



Respondent No: 1029

Login: s,22(1)

Email:



Responded At: Nov 20, 2021 08:42:56 am

Last Seen: Nov 20, 2021 08:42:56 am

IP Address: n/a

Q1. Your comments

100% against height of building and 22 steps to 400 children. Much more suitable Locations in kitsilano than this 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: 1030

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 11:48:35 am

Last Seen: Nov 20, 2021 11:48:35 am

IP Address: n/a

Q1. Your comments

The height and density of the development is not to scale of the surrounding area. Regardless of the subway station and bus loop, this height (equivalent of 18 stories) is too high and has too much shadowing on the areas around it - to the north of Delmont Park, to the west of the elementary school and its playground and to the east of neighbouring properties. Housing is important but not to the detriment of the existing area. Bring forward a proposal that works for this neighbourhood. Something 4-6 stories is more reasonable.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1031

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 11:58:12 am

Last Seen: Nov 20, 2021 11:58:12 am

IP Address: n/a

Q1. Your comments

I lived in Kitsilano for many years and moved out of the neighbourhood some years ago to a different neighbourhood in City of Vancouver. However, I still come to the neighbourhood and the scale of this development is too much for what this area can support. Arbutus north of Broadway is a small street, not an arterial road. And to imagine all the traffic coming to this working class neighbourhood filled with young families, seniors and really any demographic is too much. Kitsilano is not a privileged or elitist westside area. Yes, everyone deserves housing but bring in housing that works for the area. The height of the proposed building is way too high. It will cause shadowing impacts to the park across the street as well as the elementary school on the other side of Arbutus. I could care less if this was a private school or if this caters to a certain religious group. These are young kids who need to play outside and need to have sunlight! The building will also limit views to the north of the mountains. We always hear about the view corridors to the north shore and this will also stick out like a sore thumb. The traffic coming to this area is too much. Arbutus is not built for this scale. Bring it along Broadway, but not to the small streets that can't handle this amount of congestion and traffic.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1032

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 12:06:52 pm

Last Seen: Nov 20, 2021 12:06:52 pm

IP Address: n/a

Q1. Your comments

I have lived in Vancouver s.22(1) and I have seen a lot of changes in the city. I cannot believe what is being proposed here. I am grateful to Canada and I have always given back, volunteered and given to those in need. Housing is important but not when you will be hurting the children in this neighbourhood by depriving them of playing in the sun. The building is too high. The children who play at Delmont Park come from all over kits, and this is a popular park because there aren't a lot of park space for them. And the new school across the street will be in shade for most of the school day. We have enough grey rainy days in Vancouver during the school year, so when the sun comes out, the kids should be able to enjoy the sun and get their vitamin D. I would have supported this if the building was less than 6 stories.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1033

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 13:36:48 pm

Last Seen: Nov 20, 2021 21:31:51 pm

IP Address: s.22(1)

Q1. Your comments

As a resident nearby I often use the Arbutus Greenway and I believe this would be a wonderful addition to the surrounding area. It would bring in much needed light along the pathway and hopefully encourage the city to illuminate the rest of the greenway. There isn't anything there currently and if it brings social housing to the city then that's great. I think its a great design, I think it would bring a more cohesive community situation into the area!

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1034

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 13:45:35 pm

Last Seen: Nov 20, 2021 13:45:35 pm

IP Address: n/a

Q1. Your comments

this is a bad idea.. too much density.. you are ruing the area, we already have enough density in this area can we not move this west where the are less townhomes and condo already..

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1035

Login: S.22(1)

Email:

Responded At: Nov 20, 2021 14:20:43 pm

Last Seen: Nov 20, 2021 14:20:43 pm

IP Address: n/a

Q1. Your comments

I believe the scale of the building is not relevant to the surrounding residential buildings that are maximum 3 storeys high. Also i feel this building will house too many people in need of support and will not provide the environment for a recovery and a return to an independent life.

Q2. Your overall position about the application Opposed

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



Respondent No: 1036

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 15:14:11 pm

Last Seen: Nov 20, 2021 15:14:11 pm

IP Address: n/a

Q1. Your comments

Against height, location and number of units

Q2. Your overall position about the application

Opposed

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

not answered



Respondent No: 1037

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 15:23:49 pm

Last Seen: Nov 20, 2021 15:23:49 pm

IP Address: n/a

Q1. Your comments

Building does not fit in with neighborhood. Should Be several 3-4 buildings throughout community. Not beside school either.

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: 1038

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 16:03:13 pm

Last Seen: Nov 20, 2021 16:03:13 pm

IP Address: n/a

Q1. Your comments

Although I agree with more social housing being built for low income and homeless people, I strongly disagree with the location where you are proposing to build it. Many of the homeless people have addiction issues that are not being properly addressed through a rehab program and this plan intends to build housing for them very close to a school and a day care. We've already come across used needles in parks around the neighbourhood and s.22(1) that is very concerning. It's been proven that in family oriented neighbourhoods, the addition to social housing has increased crime and theft. One example of this is Yaletown. s.22(1) apartment because of a series of incidents that involved scary interactions between the Yaletown residents and the people living in the social housing. I support my tax going to rehab for the people struggling with addictions, and I support the building of more social housing but I am very opposed to the location you have chosen. I do not want to feel unsafe in my neighbourhood, specially when I am already paying a significant amount for property taxes to live 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: 1039

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 19:11:56 pm

Last Seen: Nov 20, 2021 19:11:56 pm

IP Address: n/a

Q1. Your comments

Great to see some affordable housing in the area!

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1040

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 20:50:29 pm

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

IP Address: s.22(1)

Q1. Your comments

Please reconsider this application, as I believe this to be a serious security concern for my neighborhood. s.22(1) myself and many other I've spoken too do not feel safe with the certain demographic that will be residing in this proposed complex. Being near a school and a children's playground makes this even more unacceptable. It's unrealistic to think individuals with difficulties will be able to live in such environment without many supports. Please invest more in the middle income earners in Kits as we do need more supports ourselves with the rising cost of living. Also, the height of this proposed building is absurd. I hate this whole idea with my whole heart.

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: 1041

Login: s.22(1)

Email:

Responded At: Nov 20, 2021 23:02:05 pm

Last Seen: Nov 20, 2021 23:02:05 pm

IP Address: n/a

Q1. Your comments

Hi City of Vancouver, Thanks for reviewing resident feedback. I am in support of affordable housing for all; however, I am in strong opposition of this development due to various safety concerns and the fact that this location is poorly situated for the accommodation of homelessness. In situations such as this, there is a high degree of drug abuse, mental health issues, and concerns of violence surrounding the incumbents involved, all of which are serious issues in need of addressing prior to offering housing in an in-demand area predominantly comprising of young families and students. In addition to this location being an in-demand, high-rent area for families and students, the building you are proposing is located next to a schoolyard with young children, backing a poorly lit alleyway, next to a SkyTrain entrance, adjacent to a liquor store. For anyone who has witnessed the current realities of the downtown city core, you can understand why this problematic combination of factors in this specific location would be cause for concern for current residents and communities, which in turn will pose additional challenges for the city to mitigate inevitable downstream impacts should this proposal move ahead. Given the minimal evidence to suggest the successful integration of this project with the surrounding community, and the fact that the city needs to address the root cause of homelessness and unaffordable housing, I cannot in good faith support this 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: 1042

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 06:25:22 am

Last Seen: Dec 18, 2021 07:37:48 am

IP Address: s.22(1)

Q1. Your comments

As a resident of Kitsilano s.22(1) I am deeply concerned about the proposed development and the impacts it will have on the community. Kitsilano is a safe, vibrant, active and welcoming community. As someone who moved to BC s.22(1) and who now lives here with my family s.22(1) we chose to stay in Kitsilano for many of these attributes and the safety for our young children. Citing a facility such as this in the heart of Kitsilano adjacent to an elementary school and daycare facility cannot be rationally supported UNLESS there is better clarity on how the facility is intended to be managed and these guidelines are clearly outlined and accepted. I appreciate the need for affordable housing in Vancouver, in fact it is a deep concern I have on the inability for our teachers, nurses, restaurant and services staff and many others to not be able to afford to live in the communities where they work. We see this currently at our children's school where attracting and retaining teachers and teachers assistants is very difficult because of the availability and cost of housing. In my opinion, affordable housing should encompass not only the target recipients of the 1989 and 1991 Affordable Housing Policies but also those contributors to our society that in many cases need some initial help to establish themselves in the community where they are contributing and being a part of this vibrant multi-cultural community. This housing proposal does not feel as though it is truly targeting the betterment and strengthening of the community which if done correctly, an affordable housing asset could do. I note that "Accommodative Housing" has been added to "Affordable Housing". I am unsure on this definition and could not find it in the Affordable Housing Policy. Accommodating and more specifically accepting, long-term substance abuse within a public housing facility in my opinion is not a solution. To the contrary, it establishes an acceptance of something that is contrary to what we as a society are all working to establish and understanding in our children on how to make decisions and steer clear of these life pitfalls. A facility that accommodates and in fact staffs professionals to administer/facilitate drugs to residents should NOT be located anywhere near established communities of young families and across the street from school yards and daycares. This would seem like an obvious point to the layman but begs making it here given this proposal. While I do believe that a large portion of our society are aligned with managing the housing challenges we have in our city so we can ensure that we maintain a vibrant and welcoming urban environment that includes successful businesses and services we all must think strategically about the "cause and effect" of long term infrastructure and policy decisions. Establishing a facility of this nature in this location is not well-thought out with a longer-term vision in my opinion and will create a microcosm within Kitsilano that potentially will hollow out the community and have everlasting effects on the young families and children who live and attend school in this immediate 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: 1043

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 08:09:19 am

Last Seen: Nov 21, 2021 08:09:19 am

IP Address: n/a

Q1. Your comments

Dear officer We appreciate the opportunity to submit comment regarding 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application ("Application"). This comment letter ("Comment") is submitted on behalf of the s.22(1), a family sending a child to St. Augustine's School ("School") located at 2154 West 7th Avenue, Vancouver, BC. This Comment is submitted to make BC Housing aware of the dramatic impact of the the supportive housing proposed in the Application ("Proposal") on our child's safety, and to urge BC Housing to reconsider the details of the Proposal. In addition, this Comment makes specific recommendations regarding how supportive housing can work in this area. The composition of the supporting housing and impact to our child's safety Limited consideration of the overall safety impacts of the supporting housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Here are some of our key concerns: • no screening for criminal backgrounds on residence • no complex care despite 80% of homeless suffering from mental illness and multiple addictions • on-premises, unsupervised drug injection site • 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) We understand 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, including but not limited to the below: • close distance to diesel bus emissions and noise impacts to young children's health • lack of planning on traffic management in an already congested traffic area to accommodate a very busy end-of-line subway and bus loop, a large supportive housing complex • height of the building is a key concern as the currently proposed height (13 storey) clearly shows significant shadowing to our school classrooms, resource centre and playground in the morning hours throughout the year Specific recommendations regarding how supportive housing can work in this area We understand a 18-points mitigation plan has been developed by the School and communicated to the relevant authorities (<https://docs.google.com/document/d/1VvUmUBZoSRXw5smE668mBdMqu13dYoPAeUpJWvj-Aeg/edit>) however it has been ignored. Nothing has changed from the first proposal and there has been no attempt to accommodate the School/the community's concerns. Here is the model we think would work in the area: • a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing • a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities • the supporting housing should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues, with sufficient level of care In conclusion, BC Housing's rezoning proposal should be rejected in its current form. The Proposal is deceptive and not well planned. Limited mitigation measures to the impact on community's health and safety are considered. It is therefore vital that the Application should not be approved. Sincerely, s.22(1) from St Augustine 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: 1044

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 08:53:13 am

Last Seen: Nov 21, 2021 08:53:13 am

IP Address: n/a

Q1. Your comments

Concerns and questions from neighbors have not been addresssed. Pushed through without many thought or care from the public despite Pr exercise of consult period which everyone in community considers to be insincere. Against as currently stands.

