playpark and numerous 3 and 4 storey multiple family dwellings. - Immediately west, about 18 meters across the street from the site, are: • St. Augustine School, located at 2154 7th Avenue and on Arbutus Street (St. Augustine School is an elementary school for children in Kindergarten to Grade 7); and • Reach for the Stars Montessori Daycare located at 2343 Arbutus Street (Reach for the Stars is a daycare for infants aged 30 months to children 5 years of age. This school and daycare currently provide elementary schooling and daycare to about 400 or more children every weekday. There are about six other daycares and elementary schools within 4 block radius from the proposed site: • Kitsilano Area Child Care Society (KACCS) at 2041 W 6th Ave; • Bumblebear Daycare at 2305 West 7th Ave; • Lord Tennyson Elementary School at 2650 Maple St; • St. John's School at 2215 W 10th; • Madrona School Society at 2064 W.10th Ave; and • Fraser Academy at 2294 W10th Ave. Immediately east of the site, is the Arbutus Greenway, and on the other side of the Greenway, 3 and 4 storey multiple dwellings. - DOES THE CITY THINK THIS IS AN APPROPRIATE LOCATION GIVEN THE NATURE OF HOW MANY CHILDREN ARE IN THE VICINITY??

Q2. Your overall position about the application Opposed

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



Respondent No: 986

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 12:26:56 pm

Last Seen: Nov 16, 2021 12:26:56 pm

IP Address: n/a

Q1. Your comments

Kitsilano is the one of the best areas of Vancouver and residents are mostly young professionals with families. But the most important thing is they are taxpayers. They are giving money for improvements and prosperity of city and area where they are living. The question is why people who do not pay taxes and some even not from Vancouver area should use the privilege to live in this area? I understand that people of risk need help but why it should be done in this manner? How is it appropriate to have 140 units house for people of high risk behaviour across the street from the school?

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

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



Respondent No: 987

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 14:29:23 pm

Last Seen: Nov 16, 2021 14:29:23 pm

IP Address: n/a

Q1. Your comments

The design is completely inappropriate for the neighbourhood. Even from the graphic in the virtual open house it is clear that the building would dwarf the surrounding ones. The designation of these as 140 single occupancy units and not mixed use... with one two and three bedroom units with opportunity for low income families, single parents to also live there is also problematic. I do not see any support facilities such as on-site medical or mental health support. This facility is right across from an elementary school, daycare and within a block of a safe house for women and their children fleeing violence. What assurances will be provided that criminal record checks will be done, or that residents will not be subject to protection orders - preventing them from being around children?

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 988

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 14:45:43 pm

Last Seen: Nov 16, 2021 14:45:43 pm

IP Address: n/a

Q1. Your comments

High density bc housing, the current proposal is not capable to the current community. High risk level and exposure to drugs. The location is surrounded by parks, church, and school.

Q2. Your overall position about the application Opposed

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



Respondent No: 989

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 16:43:58 pm

Last Seen: Nov 17, 2021 00:43:58 am

IP Address: s.22(1)

Q1. Your comments

The fact that the City hasn't properly consulted with local residents or the Vancouver Police Department before now is shameful and speaks volumes about the lack of moral integrity of this project.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 990

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 20:01:15 pm

Last Seen: Nov 16, 2021 20:01:15 pm

IP Address: n/a

Q1. Your comments

Seems tall for area

Q2. Your overall position about the application

Mixed

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

not answered



Respondent No: 991

Login: s.22(1)

Email:

Responded At: Nov 16, 2021 20:11:04 pm

Last Seen: Nov 17, 2021 04:51:17 am

IP Address: s.22(1)

Q1. Your comments

What a great way to destroy a great neighborhood! Are you all insane, to mix a homeless building ,cross the street from a kindergarten school and nearby liquor store and future Subway? This is ludicrous! Beside this building is too tall and look like a Jailhouse! I know now who I am going to vote for the next election and it will not be NDP. Since many years, s.22(1) s.22(1) , and love this neighborhood . As far as I am concerns, this space should be left as a park, with picnic tables for people to enjoy a little bit of greenery with their kids or their dogs. I am sure there is other real estate space for this project! Best regards.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 992

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 08:17:33 am

Last Seen: Nov 17, 2021 08:17:33 am

IP Address: n/a

Q1. Your comments

During the May 2021 public hearing on No Rezoning for 12 storey social housing, a senior psychiatry resident with special interest in this patient population with addictions, did not think that such a project at Arbutus and 7th Ave would be successful without close access to psychiatry services and a food bank. Repeatedly she had seen patients evicted from such buildings because their needs could not be managed. Both Councilors Fry and Kirby-Yung were highly engaged with this speaker. What psychiatrist have you consulted on this project to ensure that the mental health and personal needs of these potential residents will be met, given that they are not near medical services, they only get one meal per day, and there is no food bank?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 993