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: 1045

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 09:10:23 am

Last Seen: Nov 21, 2021 09:10:23 am

IP Address: n/a

Q1. Your comments

BC Housing should work collaboratively with the neighbourhood on a new supportive housing proposal. Little has changed from BC Housing's first proposal in the spring and there has been no attempt to accommodate the concerns about size and the insufficient health support services for a proposed facility with 140 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: 1046

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 10:11:20 am

Last Seen: Nov 21, 2021 10:11:20 am

IP Address: n/a

Q1. Your comments

This plan needs to be rejected for many reasons, primarily it is too big for that environment., close to school and day care centres, does not fit the environment as it is too big, will congest the already busy road with subway station coming and bus loops. Too big, wrong location. Supportive housing is necessary but this is not the best location for safety reasons etc.

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: 1047

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 10:20:23 am

Last Seen: Nov 21, 2021 10:20:23 am

IP Address: n/a

Q1. Your comments

this project is too big, too high for this area of city. the proposal would cause high density in an area with school, day cares, park for children with subway and bus terminal projected for this area. Safety needs would be a major concern with so much traffic on foot, cars and buses. keep to Broadway Plan. supportive housing but is this the right location and are there enough supports 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: 1048

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 10:38:07 am

Last Seen: Nov 21, 2021 10:38:07 am

IP Address: n/a

Q1. Your comments

It is very irresponsible to place a supportive housing building directly across from a school, given that 140 people is way too many people for such a small area. I know first hand the the supports BC housing offers are lacking at best. I am pleased about a housing development for those who can't find housing but am utterly disappointed that the government is not listening to the people within the community who pay hefty taxes . Why is the building structure outside the norms of the other nearby buildings.? I would suggest 40 people in that building. Also there has been much discussion about open drug use on the building site. I have seen other supportive housing places where people openly use drugs and smoke outside of the buildings. Once these people are situated BC housing cannot enforce rules nor the police. BC housing has a terrible reputation when it comes to the management of it's building s. Warehousing people in a jail like fashion is very destructive to the community. I would not be making these comments if this building wasn't directly across from school. I have been to many BC housing buildings.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 1049

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 10:53:29 am

Last Seen: Nov 21, 2021 10:53:29 am

IP Address: n/a

Q1. Your comments

This is a very nice building but the location is questionable. s.22(1) and will not have any grandchild but I do care about the well being of little children. When it is right across an elementary school is fearful. Children cannot defend themselves.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1050

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 11:02:34 am

Last Seen: Nov 21, 2021 11:02:34 am

IP Address: n/a

Q1. Your comments

I believe any development should be harmonious with the existing buildings in the neighbourhood. A 13-storey building will not follow the beauty of the neighbourhood with currently maximum 3-storey buildings. BC Housing should work collaboratively with the neighbourhood on a new supportive housing proposal.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 1051

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 11:18:56 am

Last Seen: Nov 21, 2021 11:18:56 am

IP Address: n/a

Q1. Your comments

This proposal greatly impacts the surrounding area specifically St. Augustine's School and the parish. Has anyone considered what effects this type of social housing would have on this community? Has anyone looked into alternative locations where this type of housing would be better suited for? Majority of the homeless and low income individuals do not live in the area. Is the intent to relocate these people from their current locations to this new housing project? What additional services and support will they be provided with? Will there be comprehensive screening done to ensure that this project will not expose school children to drug addicts, drug dealing, unstable and violent individuals? No. I do not think anyone supporting this project has done any of the above.

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: 1052

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 11:19:09 am

Last Seen: Nov 21, 2021 18:56:23 pm

IP Address: s.22(1)

Q1. Your comments

I strongly oppose the current rezoning application for a number of reasons: while I do not oppose supportive housing, I do not agree that the current plan works. At the current location, a smaller and better supported facility is necessary and would serve the proposed residents better. Sufficient health support to those tenants is vital and needs to be considered - just look at nearby Sanford apartments with 62 tenants that receive more support than this current proposal of 140 tenants. Also, a smaller structure would integrate into the current neighbourhood. For example, at St Augustine school on West 7th and Arbutus, a smaller structure would have less shadowing over the school site (classrooms, preschool area, resource center and playground) where the benefits of sunlight for growing children outweigh any considerations for the proposed structure. THIS IS CONSISTENT WITH BEST PRACTICES! BC housing aligns with best practices for successful integration. PLEASE REJECT THE ZONING APPLICATION AND HAVE BC HOUSING COLLABORATE WITH THE NEIGHBOURHOOD ON A NEW PROPOSAL!

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1053

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 11:23:16 am

Last Seen: Nov 21, 2021 11:23:16 am

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Instead, BC Housing should work collaboratively with the neighbourhood on a new supportive housing proposal. The rezoning proposal ignored input from our community and the neighbourhood to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Little has changed from BC Housing's first proposal in the spring and there has been no attempt to accommodate our concerns about size and supports: BC Housing guidelines have previously stated 50-60 units as the target for supportive sites. This aligns with best practices for successful integration into the community for the benefit of the tenants and the community. 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.

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: 1054

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 11:26:42 am

Last Seen: Nov 21, 2021 11:26:42 am

IP Address: n/a

Q1. Your comments

Poor city planning and lack of community engagement.

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: 1055

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 11:52:04 am

Last Seen: Nov 21, 2021 11:52:04 am

IP Address: n/a

Q1. Your comments

I understand this types of housing is needed but please consider that it'll be across of a children school . Some of them walk home by themselves. s.22(1) . It will not be safe for any of us

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: 1056

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 12:17:56 pm

Last Seen: Nov 21, 2021 12:17:56 pm

IP Address: n/a

Q1. Your comments

The proposed size of the supportive housing project is entirely too large for the neighbourhood, particularly without sufficient health support services on site. The high likelihood of negative interaction with the elementary school right across the street makes this a very risky project. The Broadway and Arbutus subway station just steps away is also expected to increase the safety and security risks posed to the elementary school children. Unless City Council is intending to significantly elevate the risk to children the current housing proposal needs to be re-thought and definitely made smaller, at a size that can be safely managed for this particular neighbourhood. A project that is consistent with BC Housing's own guidelines of 50 to 60 units for supportive sites would be more appropriate and safer for the children 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: 1057

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 12:23:33 pm

Last Seen: Nov 21, 2021 20:28:41 pm

IP Address: s.22(1)

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Instead, BC Housing should work collaboratively with the neighbourhood on a new supportive housing proposal. Our school community and the neighbourhood attended the Let's Talk Housing BC public feedback sessions in March 2021. Our feedback comments and suggestions regarding the rezoning proposal seem to have been ignored. This consultation process has not been meaningful. Little has changed from BC Housing's first proposal in the spring and there has been no attempt to accommodate our concerns about size and support for residents of the proposed building. BC Housing guidelines have previously stated 50-60 units as the target for supportive sites. This aligns with best practices for successful integration into the community for the benefit of the tenants and the community. There are 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. Please reject this proposal.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1058

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 12:24:53 pm

Last Seen: Nov 21, 2021 12:24:53 pm

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Instead, BC Housing should work collaboratively with the neighbourhood on a new supportive housing proposal. Our school community and the neighbourhood attended the Let's Talk Housing BC public feedback sessions in March 2021. Our feedback comments and suggestions regarding the rezoning proposal seem to have been ignored. This consultation process has not been meaningful. Little has changed from BC Housing's first proposal in the spring and there has been no attempt to accommodate our concerns about size and support for residents of the proposed building. BC Housing guidelines have previously stated 50-60 units as the target for supportive sites. This aligns with best practices for successful integration into the community for the benefit of the tenants and the community. There are 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. Please reject this proposal.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1059

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 12:45:26 pm

Last Seen: Nov 21, 2021 12:45:26 pm

IP Address: n/a

Q1. Your comments

there is a elementary school across the stree. It is not safe for the kids.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1060

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 13:14:09 pm

Last Seen: Nov 21, 2021 13:14:09 pm

IP Address: n/a

Q1. Your comments

I am opposed to this rezoning application. There are HUGE safety and security concerns: the proposed housing is a huge complex and scale of building height is way too tall compared to the surrounding neighbourhood. This project would be housing residents needing 24/7 support for serious health problems like addiction and mental health issues and should NOT be located directly across from an elementary school, within close radius of other primary and secondary schools, senior housing, parks and liquor store across the street. There are no resources such as employment/training facilities or addiction treatment centres onsite or nearby to support these residents. There is a deliberate lack of transparency and omission by the City - declaring there is no Public safe injection site but failing to disclose there will be an onsite injection facility for the Residents. This project should be reassessed for more appropriate low-rise (5 to 6 floors max) social housing targeting women, families and seniors - this would be more successfully integrated into the existing fabric and support structure 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: 1061

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 13:46:40 pm

Last Seen: Nov 22, 2021 16:28:52 pm

IP Address: s.22(1)

Q1. Your comments

Firstly I would like to say I am very much in favour of supportive housing. There are other supportive housings in this area, Sancta Maria House and Sanford Apartments, as example, both with less number of residents and more support. Both are working very well. This rezoning application to build a 13 storey, 140 unit is not the way to go for supportive housing. A 13 storey building with 140 units is a "human chicken coup". B.C. Housing guidelines have stated 50 -60 units as a target for supportive sites which work best and are most successful. Why go off on a tangent with a 13 storey building, so out of place in that area and with 140 units, an unmanageable number with not enough support would be on a course for failure. I strongly recommend that Vancouver City Councillors reject this rezoning application and that B.C.Housing rethink this idea of a 13 storey building. Work with this neighbour hood on a new supportive housing proposal for this area that will be successful. Sincerely and with concern, 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: 1062

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 13:49:39 pm

Last Seen: Nov 21, 2021 13:49:39 pm

IP Address: n/a

Q1. Your comments

The proposal has ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Little has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: 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. The plans for the proposed building clearly show significant shadowing to our school classrooms, preschool area, resource center and playground in the morning hours throughout the year.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1063

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 13:56:51 pm

Last Seen: Nov 21, 2021 13:56:51 pm

IP Address: n/a

Q1. Your comments

Why is a 13 storey building being build in this neighbourhood that is zoned for 6 storeys. Why do you not mention the drug injection site in your summary. This is the wrong location to build social housing, next to schools and children. It should be built on the downtown east side where these people normally hang out.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 1064

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 14:02:49 pm

Last Seen: Nov 21, 2021 14:02:49 pm

IP Address: n/a

Q1. Your comments

I fully support helping those in need, but DO NOT support the idea of allowing for the rezoning to such a big structure. It just doesn't seem to fit the neighborhood in height or composition. I work in the area and there is a large elementary school right across the street. As well, there is a park that is used throughout the day by preschool children and their families. I feel that a smaller supportive housing unit would be better suited in the neighborhood. As I read the information, I do not think that what is planned will have enough onsite support systems and without that, it will be a problem for the people who work and live in the area. Most importantly, the little children in the part and school. We have a problem in our city and I think everyone wants to be part of the solution. But, tall buildings that house more people of need will not really solve the problem. Smaller units with lots of support will allow the residents to become part of the community and can be supported.

Q2. Your overall position about the application

not answered

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

not answered



Respondent No: 1065

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 14:09:55 pm

Last Seen: Nov 21, 2021 14:09:55 pm

IP Address: n/a

Q1. Your comments

This is too close to the school and Sancta Maria house.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1066

Login: S.22(1)

Email:

Responded At: Nov 21, 2021 14:17:06 pm

Last Seen: Nov 21, 2021 14:17:06 pm

IP Address: n/a

Q1. Your comments

We are not support this building . Due to our safety community in this area. We 're very concerning about this plan of rezoning and build low income house will bring unsafe environment for our community. Also consider of people who live in this area and already invest in their properties.

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: 1067

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 14:36:49 pm

Last Seen: Nov 21, 2021 14:36:49 pm

IP Address: n/a

Q1. Your comments

The proposal towers over anything anywhere nearby. What a change to the character of the neighbourhood! Looks like the City is desperate for density in preference to livability. Adjacent to a greenway, a school, and a (proposed) skytrain station. What a change to pace of life in the neighbourhood... Looks like another "hit" to livability ...

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 1068

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 14:44:17 pm

Last Seen: Nov 21, 2021 14:44:17 pm

IP Address: n/a

Q1. Your comments

I don't believe there has been enough consideration given to those who currently live/pay for housing in this neighborhood to move ahead with the current plan being proposed by BC Housing. I will purposely discourage anyone (and already have) from purchasing or renting nearby to this area as it poses a significant safety risk to the surrounding neighborhood. I believe the extent of the impact this development will have on the surrounding areas has not been adequately considered given its size & scale. An SRO of this size will have a significant (more likely an overwhelming) impact on the surrounding areas. There are better ways to respect the dignity of the people who need this type of housing, BC Housing and City of Vancouver. Shame on you! In this day and age, you can do better than 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: 1069

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 14:56:00 pm

Last Seen: Nov 21, 2021 14:56:00 pm

IP Address: n/a

Q1. Your comments

The proposal has ignored the public input to the Let's Talking Housing BC public feedback sessions in March 2021. Little has changed from the first proposal and there has been no attempt to accommodate any of the concerns mentioned last March. The building will overshadow every home, school, and business in the area, as no other building in the neighbourhood is this high. 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. 140 tenants would require significantly more health support services than is being proposed.

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: 1070

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 15:13:03 pm

Last Seen: Nov 21, 2021 15:13:03 pm

IP Address: n/a

Q1. Your comments

Opposed . Terrible idea to build this in this location ...especially after this existing groups have failed to provide housing for the past 30 years

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1071

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 15:14:53 pm

Last Seen: Nov 21, 2021 23:18:20 pm

IP Address: s.22(1)

Q1. Your comments

The building on this site should be max 5 or 6 stories (not 13) and co op housing for low income mothers/families and children, and people with physical disabilities. This is NOT a suitable area for homeless and drug addicted people to be housed. As you are well aware, there is an elementary school, pre school and playpark directly across the street from this site as well as a longstanding women's supportive house. There are also 4 elementary schools within 3 blocks of this proposed homeless housing. Lets be honest, there won't be any monitoring measures put in place to control the actions of the residents who will undeniably have addiction and mental health issues. This will lead to the police being called all day, every day to deal with the fallout and inevitable crime. The nearby residents as well as businesses and school staff will have no option but to rely on the police as the area's safety deteriorates. This is and has always been a family focused and vocal neighborhood. You are about to destroy this area of Broadway if you go through with this. Too bad it's not election time now.

Q2. Your overall position about the application Opposed

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



Respondent No: 1072

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 15:36:40 pm

Last Seen: Nov 21, 2021 15:36:40 pm

IP Address: n/a

Q1. Your comments

It is careless and unwise to build a 140 unit SRO social housing project that will house active drug users, across the street from a kindergarten and 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: 1073

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 15:46:50 pm

Last Seen: Nov 21, 2021 15:46:50 pm

IP Address: n/a

Q1. Your comments

My biggest concern is that the plan is very similar to the original proposal so it appears that the public opinions and concerns are being ignored. I think BC Housing needs to work with the community on this project so that it works for everyone. I can't help but think that "government agencies" just want to be able to appear to be concerned/ helping with the housing issues to gain positive points (bolster reelection) instead of really studying what is best for everyone to ensure a really positive project that will remain so into the future.

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:** 1074**Login:** s.22(1)**Email:****Responded At:** Nov 21, 2021 15:55:23 pm**Last Seen:** Nov 21, 2021 15:55:23 pm**IP Address:** n/a**Q1. Your comments**

I oppose the plans in their current form. There is a need for social housing of every kind, not just for supportive housing for those experiencing homelessness. I would support a mixed use site that included housing for low income seniors, single mothers, mid to low income families, the disabled, and the supportive homes for the homeless. I agree with social housing, but I do not agree in creating this concentration of one type of supportive housing even with the supports in place. In a mixed use social housing development those experiencing the challenges of homelessness due to mental health, substance abuse, and or economic issues are part of an integrated community within the building itself. This leads to a greater sense of accountability to the internal and wider community. It will also be closer to the current mix of housing in the neighborhood. By creating a supportive Single Room Occupancy style housing for 140 people with mental health, substance abuse, and or economic issues you are stigmatizing the building and the residences even before it is built. It is also important that the community buys in and unfortunately they are not. There is an opportunity to get community buy in with mixed use supportive housing. If this building, which does not fit the character of the neighborhood in physical size either, goes ahead as planned there is already negativity surrounding the project. If when it is finished any issues around safety, cleanliness, or crime in the surrounding community are linked back to the building, warranted or not, this project will become a rallying point to fight similar projects throughout Vancouver. I implore you to listen to the moderate among us who support the idea of mixed supportive housing as a way to make this project work in Kitsilano. If the moderate voices are not listened to and anything goes wrong with this project you may never again have any opportunity to rebuild the trust and good will of the wider community. Please also think of the residents who need to feel as if they are wanted by the community for their own health. Supports need to be in place for them so they can transition and live healthy lives. Please create a varied community in the building so that all residents are welcomed by the wider community. Thank-you for your time and I hope you will listen to the points of the many moderates who want to see a modified version of this product work.

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: 1075

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 15:57:50 pm

Last Seen: Feb 01, 2022 00:54:56 am

IP Address: s.22(1)

Q1. Your comments

I oppose this application in principle and in detail. In principle, it has no business proceeding before the Broadway Plan has been completed. In detail, the design's street animation is nonexistent, its architecture is brutal and unwelcoming. Looks like a prison. We can do better.

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: 1076

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 16:18:23 pm

Last Seen: Nov 21, 2021 16:18:23 pm

IP Address: n/a

Q1. Your comments

I read your answers regarding the concerns about the expected increase in crime and drug use around an elementary school and children park. And it does not seem you're taking responsibility to secure the safety of the children and the neighbourhood citizens who themselves can be vulnerable. How many random attacks occurred in the city and was associated with mental health problems or drug use. It seems you are planning to shelter the people but not provide them with the health support they need and place them at a heart of a neighbourhood, which, until now, is one of the safest in the city. There is no shame in having mental health issues. Still, we should not ignore the risks associated with not providing the necessary health support and only "dream" that integrating them into society will make them better. There is no hospital or health centre in the neighbourhood which could support them. I am all for providing affordable housing to seniors and vulnerable families, but based on your replies, you are willing to rent it to anyone without a background check. You claimed that there should not be any difference between an independent person renting in any building and this building. Therefore, you're not planning to do a background check; The difference is that you plan to have 140 units with potentially high-risk residents with no plan to monitor the behaviour, support them or keep the community around them safe (that's based on your answers). Finally, The rezoning proposal ignored input from our community and the neighbourhood to the Let's Talking Housing BC public feedback sessions in March 2021. I wonder if you have this voting form for optics only or you will consider all the feedback.

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: 1077

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 16:19:43 pm

Last Seen: Nov 22, 2021 00:19:43 am

IP Address: s.22(1)

Q1. Your comments

As a long-time Kitsilano resident, homeowner and business owner, I am fundamentally opposed to this project - first and foremost because of its extreme height! Whether this project was a 13-storey luxury condominium building or, as it is, supportive housing, it breaks all the height restrictions and is completely out of place in this location. It's height, density and shadowing would have a very detrimental impact on not only the nearby residents, schools and businesses but over a much larger area, since it would be by multiples one of the tallest buildings west of Arbutus. City staff vetoed an 11-storey proposal at West Broadway and Arbutus previously [location of a Shell gas station] - why would the city now be considering an even taller building a block away? Secondly, putting a giant supportive housing project with 140 rooms in this neighbourhood is neither helpful nor appropriate. Kitsilano currently has 13 supportive housing buildings and they fit within the neighbourhood - why does this one have to be so out of step with everything else? I urge the City and City Council to reject this application as soon as possible. I'm happy to put my name to this - 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: 1078

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 16:21:38 pm

Last Seen: Nov 21, 2021 16:21:38 pm

IP Address: n/a

Q1. Your comments

I read your answers regarding the concerns about the expected increase in crime and drug use around an elementary school and children park. And it does not seem you're taking responsibility to secure the safety of the children and the neighbourhood citizens who themselves can be vulnerable. How many random attacks occurred in the city and was associated with mental health problems or drug use. It seems you are planning to shelter the people but not provide them with the health support they need and place them at a heart of a neighbourhood, which, until now, is one of the safest in the city. There is no shame in having mental health issues. Still, we should not ignore the risks associated with not providing the necessary health support and only "dream" that integrating them into society will make them better. There is no hospital or health centre in the neighbourhood which could support them. I am all for providing affordable housing to seniors and vulnerable families, but based on your replies, you are willing to rent it to anyone without a background check. You claimed that there should not be any difference between an independent person renting in any building and this building. Therefore, you're not planning to do a background check; The difference is that you plan to have 140 units with potentially high-risk residents with no plan to monitor the behaviour, support them or keep the community around them safe (that's based on your answers). Finally, The rezoning proposal ignored input from our community and the neighbourhood to the Let's Talking Housing BC public feedback sessions in March 2021.

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: 1079

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 16:56:00 pm

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

IP Address: s.22(1)

Q1. Your comments

Hello, Supported housing is absolutely needed in Vancouver, however this building application is literally over-the-top. Over the top because it is too tall, too big for the surrounding community. It will overshadow/block sunshine in the neighbourhood and elementary school in the west in the mornings, and the Arbutus Greenway and neighbours to the east in the afternoons and the evenings. Concentrating so many new neighbours in an area that is already densely inhabited will make the liveability, functionality of the area to decline. Parking, traffic, etc will be more challenging, dangerous.. Will there be adequate funding, staff, programs, support for the people housed in the proposed building? Will there be adequate green space to offset the build? Bigger is not always better. A smaller project is recommended. The people and staff in a smaller building will appreciate the more manageable community feeling. The surrounding neighbourhood will be much more receptive and supportive of a smaller facility. 13 storeys, 140 units is too ambitious. Please reduce the size to 6-7 storeys. Please find another spot to house the remaining proposed units, so as not to overwhelm 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: 1080

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 16:37:17 pm

Last Seen: Nov 21, 2021 23:52:09 pm

IP Address: s.22(1)

Q1. Your comments

A lot of concerns and comments had been raised from the neighbourhood and the broader community but the proposal didn't seem to take into consideration of these inputs. This led me to wonder what the purpose was of the consultation. My concerns are mainly about the inadequate health support services for the number of tenants that the proposed building will accommodate. BC housing guidelines have previously stated 50-60 units as the target for supportive sites. However, 140 tenants for this proposed building is a much larger number. One would assume that the guidelines were the result of thorough research with specialists' opinions, and represent best practice. Is there a reason why the guidelines are not adhered to for this site? When other supportive housing sites with fewer residents have greater support, it's really not convincing that the current support level is sufficient for the 140 residents.. I would strongly urge the councillors to reject this application, and instead, consider a smaller scale building with better facilities -- this will benefit the well-being of the tenants and help them better integrated into 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: 1081

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 16:41:51 pm

Last Seen: Nov 21, 2021 16:41:51 pm

IP Address: n/a

Q1. Your comments

This is a terrible Location for this type of housing. I would support other house if. . First at the end of the line on the sky train. No proposal from the VPD on how it will impact the community. Next to school? No One at city cares. This input will fall on deaf ears.

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: 1082

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 17:05:05 pm

Last Seen: Jan 30, 2022 22:42:20 pm

IP Address: s.22(1)

Q1. Your comments

- I completely support the height, massing, use, and density proposed, and believe it fits in well with the neighbourhood. - I think the materials on the base of the building relate well to the St. Augustine school across the road. I also think the taller portion echoes this with the rectangular windows, and "brickwork" along the northern side. - I am glad to see a building like this proposed next to a future skytrain station and current greenway, so that more people can get use of these amenities. - I do feel given these amenities, and the upcoming Broadway Plan, that this building should offer more homes to better fit this building with the future context of the area. This could also allow more of these homes to be at varying rates. - I really like how the landscaping along the Arbutus Greenway has been done, as it responds well to this walking and cycling corridor. That said, I do think more could be done along this side in terms of public art. - I believe the amount of parking proposed is appropriate given the transit available, and nearby greenway. - Considering the success of the Marpole TMH, I do not have concerns with these homes being next to a school.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1083

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 17:08:15 pm

Last Seen: Nov 21, 2021 17:08:15 pm

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected as presented. BC Housing should work collaboratively with the neighbourhood on a new proposal. The proposal has ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Little has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: 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. The plans for the proposed building clearly show significant shadowing to our school classrooms, preschool area, resource center and playground in the morning hours throughout the year.