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 08:38:15 am

Last Seen: Nov 17, 2021 08:38:15 am

IP Address: n/a

Q1. Your comments

During the UDP meeting of Nov 10 for the Arbutus & 7th Ave project, the architect stated informed that the intended residents did not want to be seen, as per the operator (MPA), hence the absence of ground level outdoor space. Also, the operator had a concern about balconies and did want them (for jumping out?). The UDP panel had difficulty reconciling this, especially with the Pandemic, there was enhanced value with being outside and enjoying fresh air and people watching. If future residents do not want to be seen, presumably due to terrible physical side-effects from anti-psychotic medications, then why be in this high profile, ground living location at all, when they could be in a low-key area with green space where no one would notice them at all?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 994

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 08:41:45 am

Last Seen: Nov 17, 2021 08:41:45 am

IP Address: n/a

Q1. Your comments

During the UDP meeting of Nov 10 for the Arbutus & 7th Ave project, the architect stated informed that the intended residents did not want to be seen, as per the operator (MPA), hence the absence of ground level outdoor space. Also, the operator had a concern about balconies and did want them (for jumping out?). The UDP panel had difficulty reconciling this, especially with the Pandemic, there was enhanced value with being outside and enjoying fresh air and people watching. If future residents do not want to be seen outside and their health is that fragile that balconies are a safety hazard, why isn't this housing project located over the VGH subway station, so as to be in close proximity to psychiatry services (<https://vch.eduhealth.ca/en/viewer?file=%2fmedia%2fVCH%2fCD%2fCD.140.V44.pdf#phrase=false&pagemode=bookmarks>)? Or even at City Hall subway station, to be close to mental health services at Ravensong Community Health Services? Physically, the VGH Subway Station location would be geographically closer to operator MPA's main office at 7th and Fir. Why not choose this superior location so that MPA has a smaller travel footprint to their buildings?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 995

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 08:44:23 am

Last Seen: Nov 17, 2021 08:44:23 am

IP Address: n/a

Q1. Your comments

During the UDP meeting of Nov 10 for the Arbutus & 7th Ave project, the architect stated informed that the intended residents did not want to be seen, as per the operator (MPA), hence the absence of ground level outdoor space. Also, the operator had a concern about balconies and did want them (for jumping out?). The UDP panel had difficulty reconciling this, especially with the Pandemic, there was enhanced value with being outside and enjoying fresh air and people watching. Repeatedly UDP panelists asked why this location for this project, especially since it is beside a school. The architect stated that it was near transit and there is a need for this project. So no straight answer was provided for this particular location. BC Housing and City of Vancouver, please provide a straight answer as to why this particular location was chosen instead of many other City properties? Please provide related documentation.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 996

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 08:46:42 am

Last Seen: Nov 17, 2021 08:46:42 am

IP Address: n/a

Q1. Your comments

With great need expressed by young families for housing, and especially that in Kitsilano where 40% of households have children and enjoy the ground living offered by the Arbutus Greenway and the beach, and knowing that prospective residents of this building don't want to be outside to enjoy ground living, why do you persist with this project? Do you not think families should be placed in a family neighborhood such as this?

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 997

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 08:49:02 am

Last Seen: Nov 17, 2021 08:49:02 am

IP Address: n/a

Q1. Your comments

A UDP panelist asked that the architecture firm make this project look less institutional and more colorful. I do not think that the UDP panel understood that this building is meant for residents who at a past point in time would have lived in the cottages at Riverview. Look at how the entire property is encased with building, so as to prevent anyone from getting out. Given that there is an institutional level of care to be provided, why isn't this zoned as a Residential Care Facility and resourced as such?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 998

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 08:51:23 am

Last Seen: Nov 17, 2021 08:51:23 am

IP Address: n/a

Q1. Your comments

During the UDP panel meeting, the project architect repeatedly rebuffed questions about the school, what is the plan for the school. From the architect's perspective, shading of the school was acknowledged, but since the City only has a shading policy on public spaces like the sidewalk and Delamont Park, the school wasn't their problem. Please recall that this supposed 13 storey tower is actually the height equivalent of an 18-storey building right across from a small elementary school playground. Why does the City not have a policy on shading private property, like children going to an independent school have no value to the community and can be rendered nonentities unworthy of sunshine during the school year Sep to June? With the many days of rain Oct to Apr, these children are not worthy of some precious rays of sunshine?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 999

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 10:04:50 am

Last Seen: Nov 17, 2021 18:18:34 pm

IP Address: s.22(1)

Q1. Your comments

I support the rezoning! Kitsilano is a vibrant community and a great place for people to thrive.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1000

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 13:00:37 pm

Last Seen: Nov 17, 2021 13:00:37 pm

IP Address: n/a

Q1. Your comments

This building is a huge mistake in planning. What were the planners thinking..? How can we disrupt the neighbourhood..? This will do absolutely nothing to solve congestion problems that already exist in this area. This building is far to tall for this area and far too dense in occupancy. There isn't a building this tall with a floor space per unit anywhere near this location. The shadow casting will effectively kill the sunshine for hundreds of long term owners in this area living in both homes and condos. There goes my morning sun..! Places people have worked very hard to purchase them for years and renters who work very hard to enjoy living in this neighbourhood as well. Rents are upwards of \$2,000/month and the average cost for a 1 bedroom condominium is rapidly approaching \$600,000 and up. Two bedrooms are worth over a million dollars. To allow subsidized housing in this area with such a densely populated high rise is a slap in the face for everyone who has worked hard all their lives to live in Kitsilano....the "creme de la creme" as it has been called. I know the parents who are paying hefty enrolment fees at St Augustine School are extremely unhappy with his project and with Lord Tennyson Elementary School just a few blocks away, I would be concerned about the safety of the children with low income residents living so close to the schools and playgrounds. Let's face it...there is an element of crime associated with low income areas and as a s.22(1) . To rezone this development from RM-4 to CD-1 obviously means that more of these types of developments are in the works. I do not want to live in "Metrotown II" or a duplication of the new Oakridge Development at W 41st and Cambie under construction right now. A few years ago, Vancouver City Council said they were going to stop building high rise apartment buildings in Kitsilano. They cited the damage being done with shadow casting and accompanying wind gusts from the high rises around W 2nd and Vine. Why is it OK now..? The traffic tie ups along Cornwall, West Fourth. W 12th and Broadway will not go away with Skytrain stopping at Arbutus and it will only get worse with the increase in the population to the area with this project. Things will only deteriorate when you construct densely populated low income housing, like this one, to this area.

Q2. Your overall position about the application Opposed

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



Respondent No: 1001

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 17:29:28 pm

Last Seen: Nov 17, 2021 17:29:28 pm

IP Address: n/a

Q1. Your comments

Social housing that allows drug use on the premises should not be allowed next to a kids school. The proposed building is too tall and does not fit in with the neighbourhood. Four storeys should be the max. 6 parking stalls for 140 units is ridiculously low. Where are people going to park? This will clog all the nearby streets with cars.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1002

Login: s.22(1)

Email:

Responded At: Nov 17, 2021 22:45:10 pm

Last Seen: Nov 17, 2021 22:45:10 pm

IP Address: n/a

Q1. Your comments

Will harmful for the community, 4 schools around.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1003

Login: s.22(1)

Email:



Responded At: Nov 17, 2021 23:49:04 pm

Last Seen: Nov 17, 2021 23:49:04 pm

IP Address: n/a

Q1. Your comments

This building is far too tall for the neighbouring area. The proposed 13 stories that is actually equivalent to 17 stories - this is much too tall for the area and too high density . The height and could block light to the school, school yard and park. Not to mention staring down into the school yard and watching the kids play 2 . Proximity to vulnerable children -and seniors ! And a liquor store 144 low income at risk adults is way too many individuals to put next to a school, a playground And vulnerable seniors home. 3. Number of units 144 adults with just one guest over each is 288 people - These are at risk, vulnerable adults. Next to a school and playground 4. Clientele Make this housing for low income at risk families / single moms - not singles

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1004

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 09:51:57 am

Last Seen: Nov 18, 2021 09:51:57 am

IP Address: n/a

Q1. Your comments

Seems too many stores for the neighborhood and too few parking spaces for the number of residents.

Q2. Your overall position about the application Mixed

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



Respondent No: 1005

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 11:58:14 am

Last Seen: Nov 18, 2021 11:58:14 am

IP Address: n/a

Q1. Your comments

Yes, I understand the concept of maximizing housing around transit especially for low income people. However the building is too tall. It is taller than residential buildings on Broadway which makes it completely out of synch with even that section of the neighbourhood.. I was walking on a bright sunny day recently on the North side of Broadway and was completely in shadow. The building on the south side blocking the sunlight were as far away as the tower of the proposed project from 7th Avenue. This means restricted sunlight on the park and kids playground at 7th and Arbutus. The arborist's report about the trees on that site was interesting but meaningless. The trees occupy approx a 3rd of site and are obviously going to be removed. Anything remaining standing or replacing what is there will also suffer from blocked sunlight from the south. The height of the building is completely at odds with the neighbourhood which includes the school across the road and other multi -unit buildings in the area. In summary the height of the building is out of synch with even the buildings on Broadway which makes it completely out of synch with the immediate area of low rise and playgrounds

Q2. Your overall position about the application Mixed

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



Respondent No: 1006

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 11:58:25 am

Last Seen: Nov 18, 2021 20:29:26 pm

IP Address: s.22(1)

Q1. Your comments

I oppose the rezoning. It will impact the safety and security of the area, especially where there are children. There is a school that will be negatively impacted by higher density and social housing. The community of St Augustine will also be negatively impacted.