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: 1084

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 17:38:17 pm

Last Seen: Nov 21, 2021 17:38:17 pm

IP Address: n/a

Q1. Your comments

As a resident of the neighborhood and a stakeholder engagement specialist, I oppose to the proposed rezoning as it stands. While my family supports affordable housing especially those who are most vulnerable in our society, adequate and thorough considerations such as safety must also be given to the location. Having this project proceeding without appropriately addressing what some of us have raised, especially from the families residing in the area as well as those whose kids are going to St. Augustine's Elementary school deeply concerns me. More engagement is required to seek collaborative solutions with those who are most impacted by 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: 1085

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 17:38:32 pm

Last Seen: Nov 21, 2021 17:38:32 pm

IP Address: n/a

Q1. Your comments

Given the size of the proposed development, and given that it is explicitly targeted to individuals with serious addiction and mental health issues, have you considered running criminal background checks on potential residents? There are schools, as well as existing residences for vulnerable women and older assisted living. Naturally, questions should be asked about the public safety implications of a massive development targeted to at-risk populations.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1086

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 17:53:07 pm

Last Seen: Nov 21, 2021 17:53:07 pm

IP Address: n/a

Q1. Your comments

BC Housing's rezoning proposal should be rejected. Instead, BC Housing should work collaboratively with the neighbourhood on a new supportive housing proposal. The rezoning proposal ignored input from our community and the neighbourhood to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Little has changed from BC Housing's first proposal in the spring and there has been no attempt to accommodate our concerns about size and supports: BC Housing guidelines have previously stated 50-60 units as the target for supportive sites. This aligns with best practices for successful integration into the community for the benefit of the tenants and the community. 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.

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: 1087

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 18:13:20 pm

Last Seen: Nov 21, 2021 18:13:20 pm

IP Address: n/a

Q1. Your comments

s.22(1) St. Augustine School we are not opposed to supportive housing but are seeking a housing proposal that will work. BC Housing's rezoning proposal should be rejected as presented. BC Housing should work collaboratively with the neighbourhood on a new proposal. The proposal has ignored our input to the Let's Talking Housing BC public feedback sessions in March 2021. This consultation process has not been meaningful. Little has changed from the first proposal and there has been no attempt to accommodate our concerns. For example: 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. The plans for the proposed building clearly show significant shadowing to our school classrooms, preschool area, resource center and playground in the morning hours throughout the year. We are deeply concern about the safety and well being of our children and students at St. Augustine School. We sincerely hope that you would listen to our concerns and reconsider your proposal. Please take into consideration the safety and welfare of our children, too. Thank you,

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: 1088

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 18:15:13 pm

Last Seen: Nov 21, 2021 18:15:13 pm

IP Address: n/a

Q1. Your comments

Are you out of your minds, a 13 story building in kitsilano, you are totally ruining the character of the neighborhood. Vancouver has Been geographically blessed with the mountains and the ocean and I have watched for years while Vancouver,s downtown has Been ruined by one ugly glass and concrete tower after another. These are nothing but throw away buildings that are offensively dull. They will not be saved and they will not be missed when the become rapidly obsolete. And now you are trying to ruin Kitsilano like you have ruined downtown. At the very most this building should be 4 stories tall. I really wish we had a city council with taste and style that was trying to build on the beauty that we inherited instead of actively trying to diminish it. You should be ashamed of yourselves. Future generations will look at you as shortsighted fools that squandered a once beautiful 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: 1089

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 18:21:07 pm

Last Seen: Nov 21, 2021 18:21:07 pm

IP Address: n/a

Q1. Your comments

This consultation process has not been meaningful. Little has changed from BC Housing's first proposal in the spring and there has been no attempt to accommodate our concerns about size and supports; BC Housing guidelines have previously stated 50-60 units as the target for supportive sites. This aligns with best practices for successful integration into the community for the benefit of the tenants and the community. 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

Q2. Your overall position about the application

Mixed

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

Yes

**Respondent No:** 1090**Login:** s.22(1)**Email:****Responded At:** Nov 21, 2021 18:40:22 pm**Last Seen:** Nov 21, 2021 18:40:22 pm**IP Address:** n/a**Q1. Your comments**

There has been a lack of transparency by BC Housing regarding this project and any concerns from residents and business owners in the neighbourhood have been completely ignored. The initial development that was proposed in March 2021 was for a 12-storey building. According to the Notice of Rezoning Application & Virtual Open House mailer issued by the City and the shapeyourcity.ca website that was recently updated on November 12, 2021 the building is now designed to be a 13-storey building with 140 single occupancy rooms. BC Housing has disregarded the objections by residents regarding the excessive height of the building and the location of a SRO supportive housing development on this site directly across from an elementary school. If residents are opposed to a 12-storey building that would overwhelm the elementary school and the other low-rise residential buildings in the area, how could you possibly propose a 13-storey building? The height of the building will cast a long shadow over the school, the Arbutus greenway and the adjacent park where children play. Furthermore, in February 2021 city staff rejected a rezoning application by Bastion Properties for an 11-storey building with 79 residential units at 2103 West Broadway because the 120 foot building height exceeded what was permitted for the area. The same reason should therefore apply to the BC Housing development and the proposal should be rejected. The project Facts Sheet that is posted on the BC Housing letstalkhousingbc.ca website portrays a very one-sided position in favour of the development. It does not directly address any of the concerns that were brought up during the Neighbourhood Dialogues and Public Comment Period. The Fact Sheet states that there will not be a public safe injection site at the location but it does not disclose that there will be an onsite injection service for the residents in the building. I would say this is very misleading. The information provided by BC Housing also does not address the full medical needs of the residents, how residents will be selected, the male to female ratio, safety concerns, and if 24 hour security will be onsite. The BC Housing website does not even post online comments and feedback on the virtual open house so as to not draw any negative attention to the project. The lack of real information is deceit by omission. The homeless situation is not a housing problem but a mental health issue often stemming from addiction issues. The Provincial government's recent announcement of increased funding towards addiction treatment services is a step in the right direction. The Phoenix Society will be one of the beneficiaries of the funding. The Phoenix Society's website states that their "aim is to address the root cause of issues that lead to addiction, declining mental health and homelessness, crime and unemployment rather than their symptoms". Funds from all levels of government should go towards more addiction and mental health treatment facilities that have a lodging component and are located near medical facilities and full counselling support services rather than SRO housing for homeless people with mental health and addiction problems. Homelessness is a symptom of addiction and mental health issues. Trying to house the homeless with addiction and mental health issues just to get them off the street is just sweeping the problem under the rug rather than dealing with the root cause of their problems. The West 7th & West 8th and Arbutus site would be better utilized for low-income affordable housing for single mothers, seniors, new immigrants (in particular refugees) and those whose employment is impacted by physical disabilities. I am not alone in my opposition to the BC Housing proposal. There are over 700+ people who have signed a petition objecting to this project. I hope you will listen to the neighbourhood residents, business owners, the parents who drop their kids off at the daycares and schools, all the students who spend a large part of their day in the neighbourhood at school, during lunch breaks and after school activities, as well as the many citizens of Vancouver who come to use the nearby community centre and public library. The new Arbutus transit line will be bringing many more people to this neighbourhood in the coming years and they will all be affected by the proposed 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: 1091

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 18:48:22 pm

Last Seen: Nov 22, 2021 02:47:56 am

IP Address: s.22(1)

Q1. Your comments

This proposed 13 story building does not fit the aesthetic of the area which is typically maximum 7 or 8 stories. Also, this is proposed to be built kitty corner to the site that was proposed recently and rejected. This site is across the street from a school which I find concerning with a high density building being so close to a school. I don't believe a 140 unit social housing building fits in the overall status of the residents 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: 1092

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 18:52:28 pm

Last Seen: Nov 21, 2021 18:52:28 pm

IP Address: n/a

Q1. Your comments

Absolutely Not. This building does not belong in Kitlano. My children went to St. Augustine School and we go to St. Augustine Catholic Church. We support Sancta Maria House. We are looking for a smaller building (maybe 4 floors). We highly recommend that you Vancouver City Councillors reject this proposal and collaborate with the neighbourhood on a new proposal. Kind 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: 1093

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 19:10:44 pm

Last Seen: Nov 21, 2021 19:10:44 pm

IP Address: n/a

Q1. Your comments

I am concerned about the impact that a 140 unit building will have on the neighbourhood's existing infrastructure- adding to already unacceptable traffic congestion, large classroom sizes, insufficient transit options, overwhelmed medical facilities (including hospital, walk in clinics and general practitioner offices). What care facilities will be in place for those experiencing homelessness who require help finding employment, drug and other medical treatment, and mental health support? I have a concern about what infrastructure will be put in place at the time of building this large building, not the 30 year Broadway 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: 1094

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 19:13:41 pm

Last Seen: Nov 21, 2021 19:13:41 pm

IP Address: n/a

Q1. Your comments

BC housing rezoning proposal should be rejected

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: 1095

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 19:22:31 pm

Last Seen: Nov 21, 2021 19:22:31 pm

IP Address: n/a

Q1. Your comments

I am strongly opposed for so many reasons. This is very shortsighted and lazy city planning considering this location for this type of program because: - it's right beside a elementary school - a child oriented park with playground - a women's shelter. - church - a community transportation corridor (arbutus greenway) that already suffers vagrancy at Broadway near the liquor store - the scale at 13 stories (290 ft) is way out of proportion for the community even for the Broadway corridor. At 9 stories higher than any other building toward 4th ave, not only will it likely cast shadows over the neighbourhood but it will open the door for similar rezoning changes by developers . - s.22(1) a similar social housing project on Main Street and frequently we find garbage and dirty needles on our property or people shooting up in our entry, but I grew up and Kits and chose to remain and start my own family here because it was kid friendly community that had the very amenities your project directly neighbour's. Do I want to let my kid or my nieces playing in the park that could have dirty needles from the night before? - as a kid this location was green space and a child care so we are removing these valuable community resources to relocate a group of people to community that won't have the resources to support them. - why don't you use the space to provide free housing for single parents or a transition housing for refugees and new Canadians ? - better yet sell the property and buy land for your project at a more suitable 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: 1096

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 19:45:35 pm

Last Seen: Nov 21, 2021 19:45:35 pm

IP Address: n/a

Q1. Your comments

Rezoning application should be denied. As illustrated the proposal provides for a building which markedly dwarfs all other buildings in the area. I recommended a significantly smaller building, with more comprehensive supports for this location. The proposal in physical structure, number and lack of diversity of the population to be housed, is overly ambitious and will not be successful in its goals for either the residents of the building and existing neighbourhood. We all want to see an end to homelessness, but not quantity at the expense of quality. I strongly ask that Vancouver City Councillors reject this rezoning application and that BC Housing sit down with the neighbourhood to collaborate on a new proposal.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1097

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 20:32:08 pm

Last Seen: Nov 21, 2021 20:32:08 pm

IP Address: n/a

Q1. Your comments

I am a resident of Vancouver and writing in opposition to the rezoning application and current proposal of supportive housing of up to 13 storeys for single persons at 2086-2098 W 7th Ave and 2091 W 8th Ave I am disappointed that the rezoning application did not take into account any of the major points that were put forward by St. Augustine's School in May 2021 to improve the proposal for supportive housing. I am concerned about the building's impact on the neighbourhood, especially about the safety of the elementary school and city playground directly across the street from the proposed building. In addition, with the construction of the Arbutus Skytrain station and bus loop, the construction of this proposed building would cause additional uncertainty to the safety of the neighbourhood. Unfortunately, the debate is being positioned as you're either totally in support of non-market, social or co-op housing or you're dead against it. The reality on the ground is quite different. Based on St. Augustine school's experience on the ground with this work and our knowledge of the neighbourhood, we offer these recommendations: · We believe in a model of care and support that is less institutional, smaller in size and more home and community based than being proposed by BC Housing. We are prepared to be involved very early in the supportive housing process, to serve on its community advisory board and to be part of the recruitment of the organization that will operate it. · There should only be modest building height increases from current standards, consistent with recommendations in the Broadway Plan to ensure the building fits into the neighbourhood. The school and nearby buildings are dwarfed in comparison to the proposed 13-storey complex. We also note that a similar sized development nearby at West Broadway and Arbutus was rejected recently. · The supportive housing proposal should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues. This means living spaces need to be much more diverse than exclusively single resident units as currently proposed. Thank you for your time.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1098

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 20:34:51 pm

Last Seen: Nov 21, 2021 20:34:51 pm

IP Address: n/a

Q1. Your comments

It is irresponsible of BC Housing to ignore the negative impact such a development would have on the kindergarten and school age children (approximately 300) attending school across from the proposed BC Housing site. A building of this size to house the marginalized brings with it their problems which the children are in no position to witness. It threatens the direct wellbeing and welfare of these school children and for this reason the rezoning application must be rejected for this site please. Put the interests of our school children first please. It is also grossly unfair, inconsiderate and negligently irresponsible of BC Housing to be pitting the interests of housing the marginalized against the interests of school children in this proposed development. Please respect the dignity of the marginalized and instruct BC Housing to provide a proposal respecting that, one that is more favourable and suitable. Surely, the City and BC Housing can find another site in this community that is at least a few blocks away. For example, do a land swap with Fletcher's Drycleaning located on the south side of Broadway and Arbutus. Please make a responsible decision and reject this rezoning application, and direct BC Housing to respect the vulnerability of the children who their project would directly impact and come up with a more responsible project proposal. It would be irresponsible of the City to do otherwise.

Q2. Your overall position about the application ☐ Opposed

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



Respondent No: 1099

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 20:48:51 pm

Last Seen: Nov 21, 2021 20:48:51 pm

IP Address: n/a

Q1. Your comments

Thank you for the opportunity to comment on this proposal. I have a few concerns about this building. 1) this building will affect the immediate surroundings very heavily: by shadowing the school, the preschool, and the playground on Arbutus and 7th, by dwarfing all the other buildings in that area, by increasing dramatically the presence of men next to a women recovery center that has been successfully run for over 20 years, by potentially exposing children to bottles, needles, etc., in Delamont park on 7th Avenue. 2)While I understand the city goals, I do not understand how such a concentration of single men at risk of homelessness (or who are already homeless) can be justified. A smaller building would be understandable, but this tall and big building is not considering what is around and the impact that it will have. It looks to me that we will temporarily address one problem and we'll create other ones. 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. 3) The consultation process has been useless as NONE of the suggestions and feedback provided was taken into consideration... nothing. 4) Insufficient health support services for a proposed facility with 140 tenants... how is it possible that Sanford apartments nearby with 62 units receive more support than the support in this proposed building. I am not opposed to social and supportive housing, but the size, location and criteria do not seem right from any angle (other than a quick fix). 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: 1100

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 20:58:20 pm

Last Seen: Nov 21, 2021 20:58:20 pm

IP Address: n/a

Q1. Your comments

As a resident of Kitsilano for 18 years, and an owner of a residence within two blocks of the proposed building, I am opposed to the rezoning application and proposed use by BC Housing. s.22(1)

s.22(1)

s.22(1)

I am providing my feedback with thoughtful

consideration: 1) The proposed tower does not match the zoning, density or aesthetic in the area. This tower is closer to a 18-storey residential tower; not the 13-storeys being 'advertised'. There are no buildings of this size, made of these materials, nor is there a plan in place to create buildings of this size in a residential neighbourhood that is primarily 2- and 3-storey wood framed buildings. On these facts alone the rezoning application should be denied. 2) Kitsilano is one of the few areas to see growth of families and children in Vancouver, despite the citywide trend in the opposite direction (source: <https://vancouver.ca/files/cov/social-indicators-profile-kitsilano.pdf>); also of note is the area has high and increasing income levels, high workforce participation and low unemployment. The area is also experiencing increasing housing costs. Social housing should reflect the community, and this site is ideal for social housing for families who are experiencing or at risk of homelessness. It is also ideal for seniors who are being forced into homelessness due to the increasing costs of the neighbourhood they have lived in for decades. The proposed use does not reflect the community. 3) BC Housing is going against its own recommendations of 40-50 units with this 140-unit proposal. In addition, there are no onsite medical or mental health services to support this population. A building of this size is institutional. To create 140-units for persons facing mental health and substance abuse is a form of ghettoization and will create stigma in the community. Coast Mental Health is asking for reforms against housing of this nature with inhouse services. Why would the City approve this rezoning? 4) The selected third-party provider, MPA Society, had challenges managing the Sanford Apartments at 7th and Fir which is detailed in their CAC Reports over several years including: onsite intoxication; drug needles in surrounding properties; mattresses and items in windows and hanging from windows; ongoing noise complaints; abandonment of carts, clothing and furniture on or surrounding the premises; public urination; altercations with residents of the building and non-residents of the building); ongoing calls for ambulances for residents of the building (source: <https://www.mpa-society.org/programs-services/housing/supported-housing/sanford-apartments>). This proposed rezoning and development on Arbutus is next to a school, a park, a greenway and transit station; this is not acceptable to have even the threat of these behaviours around children, families, seniors and individuals living in the area. What will be the the actions outlined if MPA Society can not manage the building with the issues faced at other locations? 5) Why is this tower being constructed for non-market housing, when the sale of the property with a tower of this size or even a 6-storey building with unobstructed views of the downtown, mountains and water would capture a high value to invest into properties closer to the new hospital on Main Street where services and transportation would be readily available? Listen to the Community and hear our feedback. Any building at this site, should be a height of no more than 5 or 6-storeys and designed to reflect the community. I am in support of social housing at this site to be designated for children, families and seniors who are at risk of homelessness or are homeless. There should be no drug injection site on the property – whether private to the residents of the building, supervised or unsupervised – this is not appropriate. This is a community, and there are so few remaining in Vancouver. Arbutus corridor is the heart our community. This rezoning application should be denied. 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: 1101

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 21:07:47 pm

Last Seen: Nov 22, 2021 05:29:08 am

IP Address: s.22(1)

Q1. Your comments

140 units means a relatively large number of residents who will be in need of counselling, treatment, and other staff support. If the resources will not be available on-site to support that population, then the size of the project should be reduced to a more reasonable 50-60 units more consistent with the scale of the neighborhood. Also, please make sure that the rear frontage along 7th Ave. will be completely opaque, as many young children will be moving along that street between the 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: 1102

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 21:12:57 pm

Last Seen: Nov 21, 2021 21:12:57 pm

IP Address: n/a

Q1. Your comments

Size is far out of scope for the neighborhood. It's comically large. As far as supportive housing goes, it's even bigger than the existing sites, which are not a few meters from a school, preschool, and playground. Why was this site chosen for this as opposed to other city properties?

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: 1103

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 21:42:39 pm

Last Seen: Nov 21, 2021 21:42:39 pm

IP Address: n/a

Q1. Your comments

This proposed building size and use does not match Kitsilano's zoning. s.22(1) and the building size and use will not create or build a safe neighbourhood. There are no buildings of this size in the area and the City declined a development proposed at Arbutus and Broadway of 11 storeys. How can such a tower be proposed for this use and size when precedent has been set recently? Most important is Kitsilano is a community of families, single women and men, and seniors. Social housing at the site should be for families and seniors, and be low to mid-rise to reflect the neighbourhood and local density. Why would you not put families and single parents, or seniors in the area who are at risk of homelessness or are homeless? They would have access to transportation, schools and a safe community. North Vancouver has built similar social housing and so should we. And there is a school with 450 children, every year, next to this site. A 13-storey site across from a school and park for young children. And what about the Greenway and safety of the Greenway? Plus, you are taking away from the natural environment by changing one of the few areas of Green to the largest building in the area. This is a thriving neighbourhood and BC Housing's plan can negatively impact the area for decades. I am opposed to the proposed rezoning and application. I also think the community has not been properly made aware of the 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: 1104

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 21:55:16 pm

Last Seen: Nov 22, 2021 06:46:38 am

IP Address: s.22(1)

Q1. Your comments

Whilst I feel very strongly that BC Housing developments are highly necessary and that the community of Kitsilano would be a great place to house people, I do have concerns about the size of this building and the access to resources. Research has shown that high rise buildings act to create anonymity which thereby prevents residents and the local community from engaging in a process of neighbouring. Such a large project will not facilitate the effective engagement of residents with the wider community, preventing their ability to thrive. Further, Kits remains an expensive neighbourhood and i would want to be sure affordable retail and hospitality ammenities are made available. I will call my position mixed as i feel very strongly that this site should be used for bc housing support. I just question whether this high-rise facility will be able to help those it is meant to.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 1105

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 21:58:53 pm

Last Seen: Nov 21, 2021 21:58:53 pm

IP Address: n/a

Q1. Your comments

This building is far too large for only single room occupancy residences. To have 140 people in this building, with limited wraparound support, in a low barrier setting is sure to be unsuccessful for both the residents and their neighbours. BC Housing guidelines have previously stated 50-60 units as the target for supportive sites - this is consistent with best practices for successful integration into the community. These residents will likely need more health support support services for a building this size. Other supportive housing sites with fewer residents receive more supports than what is proposed for this 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: 1106

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 22:49:25 pm

Last Seen: Jan 31, 2022 07:55:21 am

IP Address: s.22(1)

Q1. Your comments

- I fully support the height, massing, density, and use proposed - I feel the amount of parking is completely appropriate given the expected income level of the residents, and the proximity to mass transit - I would have supported a far taller / more dense design that included some homes set at HILs rates - The Marpole TMH buildings make me confident there will be no problem with locating this type of housing near a school - This is a great spot for these homes, as it's close to transit, and green spaces - The design does a really good job at fitting into the surrounding area. I particularly like how the bricks relate to the private school, St. Augustine, across the road. - I like that the taller portion of the building has been broken up with the frame element, and window placement - Given the context of the Broadway Plan, and the Skytrain, I worry this building will feel far too short in the future - I think the landscaping has shown a lot of sensitivity to the Arbutus Greenway - The architecture of the lower floor doesn't interact with the Greenway enough. Some sort of public art or lighting feature would be great along the whole stretch - I'm really impressed this design is achieving passive house standards, and is offering such an affordable level of housing - I worry that if these homes are not approved, the result will literally lead to people dying on the street - I think it's wonderful that these homes will be air-conditioned - The interior courtyard is a great idea, and will be a wonderful addition to these residents' mental health - I think this aligns with the city's goals of spreading non-market housing throughout the city, rather than focusing it in one neglected area - I feel that the community will have a lot to offer future residents, and in turn they will have a lot to offer the community - I feel my comments throughout this process have been listened to, and I can see them reflected in the design - Given the toxic tone of their discourse, I'm more afraid of those opposed to this application, than I am of the people who might live here - I find the modular construction really interesting, and think it's great that it means the construction time will be shorter

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1107

Login: s.22(1)

Email:

Responded At: Nov 21, 2021 23:11:33 pm

Last Seen: Nov 22, 2021 06:57:41 am

IP Address: s.22(1)

Q1. Your comments

I am opposed to the proposal in every way. - At-risk residents should not be placed next to a school, daycare, playground, or women's shelter. - The City's PR team continues to gaslight and shame us regarding our concerns over the type of residents proposed for this building. We have already seen deleterious effects when these types of buildings have been placed in residential neighbourhoods, whether it was East Vancouver, Olympic Village, or more recently in Yaletown. In Yaletown a woman had her home broken into by a man brandishing a knife. In East Vancouver a senior was murdered during a break and enter. Olympic Village residents complained about constant break ins, thefts, and needles. A few weeks ago a young girl was stabbed with a needle by a person. Please stop lying and pretending that these types of populations are harmless. They are not always violent, nor always harmless. In order to reduce harm to vulnerable people already living in the community, i.e. the children and families, the needs of the families ALREADY living in the area MUST be put first. - The building is ridiculously too tall, and does not fit the neighbourhood. It will block the sun of the school yard as well as surrounding neighbours. - The City and its PR team seem intent on ramming this proposal through, no matter the obvious and consistent push back from the community. Engagement requires listening, and actually developing a way forward based on listening to stakeholder needs. Real engagement means your proposal may be rejected. Engagement doesn't mean ignoring the majority who actually live here, to please a minority who do not.