Q2. Your overall position about the application Opposed

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



Respondent No: 1007

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 12:11:14 pm

Last Seen: Nov 18, 2021 12:11:14 pm

IP Address: n/a

Q1. Your comments

Rezoning would have a negative impact on the neighbourhood: increased sensity, safety, cleanliness will definitely be negatively impacted. There is a school in the area, and the security id children would be put at risk.

Q2. Your overall position about the application Opposed

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



Respondent No: 1008

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 12:43:16 pm

Last Seen: Dec 01, 2021 01:09:44 am

IP Address: s.22(1)

Q1. Your comments

It's the right building, the right neighborhood, the right organization, and dedicated to the right people. s.22(1)
s.22(1) I wholeheartedly support this proposal. On the north face of the tower I see a blank grey space where it could be treated with texture or a façade which reflect and defines the space and buildings purpose. It can tell the story of what it's doing, where we are (through neighborhood character), or a combination of the two which reflects not only where we are but optimistically what is happening. Carefully consider the construction phase and timing. Truck routing, construction street use, and complex neighborhood circulation challenges may trigger community resistance. Given the close proximity to Arbutus Station construction and the nature of the adjacent land use (schools) comprehensive construction planning should be conducted early in the project and coordinated with the local schools, City, and Province. The early planning should consider these factors when proposing a start-date. Owners and builders should acknowledge and accept this burden before pushing impact problems the elementary school, city, province, and construction contractor.

Q2. Your overall position about the application Support

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



Respondent No: 1009

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 15:40:50 pm

Last Seen: Nov 18, 2021 15:40:50 pm

IP Address: n/a

Q1. Your comments

The proposed development will change the character of the neighborhood. It might affect the traffic in the area as well as impact on the school which will be in front of this development.

Q2. Your overall position about the application Opposed

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



Respondent No: 1010

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 20:04:18 pm

Last Seen: Nov 18, 2021 20:04:18 pm

IP Address: n/a

Q1. Your comments

St Augustine School, which has pre-school to Grade 7 age school children, is diagonal from from a diesel bus loop and terminal subway station and directly across from the 18-storey equivalent SRO. This school has a small schoolyard compared to the generously sized public school yards. A recent UBC study published in the prestigious journal, The Lancet, suggested that residential green space could mitigate adverse effects of traffic exposure (i.e. bus loop, diesel buses). Yet, the City eliminates a large area of green space through this SRO project totally encasing 2 lots. How will the City of Vancouver provide St Augustine School children health equity for clean air and freedom from excess noise pollution so that have they have the same chance for healthy, unstressed mental and physical health and development like many public school children? Can this City make these children's health a priority and incorporate cutting edge UBC into its urban planning practices? <https://www.thelancet.com/action/showPdf?pii=S2542-5196%2821%2900235-7> "Increased exposure to residential greenspace might improve childhood development by reducing the adverse developmental effects of traffic-related exposures, especially NO2 (nitrous oxide)air pollution. Our study supports the implementation of healthy urban planning and green infrastructure intervention."

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1011

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 22:21:23 pm

Last Seen: Nov 18, 2021 22:21:23 pm

IP Address: n/a

Q1. Your comments

How does the City of Vancouver manage the contradictions between the lack of shading policy on private property to the City of Vancouver Mission and Values statement (<https://vancouver.ca/your-government/mission-and-values.aspx>)? City of Vancouver Mission Create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper. How is it acceptable to shade private property, like a small Catholic elementary school yard, with an 18 storey height equivalent building and say that you care about people, their prosperity and the environment? Why do you care more about shading the sidewalk and Delamont Park, but don't care about young children that want to see the sun and sky, and play outside in a school yard? This also sets a precedent in Vancouver that you don't care about shading anybody's property. You care about sidewalks more.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1012

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 22:23:45 pm

Last Seen: Nov 18, 2021 22:23:45 pm

IP Address: n/a

Q1. Your comments

Please refer to the City of Vancouver Mission Statement: <https://vancouver.ca/your-government/mission-and-values.aspx>
Create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper How have you communicated with the immediately local community, listened to their valid concerns and set up a mechanism to address these concerns - including shading from this massive building?