Q2. Your overall position about the application ☒ Opposed

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



Respondent No: 1108

Login: s.22(1)

Email:

Responded At: Nov 22, 2021 10:19:41 am

Last Seen: Nov 22, 2021 18:19:42 pm

IP Address: s.22(1)

Q1. Your comments

This is a huge building, 13 storeys being build adjacent to an elementary school and day care centre with 400 children. How can B.C. housing consider this proposal with the proposed subway line and bus loop added to the mix ensuring that traffic, construction and safety concerns are going to be challenging. I am in favour of supportive housing and encourage this project in a scaled down form, this will lead to better integration to the neighbourhood and acceptance in the community. You want this project to get off to a good start, it would be prudent to seriously consider reducing the number of units.

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 1109

Login: s.22(1)

Email:

Responded At: Nov 22, 2021 10:50:15 am

Last Seen: Nov 22, 2021 10:50:15 am

IP Address: n/a

Q1. Your comments

I am not agree with the city plan to build Social Housing across the St Augustine's Elementary school. Parking / traffic already so many problems during the school day. The area will be too crowded for the children. We should put the children's safety first.

Q2. Your overall position about the application Opposed

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



Respondent No: 1110

Login: s.22(1)

Email:

Responded At: Nov 22, 2021 11:48:09 am

Last Seen: Nov 22, 2021 11:48:09 am

IP Address: n/a

Q1. Your comments

I am strongly opposed to this application. Not enough is being done to protect the surrounding community, an area densely populated by families, schools and playgrounds. A homeless housing project with no support services and 80% of homeless suffering from mental illness and addictions is extremely irresponsible planning. This proposed housing project does not fit with the community. The height and density of the proposal is significantly greater than current zoning, doesn't fit into the neighborhood. The Broadway Plan Rezoning Moratorium does NOT allow for more than modest increases to the standard 3 to 4 storeys. I am not opposed to social housing in this location but I believe this site would be better suited to supporting families and the elderly as there is already existing community and services.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1111

Login: s.22(1)

Email:

Responded At: Nov 22, 2021 12:00:01 pm

Last Seen: Nov 22, 2021 12:00:01 pm

IP Address: n/a

Q1. Your comments

Re 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application 1/What provision to impair sightlines to the Park to the North (Del Mont Park) frequented by Pre-School and School-age children and the Elementary School to the West (St Augustine's). Suggested the Baffles that point East on the north side, and South or North as appropriate on the West Side. And/Or will there be a covenant that Pediatric Sex offenders will not be housed there?. Should we believe that would be adhered to? 2/ What level of budget is included to repair the damage of the first few waves of residents who do not adapt to the housing and cause physical destruction in the initial years until the residence occupants fill with those who respond and stabilize their lives and are not destructive to the building?. 3/ Are there any plans for a Mini/Community Policing Station in Complex or nearby to respond to the after Monday -Friday 09:00>17:00h when the plan is to have 1 resource attendant for the ~140 units EG Evenings/Overnight/Weekends. The Police Station can also respond to emergencies and situations at the Transit Station across the street. Or is consideration given to relocating the Ambulance station from 14th/ Arbutus to this Complex. May save lives when the drug overdoses occur at this complex?. 4/ Is there a plan to guard against or clear out the control of the building by Gangs and Drug Dealers who will attempt to set this complex as the base of operation/control. (Given 1 person on Evenings/Overnight/Weekends and little or no Police presence. Waves of recent residents living on the street, lack of detox programs?.

Q2. Your overall position about the application ☒ Mixed

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



Respondent No: 1112

Login: s.22(1)

Email:

Responded At: Nov 22, 2021 12:08:55 pm

Last Seen: Nov 22, 2021 12:08:55 pm

IP Address: n/a

Q1. Your comments

Very disappointed by the quality of answers to the questions that were asked by the community on this forum. Direct questions were not answered and the same three or four quotes were simply regurgitated. Due to the lack of true transparency by the city I am now 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: 1113

Login: s.22(1)

Email:

Responded At: Nov 22, 2021 14:12:37 pm

Last Seen: Nov 22, 2021 14:12:37 pm

IP Address: n/a

Q1. Your comments

What's the point of the question area when question a we're not specifically answered and vague pre written quotes were sent simply wasting everyone's time and providing zero additional insight or comfort? 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: 1114

Login: s.22(1)

Email:

Responded At: Nov 22, 2021 15:40:48 pm

Last Seen: Nov 22, 2021 15:40:48 pm

IP Address: n/a

Q1. Your comments

<https://thetyee.ca/News/2021/08/30/Housing-Owned-By-Province-Working-Conditions-Terrible/> read it pretty self explanatory. If you as acity workers and council cannot see that you need to concentrate on something else FIRST and not bully people then not sure who you are

Q2. Your overall position about the application

Mixed

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

Yes



Respondent No: 1115

Login: s.22(1)

Email:

Responded At: Nov 22, 2021 15:46:26 pm

Last Seen: Nov 22, 2021 15:46:26 pm

IP Address: n/a

Q1. Your comments

This is a must, you either criminalize homelessness and poverty or support those who have nowhere else to go. If the money isn't put in now, much more will be spent on policing, it's obvious economics and more importantly, basic morality.

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: 1116

Login: s.22(1)

Email:

Responded At: Nov 22, 2021 16:05:10 pm

Last Seen: Nov 23, 2021 00:06:41 am

IP Address: s.22(1)

Q1. Your comments

How do I formally register my opposition to the proposed shelter at 8th/Arbutus with the 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: 1117

Login: s.22(1)

Email:

Responded At: Nov 23, 2021 13:42:32 pm

Last Seen: Nov 23, 2021 13:42:32 pm

IP Address: n/a

Q1. Your comments

Hi City of Vancouver-- Thanks so much for asking local residents about this project. As a long time Kitsilano resident, I'm opposed to this project and the impact it will have on the neighborhood. To preface my comments, s.22(1) and very much exposed to both the advantages and disadvantages of urban life. So please know that I don't expect Vancouver or Kitsilano to somehow ignore those problems, nor do I expect to have a suburban or country experience in the center of this city. I believe the chief problem with this project is its location close to community services and amenities focused on children. I'm sure there are other families who have raised questions about locating it across from a school and a playground, and nearby other playgrounds in the Arbutus Walk area and the Kitsilano Community Center. These two things—well used family amenities and housing for recovering and at-risk communities—don't go together. And I know this because my own children have spent the past 10 years playing soccer on various fields (including Trillium and Andy Livingstone turfs) close to unhoused and at-risk communities. Which has meant that as parents, we've been cleaning the fields of discarded needles, human excrement and used condoms before games, and have had to monitor the kids as they've used nearby public bathrooms (that is, if the bathrooms are a) even open and b) actually in useable condition). We've also had to cut practices short to stop the kids from being yelled at by people in parks near at-risk communities. So unless the city has a detailed plan of steps it would take to prevent these incidents from happening in popular playgrounds and other locations nearby the proposed location for this project, I hope the city will consider locating this housing elsewhere. Again, I'd like to stress that I absolutely agree with the city's initiatives and efforts to support at-risk communities, but I am opposed to the choice of location for these housing units given the problems I have personally seen that can result. Everyone needs an opportunity and location to get their lives back on track, but this proposed housing location will simply introduce other problems into the neighborhood. And if there isn't a plan to address those problems, then this isn't the right location to put this housing. Thanks so much, 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: 1118

Login: s.22(1)

Email:

Responded At: Nov 23, 2021 18:02:57 pm

Last Seen: Nov 24, 2021 23:23:50 pm

IP Address: s.22(1)

Q1. Your comments

First, calling the proposed development "social housing" is misleading. It is "supportive housing", but without proper details of the support. In short, I am not in favour of providing housing to people addicted to drugs, alcohol or both without treatment being provided to them in advance and ongoing as needed and a requirement that they remain clean and sober to maintain their place in supportive housing. North America is littered with un-success stories of housing that does not alleviate either homelessness (as a city issue), or allow residents to actually recover without treatment AND a requirement that they stay clean and sober to receive housing. This development is in very close proximity to a school and without the requirement of clean and sober, you will be inviting the drinking and drugging subculture right next door. It is a fantasy that people suffering from addiction and possibly mental health issues will magically do ok (let alone well) without getting off the cycle of alcohol and drug abuse. IF, and only if, a program and funding are available to help proposed residents to comply with a clean and sober policy would I consider supporting this development. Secondly, where are the reports, documents and studies showing that "supportive social housing", with or without clean and sober requirements, actually works to alleviate the plight of those "experiencing or at risk of experiencing" homelessness? The supporting materials focus almost exclusively on the physical and architectural aspects of this project. While I understand the need for suitable and durable, etc. buildings, the point of the exercise is to help people. How does allowing a brand new building, next to a school, to be filled with people suffering from substance abuse issues and mental health problems without detailing the actual, funded programs and resources that will help them recover and stay clean and sober help the homelessness issue in Vancouver? If you believe that homelessness "just happened" to people, then a clean and sober requirement would not be out of line. It protects the resident and the community from destructive behaviour in exchange for subsidized or free housing. It will allow them to get back on their feet and rejoin working citizens of our city. Alternatively, if you believe drugs and alcohol are contributing factors in homelessness, then of course, clean and sober (after assistance and rehab are facilitated) is the way to keep things moving in the right direction. However, simply shifting the problems of drugs and alcohol indoors will do nothing except increase the likelihood the drug and alcohol problems will persist and drag down the residents (and the surrounding neighbourhood). Permitting the construction and occupation of physical facilities without getting into the why and how of the issues the proposed residents may have is doing everyone a disservice and is an expensive exercise in virtue signaling that will simply leave vulnerable people without the tools to better themselves. It puts them and the surrounding community at risk. That, I trust, is not the point of this development. Finally, there are studies showing that people put into housing from the street without adequately addressing their mental health and substance abuse issues do not see improvement in drug use from when they were first given housing. See for example: Roncarati et al, "Housing Boston's Chronically Homeless Unsheltered Population: 14 Years Later, " Medical Care 59, Suppl. 2 (2021): S170-S174, doi:10.1097/MLR.0000000000001409. And see also: National Academies of Sciences, Engineering, and Medicine, "Permanent Supportive Housing: Evaluating the Evidence for Improving Health Outcomes Among People Experiencing Chronic Homelessness" (Washington, D.C.: The National Academies Press). Further, there is evidence that privacy and solitude in supportive housing without actual "support" may actually result in slower improvements around substance abuse and mental health (from a study in Ottawa): Rebecca A. Cherner et al, "Housing First for Adults with Problematic Substance Use," Journal of Dual Diagnosis 13, no. 1 (2017), doi:10.1080/15504263.2017.1319586. How is this being addressed in this project? It appears from the material presented to be a physical building issue with no real thought behind the purpose (and the resources and approach needed to drive success). Finally, actual randomized controlled studies have found moderate to high rates of success in abstinence-contingent housing with better housing and employment outcomes than participants assigned housing for which abstinence was not mandatory: Stefan G. Kertesz et al., "Long-Term Housing and Work Outcomes Among Treated Cocaine-Dependent Homeless Persons," Journal of Behavioral and Health Services Research 34, n0.1 (2007):17-33, doi: 10.1007/s11414-006-9041-3. It is telling in the extreme that there is a 30 page Arboriculture Inventory and Report in support of the project, but not one report or study (from anywhere) showing how this model of social housing is expected to actually work. What all of this comes down to is the appearance of a half-baked "plan" to attempt to house homeless and at risk people without addressing their underlying issues. This is serious, we must do something. Housing is something. We must do this housing. That is a false and misleading (and shown to be a failed) approach in other

jurisdictions. Why does Vancouver think it will be the unicorn and different? This project is an experiment putting the prospective residents and their proposed new neighbors at risk with no - that is NO - reasonable prospect of success. But it will be "something". Something we are very likely to look back at and say: "What were they thinking? Why didn't they use the experience of other cities to guide them to a best practice instead of yet another repeat of a failed model?" I for one, as a human being and resident of Vancouver, would like to see a different outcome.