Q2. Your overall position about the application Opposed

Q3. I would like to be contacted about this application in the future not answered



Respondent No: 1013

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 22:26:06 pm

Last Seen: Nov 18, 2021 22:26:06 pm

IP Address: n/a

Q1. Your comments

Please refer to the City of Vancouver Mission and Values Statement: <https://vancouver.ca/your-government/mission-and-values.aspx> Create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper. Value #1 Responsiveness We are responsive to the needs of our citizens and our colleagues - How come children's needs to breathe clean air, not be inundated with ongoing bus noise and have sunshine are not worthy of a response?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1014

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 22:28:28 pm

Last Seen: Nov 18, 2021 22:28:28 pm

IP Address: n/a

Q1. Your comments

Please refer to the City of Vancouver Mission and Values Statement: <https://vancouver.ca/your-government/mission-and-values.aspx> Create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper? Value #2 Excellence We strive for the best results. What metrics does the City of Vancouver and BC Housing follow to measure "best results" and have they been peer reviewed and standardized against those of other major cities? In this particular population with severe mental health and addictions issues, has this low barrier low support model of 2 workers for 140 such residents been shown to superior to a residential care model with on-site psychiatric nurses and nurse clinicians? Please publically share your metrics for excellence.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1015

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 22:30:50 pm

Last Seen: Nov 18, 2021 22:30:50 pm

IP Address: n/a

Q1. Your comments

Please refer to the City of Vancouver Mission and Values Statement: <https://vancouver.ca/your-government/mission-and-values.aspx> Create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper. Value #3 Fairness We approach our work with unbiased judgement and sensitivity. City of Vancouver, can you demonstrate that there was no bias in selecting this location for this housing and subway project, given that Broadway and Burrard is in much greater need of a subway station with future 9000 to 11,000 units at Senakw and 2000 at the Molson side near the south end of the Burrard Bridge?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1016

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 22:33:12 pm

Last Seen: Nov 18, 2021 22:33:12 pm

IP Address: n/a

Q1. Your comments

Please refer to the City of Vancouver Mission and Values Statement: <https://vancouver.ca/your-government/mission-and-values.aspx> Create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper. Value #3 How do you rationalize the unfairness of placing 2 major infrastructure projects of a terminal subway station, diesel bus loop and 18-storey equivalent SRO, and the resulting traffic and safety hazards brought to this area, especially when the elementary school and parish spent 17 years fundraising to build a new school and were just starting to enjoy the fruits of this labor?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1017

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 22:35:31 pm

Last Seen: Nov 18, 2021 22:35:31 pm

IP Address: n/a

Q1. Your comments

Please refer to the City of Vancouver Mission and Values Statement: <https://vancouver.ca/your-government/mission-and-values.aspx> Create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper? Value #4 Integrity We are open and honest, and honour our commitments. It is noted that the City is interested in its commitment with BC Housing. The City has not been open and honest with the immediate area about the subway project, given that local residents were not notified of it and the St Augustine School principal was informed by local media first and not by the City. Is it open and honest, and not manipulative, to force an 18 storey equivalent SRO onto an area as a gateway for increased density ahead of Council review of the Broadway Plan, saying that this SRO housing is emergently needed? We already know from BC Housing that the City had promised these lots to them in Feb 2019, ahead of the announcement of the subway station in Oct 2019. So, the time frame does not support an "emergency." It was all a calculated plan about forcing density onto the area.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1018

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 22:37:49 pm

Last Seen: Nov 18, 2021 22:37:49 pm

IP Address: n/a

Q1. Your comments

Please refer to the City of Vancouver Mission and Values Statement: <https://vancouver.ca/your-government/mission-and-values.aspx> Create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper. Value #5 Leadership We aspire to set examples that others will choose to follow. Who created the plan to manipulate increased density with an 18 storey equivalent SRO ahead of the Broadway Plan? Is City staff aware that Abundant Housing is canvassing SUPPORT for this project on Twitter and other affiliates are requesting an email generator on Twitter so that due process can be circumvented and Council can be disrespected and manipulated?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1019

Login: s.22(1)

Email:

Responded At: Nov 18, 2021 22:40:07 pm

Last Seen: Nov 18, 2021 22:40:07 pm

IP Address: n/a

Q1. Your comments

Please refer to the City of Vancouver Mission and Values Statement: <https://vancouver.ca/your-government/mission-and-values.aspx> Create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper. Value #6 Learning We are a learning workplace that grows through our experiences. BC Housing has a policy of no criminal background checks, even when right beside an elementary school. This facility is meant to house those with severe mental health and addictions issues. Please refer to the following CBC article and contemplate what the City of Vancouver learned about this tragic case in Abbotsford: B.C. man guilty of killing Abbotsford teen sentenced to life without parole for 16 years Gabriel Klein was given a life sentence for 2nd-degree murder of Letisha Reimer in 2016 <https://www.cbc.ca/news/canada/british-columbia/gabriel-klein-parole-eligibility-1.6092881> "Gabriel Klein has been sentenced to life in prison with no eligibility for parole for 16 years for the second-degree murder of 13-year-old Letisha Reimer in 2016. In sentencing Wednesday morning, B.C. Supreme Court Associate Chief Justice Heather Holmes also sentenced Klein to seven years for the aggravated assault of Reimer's friend, referred to as "E1" throughout the case, to be served concurrently. Klein was diagnosed with schizophrenia in the months after he stabbed the girls several times but was rejected for a defence of not criminally responsible because of a mental disorder. In delivering her sentence, Holmes said Klein's moral culpability is high and not only affected his victims, and their family and friends, but also destroyed the school community's sense of security. "The victim impact statements, and there are many, make clear that she was valued as a very special person, joyful, filled with laughter, poised and confident, kind-hearted and caring, generous as a volunteer, devoted to her family, a wonderful soul with a beautiful smile, fun to be with, willing to be goofy and in an unbearable irony, full of life," Holmes said. "The effects of losing her are many, wide and profound." ***Given that there is no expectation for future residents to be medically compliant with their mental health treatment and no expectation to refrain from illicit stimulant drugs that can induce psychosis, what learning has City staff had about the unpredictable and potentially dangerous behavior such individuals can inflict on others? What level of ethical and legal responsibility is the City willing to take for a possible violent incident occurring at the nearby school, bus loop or subway station?

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1020

Login: s.22(1)

Email:

Responded At: Nov 19, 2021 09:18:51 am

Last Seen: Nov 19, 2021 18:28:34 pm

IP Address: s.22(1)

Q1. Your comments

The height of this building is 3x higher than the multi-unit buildings in the neighbourhood and is completely out of character with the existing built environment. The expressed goal of this development is to provide housing for a specific demographic. Any benefit of this development will not be enjoyed by the neighbourhood. This building is a community buster.

Q2. Your overall position about the application Opposed

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



Respondent No: 1021

Login: s.22(1)

Email: [REDACTED]

m

Responded At: Nov 19, 2021 15:48:24 pm

Last Seen: Nov 19, 2021 23:48:25 pm

IP Address: s.22(1)

Q1. Your comments

The height and the density seems to be a departure from what is already in existence in this neighbourhood s.22(1) s.22(1) This would definitely be imposing to those who live in the surrounding buildings. Also of note, there are many social housing and co-op housing units in the surrounding few blocks. s.22(1) 2/3rds of the buildings are social housing and co-op housing apartment buildings. Is there any chance of spreading out social housing throughout the city so that people experiencing homelessness and/or low income can live in any neighbourhood (not just downtown or Kits). I know that Kits is awesome, and so many people love to live here. I worry about having so many low income people together as many of them congregate outside of the liquor store at Arbutus and Broadway during the day time, creating a not so friendly area to walk past.

Q2. Your overall position about the application Opposed

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



Respondent No: 1022

Login: s.22(1)

Email:

Responded At: Nov 19, 2021 15:48:48 pm

Last Seen: Nov 19, 2021 23:48:25 pm

IP Address: s.22(1)

Q1. Your comments

The height and the density seems to be a departure from what is already in existence in this neighbourhood s.22(1) s.22(1) This would definitely be imposing to those who live in the surrounding buildings. Also of note, there are many social housing and co-op housing units in the surrounding few blocks. s.22(1) , 2/3rds of the buildings are social housing and co-op housing apartment buildings. Is there any chance of spreading out social housing throughout the city so that people experiencing homelessness and/or low income can live in any neighbourhood (not just downtown or Kits). I know that Kits is awesome, and so many people love to live here. I worry about having so many low income people together as many of them congregate outside of the liquor store at Arbutus and Broadway during the day time, creating a not so friendly area to walk past.

Q2. Your overall position about the application Opposed

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



Respondent No: 1023

Login: s.22(1)

Email:



Responded At: Nov 19, 2021 17:16:25 pm

Last Seen: Nov 19, 2021 17:16:25 pm

IP Address: n/a

Q1. Your comments

We need more affordable and market value housing for all sectors of our society. Turning people away because they do not suit the "demographic" of a suburb is short sighted and frankly disgusting.