Q2. Your overall position about the application	Opposed
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Q3. I would like to be contacted about this application in the future	Yes
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Respondent No: 1119

Login: s.22(1)

Email:

Responded At: Nov 23, 2021 21:28:28 pm

Last Seen: Nov 23, 2021 21:28:28 pm

IP Address: n/a

Q1. Your comments

The particular question re how many similar-type and sized supportive housing residences are situated within 25 metres of an elementary school, and where are they was asked on this forum many times and a straight answer was never given, rather just a link to housing with 500 meters. This is very unprofessional and rude to community members asking a very valid and important question which clearly the city is avoiding answering. Due to this unethical behaviour, I am now opposed to the 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: 1120

Login: s.22(1)

Email:

Responded At: Nov 25, 2021 18:11:15 pm

Last Seen: Nov 26, 2021 02:22:03 am

IP Address: s.22(1)

Q1. Your comments

This area is high residential density location especially for young kids and families with children. Also location is just step away from schools and playground. Housing issue is very important matter but also Vancouver has already experienced drugs, overdose and crimes related to homeless society and this has to be addressed seriously when city makes the choice where to build their shelter.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1121

Login: s.22(1)

Email:

Responded At: Nov 25, 2021 19:34:48 pm

Last Seen: Nov 25, 2021 19:34:48 pm

IP Address: n/a

Q1. Your comments

Hi I am in favour of creating housing for those in need, including in this area. But I think that 140 units is too much density considering the surrounding schools, parks, not to mention the lack of social services currently 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: 1122

Login: s.22(1)

Email:

Responded At: Nov 25, 2021 22:40:59 pm

Last Seen: Feb 01, 2022 23:50:26 pm

IP Address: s.22(1)

Q1. Your comments

Dear City of Vancouver, Thank you for your general information regarding my question, which asked "how many supportive housing residences are within 25-50 metres of an elementary school, and where are they?" Unfortunately, rather than provide a numerical answer and addresses, your answer simply sent me to maps of BC Housing and VSB sites, essentially telling me to do my own research to answer the question. Several other questioners asking very similar direct questions have also received similar vague responses. Accordingly, I have examined the maps from the links that you suggested. As far as I can tell, by using the general resources that you have provided, there are ZERO supportive housing sites in the City of Vancouver within 50 metres of an elementary school. Since that is relevant, important information that should be provided to the participants of the Virtual Open House, I would appreciate it if you would please revise your publicly posted answer to reflect that actual statistic. In the interest of transparency, I would have posted this information on the website as part of the Q&A but your response arrived after the Q&A period closed. Thank you for your consideration. 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: 1123

Login: s.22(1)

Email:

Responded At: Nov 26, 2021 07:03:04 am

Last Seen: Nov 26, 2021 07:03:04 am

IP Address: n/a

Q1. Your comments

Strongly against this proposal, the location is metres away from a school and park. This is a quiet and safe neighborhood which will significantly change with this proposal.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1124

Login: s.22(1)

Email:

Responded At: Nov 26, 2021 16:38:47 pm

Last Seen: Nov 26, 2021 16:38:47 pm

IP Address: n/a

Q1. Your comments

The responses to these very valid and well thought out questions are horrible. The city should be responding in a non judgemental and from a neutral position. As someone who was mildly opposed previously I, after reading the responses or lack there of to the communities questions I am 100% against 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: 1125

Login: s.22(1)

Email:

Responded At: Nov 27, 2021 18:24:07 pm

Last Seen: Nov 27, 2021 18:24:07 pm

IP Address: n/a

Q1. Your comments

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: 1126

Login: s.22(1)

Email:

Responded At: Nov 27, 2021 18:49:46 pm

Last Seen: Dec 22, 2021 04:44:06 am

IP Address: s.22(1)

Q1. Your comments

My wife and I have s.22(1). While we have some reservations about whether it may bring an increase in crime, drug use, etc., we are overall supportive and believe that no neighbourhood should be off limits for 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: 1127

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 08:30:47 am

Last Seen: Nov 28, 2021 08:30:47 am

IP Address: n/a

Q1. Your comments

Happy to see some supportive housing proposed for Kits.

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: 1128

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 09:21:08 am

Last Seen: Nov 28, 2021 09:21:08 am

IP Address: n/a

Q1. Your comments

Do you not think children deserve to play in the sun? The shadow alone this will cast is depressing, and so will the traffic laying around the Arbutus greenway, and unsavoury drug paraphernalia left in the playground when the children aren't using it only to see it the next day. Awful design and awful location, and I don't live anywhere near it nor have kids myself. I can see why parents locally are even more upset. Get it together.

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: 1129

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 15:14:19 pm

Last Seen: Nov 28, 2021 15:14:19 pm

IP Address: n/a

Q1. Your comments

Any social housing is auto-support from me. I wish that I had an option to mark myself as supporting every one by default.

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: 1130

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 15:32:51 pm

Last Seen: Nov 28, 2021 15:32:51 pm

IP Address: n/a

Q1. Your comments

s.22(1) and I think this is exactly what our neighbourhood needs. We need to welcome more people, especially at well-resourced and high transit served parts of the city. Please rezone Kitsilano to allow social housing no matter what. It's a public good that we need to see more of.

Q2. Your overall position about the application Support

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



Respondent No: 1131

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 15:42:03 pm

Last Seen: Nov 28, 2021 15:42:03 pm

IP Address: n/a

Q1. Your comments

s.22(1) and I am in STRONG SUPPORT of this project. We have a wonderful community, and it should be made more accessible. This project represents one small step in addressing the housing crisis, and I would love to see more equitable housing and zoning happening 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: 1132

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 16:10:23 pm

Last Seen: Nov 29, 2021 00:10:23 am

IP Address: s.22(1)

Q1. Your comments

We need more housing like this in every neighbourhood of the city. I 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: 1133

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 16:33:27 pm

Last Seen: Nov 29, 2021 00:33:28 am

IP Address: s.22(1)

Q1. Your comments

I think this should be taller so it can offer more affordable 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: 1134

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 17:34:54 pm

Last Seen: Jan 08, 2022 00:55:27 am

IP Address: s.22(1)

Q1. Your comments

Love this, as a Kits resident we need more social housing. Great location next to future skytrain, this is where we should be allowing tons of new density

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1135

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 17:42:36 pm

Last Seen: Nov 28, 2021 17:42:36 pm

IP Address: n/a

Q1. Your comments

I highly support the project, and also support altering the project to increase the FAR and height to add more units. The more the better! At a rapid transit station, I think that at least 50 storeys would more 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: 1136

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 18:04:09 pm

Last Seen: Nov 29, 2021 04:44:05 am

IP Address: s.22(1)

Q1. Your comments

I vote no to this project! This scale is completely off base considering the surrounding neighbourhood and only creates an environment where the 140 proposed residences will be at odds with other members of the surrounding community. There are no planned wrap around services for these high risk occupants and no accountability by way of criminal record checks or living rules in order to occupy a unit. This shows now risk management on the part of the City of Vancouver nor BC Housing when factoring an elementary school right across the street and a seniors home in the opposite direction. I completely disagree with this proposed zoning based on these merits. We need to refuse this development and re-think something more fitting for ALL residences of the neighbourhood. Supportive housing that includes all profiles - At risk single mothers with families, women & men.

Q2. Your overall position about the application

Opposed

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

Yes



Respondent No: 1137

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 18:43:56 pm

Last Seen: Nov 28, 2021 18:43:56 pm

IP Address: n/a

Q1. Your comments

The building is far to large and no where near enough parking. Not right for 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: 1138

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 18:49:44 pm

Last Seen: Nov 29, 2021 02:44:08 am

IP Address: s.22(1)

Q1. Your comments

I fully support the density, scale, and design of this proposal. Increasing the number of supportive/social housing units near rapid transit is key, as is expanding the areas where this type of housing is available. Pre-fabricated construction means the units will be available sooner to folks that critically need their own space. Designing the building to Passive House requirements also increases my level of support since the operation costs will be lower and the building itself greener!

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1139

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 20:29:32 pm

Last Seen: Nov 28, 2021 20:29:32 pm

IP Address: n/a

Q1. Your comments

The fact that this is even being put up for debate frankly angers me. People need homes, it's that simple. The selfishness of a few should not jeopardize lives out of an unbased fear of the "other". I went to high school near similar housing, and live near similar housing now. Both times there was self-centred, disgusting opposition. Both times, nothing bad happened. Go forth.

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: 1140

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 20:36:18 pm

Last Seen: Nov 28, 2021 20:36:18 pm

IP Address: n/a

Q1. Your comments

About the West Side pull it's weight.

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: 1141

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 20:40:09 pm

Last Seen: Nov 29, 2021 04:40:10 am

IP Address: s.22(1)

Q1. Your comments

I support this much needed social housing. It is a great location next to future sky train station. Having only six car parking spaces is so good for a site with such good access to transit and local businesses and services. Lots of bike parking spaces is great. Suggestion: is there a way to include secure public bike parking in new buildings close to sky train transit stations? This should be encouraged!

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1142

Login: s.22(1)

Email:



Responded At: Nov 28, 2021 20:43:06 pm

Last Seen: Nov 28, 2021 20:43:06 pm

IP Address: n/a

Q1. Your comments

I support this building. We desperately need more social housing all throughout this 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: 1143

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 20:50:14 pm

Last Seen: Dec 27, 2021 23:24:57 pm

IP Address: s.22(1)

Q1. Your comments

This looks 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: 1144

Login: s.22(1)

Email:



Responded At: Nov 28, 2021 20:57:30 pm

Last Seen: Nov 28, 2021 20:57:30 pm

IP Address: n/a

Q1. Your comments

I support this project. We need more projects like this one EVERYWHERE in 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: 1145

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 21:02:57 pm

Last Seen: Nov 29, 2021 05:02:57 am

IP Address: s.22(1)

Q1. Your comments

I strongly support this development. We need more of all types of housing, and cannot continue only adding it to the East side and Downtown.

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: 1146

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 21:03:44 pm

Last Seen: Nov 28, 2021 21:03:44 pm

IP Address: n/a

Q1. Your comments

Housing like this is very much needed in the Kitsilano 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: 1147

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 21:31:01 pm

Last Seen: Nov 28, 2021 21:31:01 pm

IP Address: n/a

Q1. Your comments

I 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: 1148

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 21:40:41 pm

Last Seen: Nov 28, 2021 21:40:41 pm

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: 1149

Login: s.22(1)

Email:

Responded At: Nov 28, 2021 22:09:06 pm

Last Seen: Nov 28, 2021 22:09:06 pm

IP Address: n/a

Q1. Your comments

Provides much-needed social housing close to amenities and services. Proposed height is more than reasonable considering it'll be right next to a subway station.

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: 1150

Login: s.22(1)

Email:



Responded At: Nov 28, 2021 23:52:29 pm

Last Seen: Nov 28, 2021 23:52:29 pm

IP Address: n/a

Q1. Your comments

We need this project, and many more like this in our city. Please build it and fast!

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1151

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 00:05:19 am

Last Seen: Nov 29, 2021 00:05:19 am

IP Address: n/a

Q1. Your comments

I fully support this much needed housing.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1152

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 07:21:46 am

Last Seen: Nov 29, 2021 07:21:46 am

IP Address: n/a

Q1. Your comments

I fully support this project. We need supportive housing in all areas of the city.

Q2. Your overall position about the application

Support

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

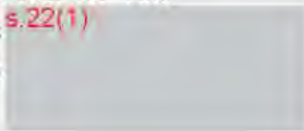
Yes



Respondent No: 1153

Login: s.22(1)

Email:



Responded At: Nov 29, 2021 07:24:39 am

Last Seen: Nov 29, 2021 07:24:39 am

IP Address: n/a

Q1. Your comments

Hi! I support the construction of new social housing, which is a critical component of resolving the Vancouver 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: 1154

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 07:54:10 am

Last Seen: Nov 29, 2021 07:54:10 am

IP Address: n/a

Q1. Your comments

This looks like a great project in a great location. I support this proposal.