Q2. Your overall position about the application

Support

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

not answered



Respondent No: 1024

Login: s.22(1)

Email:

Responded At: Nov 19, 2021 18:14:36 pm

Last Seen: Nov 19, 2021 18:14:36 pm

IP Address: n/a

Q1. Your comments

This proposed rezoning, ahead of the Broadway Plan, for a 50m tall building, if approved will open the flood gates for similar proposals and forever change the neighborhood. This one "affordable" housing development will see increased pressure for the redevelopment of every existing multi family residence making the neighborhood more "unaffordable" to the middle class. I suspect the height (number of units) is being driven by the property value? It does not make financial sense to build a building the "fits" in the neighborhood (height) on such a valuable piece of property unless you have 140 units? Is selling the property and using the proceeds to fund other social housing projects not better value for all tax payers ? Is the agenda to start the redevelopment of the entire neighborhood with higher density (taller buildings) to generate more tax revenues? Based on the animation provided, a 50m tall building would be a significantly taller building within a significant radius. Does the existing neighborhood infrastructure support this increased density? -The streets currently are narrow, limited parking for residents/guests. - limiting the parking spaces to 6 for 140 units assumes the residents will have/not allowed to have cars, and/or visitors/guests with cars ? - Sewer, storm and sanitary, water, hydro..... would all need to be upgraded to address the increased density that this proposal/project will initiate in the entire neighborhood. Social housing adjacent to an elementary school also seems an odd choice/combination. The 140 units would be +/- 500 sqft on average, and not intended for families? Why would the City not consider creating more green space and in doing so, reduce the carbon footprint and providing an amenity to the neighborhood? The scale of this project, at this location seems to be driven by other motives than providing social housing - increasing density and taxes for existing residents?

Q2. Your overall position about the application Opposed

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



Respondent No: 1025

Login: s.22(1)

Email:

Responded At: Nov 19, 2021 18:57:42 pm

Last Seen: Nov 19, 2021 18:57:42 pm

IP Address: n/a

Q1. Your comments

Thank you for inviting feedback on the rezoning of 2091 West 8th Ave and West 7th Avenue at Arbutus Street. s.22(1) and I feel that I am a part of this community. We all know that the problem of housing for all people with low or no incomes is ever-increasing and would like to be part of the solution. Unfortunately, this specific 13 storey proposal of 140 single units does not fit with this neighbourhood for many reasons: Height. A 13 storey housing unit on West 8th at Arbutus is too tall for the surrounding neighbourhood. Structures over 6 storeys are best kept on Broadway or other major streets, especially when located within 25 meters of pre-school and elementary school, and next to family cooperatives. Density The proposed density is too great. Increased noise, rescue/police siren vehicles to location. Too many people will be coming and going each day from such a tall building onto narrow streets. 140 units plus staff and guests could result in a few hundred people coming and going from a single building. With suites that are very tiny, it would seem to encourage tenants to get outside. That would be more than the number of people who live on either side of the entire West 8th Avenue block. Children walking to and from school would be navigating around hundreds of people. If 70% of homeless people are male, what will be the proportion of men to women in such a building? Will it reflect the existing community and be compatible with schools, parks and current mix of residences? 140 people plus guests can legitimately increase safety risks to long-standing families and tenants living in immediate areas. Possible increased violence and criminal activity. Over 25% of Vancouver murders/homicides in 2021 took place in staffed SROs. The 1st, 3rd, 7th and 11th and 15th homicides were in SROs/social housing. Violent stabbings, shootings, assaults that did not end in death also occurred. How can the gov't assure the Kitsilano community this will not happen at such a large proposed residence of 140 people? Over 100 overdose deaths of residents and guests happen annually at fully staffed SROs with drug injection supervision. Even with supervision people are dying in these residences. What will be different here? We all agree having a home and a safe place is deserved by everyone. However, that includes the children, women, senior citizens and men who already live in the community. Many women have already experienced violence in their lives and found this area to be a refuge. Bringing many people who can be considered higher risk into one building in the area could jeopardize those who have fled violence in other areas. Liability for problems that may develop? Is the province or BC Housing or the management company liable for any violence perpetrated by any of the future 140 residents who have intentionally not been vetted for past violent behaviour or un-managed substance abuse? Legally, who will be responsible, since there is a selection process to choosing the right mix of suitable tenants. If the selection committee knows who has physical, mental illness, alcohol or drug addiction issues, they should know if there is a criminal or violent past. How can the proposed residents be properly treated without knowing their backgrounds? Is there actual treatment happening in the site or is it just drug injection 'supervision' if the resident wishes? The tenants in my building are not allowed to smoke cigarettes or marijuana in the building. Those same rules apply at other buildings. I only give this example to point out that everyone has limitations for the health and welfare of their fellow tenants and for the greater good of their neighbours and local residences. We make sacrifices to live in harmony in tighter spaces with others. Expecting non-violent tenants and those interested in recovery (and given the supports to change their lives) is not too much to ask of new neighbours at such a proposed residence. There is significant information reported by reputable journalists in news organizations that legitimize concerns from these social housing units in other neighbourhoods. If the composition of the 140 units (is even 50% people with mental illness, drug addictions, alcohol additions (liquor store 1 block away) with possible criminal backgrounds it puts the current residents in the area at higher risk. It is simply trading security for some at the direct expense of others. We would all like to believe that nothing bad will happen or that this proposed building will not have the same problems we see downtown in various areas but it doesn't seem to play out that way in densely populated areas. Will there be well-trained security personnel, locking systems to keep unknown people out of the building along with sufficient staff able to address violent behaviour and contain it within the building? Will the police have regular visits to ensure safety? How many police and ambulance calls do you expect, each month, at a 140 person residence? Calls and disturbances by police and ambulances has sharply risen in other areas. Judging by what happens in other areas with large SROs they are legitimate questions. Granville Street - SROs have changed the neighbourhood. Increased security risks in the West End and Yaletown after the Howard Johnsons and other buildings were filled with those who experienced homelessness. The Vancouver Sun, Global media, CTV news have all

covered the increase of theft, discarded needles, drug use and violence in the Granville / Helmken area attributed to the housing projects. Businesses and their employees faces violent behaviour, increased theft, drug overdoses in their bathrooms, having to clean feces off the street and entrance ways. Vancouver police have been quoted saying "We understand the growing concern and frustration for businesses in that area" and the VPD noted they had received 248 calls for the 1100 block of Granville between Jan 1 - March 23, 2021. Random acts of violence continue on the downtown streets. Can the province say that this 140 person (plus guests) residence will bring none of the problems that currently exist on Granville Street or on the downtown eastside? Can the city show an equally large 140 small size units without all the problems reported elsewhere? Suggestion: Use the site for an Alternate housing plan for the West 8th/Arbutus location. A mixed use six-storey assisted living building for women, facing challenges, children, seniors would be a winning solution for this residential location and would likely be welcomed by the local residents. Or a seniors only apartment building that had a balance of men and women as residents. Broadway or West 4th would be a better location for such a 140 unit extremely tall 13 storey housing unit. It would still be in the neighbourhood and have access to the same services....just a block or a few blocks away. Next to the Shell station? Current local residents cannot see an equal sized residence in a similar Vancouver neighbourhood, directly situated next to schools, parks, family co-ops, family and single residents in an area managed without all the problems reported in the news. The examples provided on the BC Housing website are not of equal size or mix proposed. They are not in the same dense residential locations. We can't see other success stories of the same size and location, type, mix of tenants, yet can see many reported problems in the news as well as experiencing them walking by other SROs indicates that this proposed project will fundamentally change the neighbourhood and make it less safe for all. A smaller size building with half as many people would improve chances for successful integration for residents recovering from challenges. Everyone could win and the neighbourhood could support the initiative. Respectfully yours, **s.22(1)**

- Q2. **Your overall position about the application** Opposed
- Q3. **I would like to be contacted about this application in the future** not answered



Respondent No: 1026

Login: s.22(1)

Email:

Responded At: Nov 19, 2021 22:30:50 pm

Last Seen: Nov 19, 2021 22:30:50 pm

IP Address: n/a

Q1. Your comments

This proposed building will change the look and feel of our neighbourhood.

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1027

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 01:08:16 am

Last Seen: Nov 20, 2021 01:08:16 am

IP Address: n/a

Q1. Your comments

The proposed rezoning for a 50m tall building will set a slippery precedent that will forever change the Kitsilano community. There will undoubtedly be pressure to redevelop every other multi-family building in the area. Ultimately, making housing in the community even more unaffordable. Further more, the height of this building would stand out terribly as there are no other comparable buildings in the proximity even close to this height. Is the city's plan to significantly increase density throughout the entire Kitsilano community? Will the communities infrastructure be updated as well to accommodate this additional density? 6 parking spaces for 140 units does not make sense. Public parking is already a major issue in the neighbourhood. Narrow streets and limited parking already exists. How will this increase in density be accommodated? Having spoken with others close to this project, I was informed that the proposed units were junior one bed apartments, or even smaller, studio apartments? How is this supposed to accommodate low income "families"? In addition, a social housing development next door to an elementary school does not make sense. As mentioned above, the proposed units are too small to ever accommodate "families". If the city's aim is to truly increase affordable housing, this property should be sold. The revenue generated through the sale of this property would undoubtedly provide enough money to create far more than 140 units of affordable housing in a different location. A location more suitable for +50m tall building(s). By proceeding with this project, as proposed, the city is failing to create an improvement in net utility for all parties involved. I am strongly opposed to this rezoning/redevelopment.

Q2. Your overall position about the application Opposed

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



Respondent No: 1028

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 01:43:52 am

Last Seen: Nov 20, 2021 01:43:52 am

IP Address: n/a

Q1. Your comments

Affects the immediate surroundings including schools and housing for young families as it inevitably increases risk of crime and chance of needle-stick injuries. I know for a fact some health care professionals will move out of the area if this project goes ahead.

Q2. Your overall position about the application

Opposed

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

not answered