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: 1155

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 08:08:58 am

Last Seen: Nov 29, 2021 08:08:58 am

IP Address: n/a

Q1. Your comments

I think it's great. I walk by that spot regularly and think it's a nice location for this project.

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: 1156

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 08:21:21 am

Last Seen: Nov 29, 2021 08:21:21 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: 1157

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 09:48:43 am

Last Seen: Nov 29, 2021 17:48:34 pm

IP Address: s.22(1)

Q1. Your comments

Looks like a wonderful place for a new development. I've lived in the area for many years, and strongly support this application.

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: 1158

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 09:56:56 am

Last Seen: Nov 29, 2021 18:00:22 pm

IP Address: s.22(1)

Q1. Your comments

This looks like a good addition to the neighbourhood. I have no issues with 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: 1159

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 11:10:44 am

Last Seen: Nov 29, 2021 19:10:44 pm

IP Address: s.22(1)

Q1. Your comments

Please allow this to get built. We desperately need more social housing in Vancouver, especially on the west side. Having a location so close to transit would be ideal.

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: 1160

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 11:12:39 am

Last Seen: Nov 29, 2021 11:12:39 am

IP Address: n/a

Q1. Your comments

City of Vancouver and BC Housing staff stated numerous times that homelessness impacts all areas of the City. Yet in City publications, the homelessness count divides Vancouver into four sections — Downtown; Downtown East Side; East Side; and West Side. Individual neighbourhoods are never listed. Are you able to and will you provide disaggregated data that will provide information and insights regarding the homelessness counts for each neighbourhood in Vancouver? Kind 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

not answered



Respondent No: 1161

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 12:15:56 pm

Last Seen: Jan 07, 2022 20:44:31 pm

IP Address: s.22(1)

Q1. Your comments

I strongly support this proposal. If this is defeated, the message council will be sending will clearly be: low income persons do not belong in the West Side. That would be deeply unjust. This project will provide badly needed housing in a highly transit-oriented location. If anything, buildings in this area should be TALLER and BIGGER than what is being proposed. My only complaint about this project is that it is too small for this area.

Q2. Your overall position about the application

Support

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

Yes



Respondent No: 1162

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 13:17:32 pm

Last Seen: Nov 29, 2021 13:17:32 pm

IP Address: n/a

Q1. Your comments

I live 3 blocks away and support 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: 1163

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 14:58:54 pm

Last Seen: Nov 29, 2021 14:58:54 pm

IP Address: n/a

Q1. Your comments

City council members you should be ashamed at the way the city is answering these very valid and common questions. What's the point of this when not one straight answer has ben given, just a few prewritten PR fabricated sentences. Thought these questions would provide me with comfort on this proposal, I am now 100% 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: 1164

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 15:06:20 pm

Last Seen: Nov 29, 2021 15:06:20 pm

IP Address: n/a

Q1. Your comments

I live a few blocks away from this location and I strongly support this application. Given the awful housing crisis in Vancouver the city needs many many more projects like this to go through. This building is a good start and I will be glad to welcome new neighbours. It's a shame that even simple projects like this one have to go through an arduous rezoning process where the loudest voices tend to get outsized attention. A dozen more buildings like this are likely needed in the neighbourhood to even make a dent in the affordability crisis.

Q2. Your overall position about the application ☒ Support

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



Respondent No: 1165

Login: s.22(1)

Email:

Responded At: Nov 29, 2021 21:49:48 pm

Last Seen: Feb 04, 2022 02:52:01 am

IP Address: s.22(1)

Q1. Your comments

I strongly support this proposal. It's good to have more social housing in accessible locations, and I hope the West Side NIMBYs don't derail 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: 1166

Login: s.22(1)

Email:

Responded At: Nov 30, 2021 05:57:23 am

Last Seen: Nov 30, 2021 05:57:23 am

IP Address: n/a

Q1. Your comments

There couldn't be a worse suggestion to place this housing, not only will this change the neighbourhood in such a negative way, it will make it unsafe. s.22(1) this means I won't feel safe even walking 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: 1167

Login: s.22(1)

Email:

Responded At: Nov 30, 2021 08:15:00 am

Last Seen: Nov 30, 2021 08:15:00 am

IP Address: n/a

Q1. Your comments

As a resident of Kitsilano and a supporter of the City of Vancouver I am not in support of this development and do not agree with the height or a single use building for homeless men. Buildings should service all residents of our community. Young families, the elderly and other families already living in the area need a home. The height of the building is at odds with what exists in that area of Kits. I am opposed to this change of use of this property.

Q2. Your overall position about the application Opposed

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



Respondent No: 1168

Login: s.22(1)

Email:

Responded At: Nov 30, 2021 15:14:37 pm

Last Seen: Nov 30, 2021 15:14:37 pm

IP Address: n/a

Q1. Your comments

Some people are worried about safety, particularly for children. I live in Kits and I have a kid. I know these projects do not have a negative impact on safety. Let's not let ourselves be irrationally frightened into not being good people and good neighbors. Please approve.

Q2. Your overall position about the application

Support

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

Yes

Date of contribution	Q&A Question	Contributor Details
		Login (Screen name)
Nov 01 21 11:49:14 am	<p>1.How much of an increase is the proposed zoning of 4.42 FSR from the maximum FSR allowed under the current zoning (RM-4)?</p> <p>2.How much of an increase is the proposed zoning of 7,948 sq m. from the net floor area allowed under the current zoning (RM-4)?</p> <p>3.How much of an increase is the proposed building height of 50 m from the current building heights allowed under current zoning?</p> <p>4.The Affordable Housing Policies (adopted 1989 to 1991 which are linked above) includes "priority being given to ... single-parent families with children". Will the proposed development house single-parent families with children?</p> <p>5.The design shows that each unit will consist of studio apartments. Is the proposed development considered a SRO (single room occupancy) development as described in the Affordable Housing Policy?</p> <p>6.The proposed design includes the use of pre-fabricated modular units. Have pre-fabricated modular units previously been used to a height of 11 to 13 stories in the lower mainland? If yes, please advise where.</p>	s.22(1)
Nov 01 21 01:41:29 pm	When would this rezoning be voted on by City Council?	s.22(1)
Nov 01 21 02:02:47 pm	<p>I just read City Hall Watch's article on design-related issues with this proposal and I am left livid with the lack of integrity that the COV is exhibiting in this rezoning application: https://cityhallwatch.wordpress.com/</p> <p>You represent the building as being a 13-storey building when at 164 feet (50 metres), the building is really equivalent to an 18-STOREY TOWER. Why are you leaving the public with an inaccurate impression of the real height of the building?</p> <p>Why did your shadow studies leave out half of the year? To properly grasp the impacts of an 18-storey tower on the surrounding neighbourhood - including the school, preschool, their playgrounds, residences and Delamont park - the shadow analysis should be far more nuanced and look at several dates in October, November and December.</p> <p>Your rezoning application uses ULTRA-WIDE ANGLE RENDERINGS which are deceptive and understate the scale of the building. This tactic provides a misleading representation of the proposal when compared to what a person would experience in the real world.</p> <p>You should have used a more suitable location for the rendering of the tower, used a real 3-point perspective with real photo reference, and posted a 3D computer model in the renderings. Instead, you used tax payer dollars (this is a publicly funded project) to provide incomplete and inaccurate information not presented in good faith, with no honest consideration of the impact on the building on its surroundings. Why did you do this?</p> <p>You are not being truthful with this proposal.</p>	s.22(1)
Nov 02 21 09:48:59 am	Of the 140 residents of the proposed building, what will be the ratio of men to women?	s.22(1)
Nov 02 21 10:01:52 am	Do you know if Bus service will be provided on Arbutus North of Broadway; will it be trolley bus ?	s.22(1)

Nov 02 21 12:57:16 pm	What comprehensive measures will be taken to ensure guaranteed safeguarding and monitoring of the new residents of the housing project? There will be many safety concerns that must be addressed on an ongoing basis. There must be a thorough and detailed plan to serve the community's concerns.	s.22(1)
Nov 02 21 03:22:21 pm	What will the ratio of in- house support staff be to tenants in this supportive housing proposal ?	s.22(1)
Nov 02 21 03:28:33 pm	The report for the proposal shows Shadow Studies for Summer, Fall and Spring. I am wondering why there no Shadow Studies for Winter?	s.22(1)
Nov 02 21 04:22:16 pm	If Translink have no other plans for the air rights above the transit station that is immediately to the south, it would be a better plan to build this facility above the transit station, as there is minimal requirement for underground or on site parking and a building of this height is more suited for a major street such as Broadway.	s.22(1)
Nov 02 21 05:35:13 pm	Will smoking be allowed in the outdoor courtyard and outdoor terrace?	s.22(1)
Nov 02 21 07:22:47 pm	What kind of support will be available for the residents on site?	s.22(1)
Nov 02 21 09:00:58 pm	Who will manage such a building and what would the staff to resident ratio be?	s.22(1)
Nov 02 21 09:03:50 pm	Will this building provide a supervised drug use area?	s.22(1)
Nov 02 21 09:24:20 pm	What do you mean by "social housing"? Will you have conversational groupings in the hallways? How about meeting rooms, and other common areas? Will there be support staffs? How will residents have a say in the running of the building, like coop residents do? Will you consider the well-being and needs of people already living in the area? And will you have suites for families (especially single moms) here? How will that work?	s.22(1)
Nov 02 21 09:54:33 pm	Will these units be available for families? Or only for single men?	s.22(1)

Nov 02 21 10:52:13 pm	How many trees will be removed that are growing on the site? Will other trees be impacted by the proposed development like street trees or the Arbutus Greenway?	s.22(1)
Nov 03 21 11:11:41 am	Unfortunately, I know some people are concerned about residents of this housing facility being a safety risk. What is the best information or links to share with these people concerning the lack of safety risks posed by proximity to supportive housing?	s.22(1)
Nov 03 21 04:21:51 pm	What is social housing?	s.22(1)
Nov 03 21 09:25:40 pm	It says 140 social housing units. Are 100% of these units actually social housing, ie below market rental? Or are these only a small % (20-30%) of all the units in the building?	s.22(1)
Nov 03 21 09:29:04 pm	At one point, it was suggested that these units would be prioritized for homeless people. These units are immediately across from an elementary school. Are there any plans for the mix of residents?	s.22(1)
Nov 03 21 09:30:25 pm	Why not erect a more suitable structure, or structures that match the tone of the neighborhood, and caters perhaps to single parents (probably mostly mothers) and their young children? Something smaller, shorter, and with lower density than the monstrosity that is proposed. The residents would fit into the neighborhood, their children perhaps attending St. Augustine's lower and middle school, which also wants a reduced size building, and more focused on deserving people who have young children who suffer irreparably from living on the street. 140 mostly men who perhaps smoke, drink, have mental issues, and are only using this facility as a way station to more permanent housing is totally wrong for this community and this neighborhood. It would dominate and overshadow the entire area within blocks, and contribute a large wave of people with nothing to do and nowhere to go, except hang out outside on the street. Not the perfect environment for children in the park or coming and going from St Augustine's school. There must be a better, smaller plan that could help very deserving young families who are homeless or in danger of being on the street, and it would place their children in a positive environment where they see other children with different life skills and education who they could emulate and associate with, thus improving ALL of the children: disadvantaged and sorely lacking in social and educational skills.	s.22(1)
Nov 04 21 07:56:53 am	Why? WHY HERE? Cramming over 140 people into a huge monstrosity of a building in a quiet neighborhood which doesn't have 140 people on any 2 sided block of dwellings is irrational. Maybe a smaller structure(s) for 50-60 people, single mothers, homeless families, and people more congruent with the other people who live in the neighborhood. As planned this building is gross; it's effect on the neighborhood is dangerous and gross; and the lack of inclusion of the neighborhood into the possibility of building this Soviet like prison is undemocratic and gross.	s.22(1)

Nov 04 21 07:57:17 am	<p>Kitsilano is a generous, inclusive and welcoming community of people. Assisted housing at the right scale, with a considered mix of residents and personalized supports, makes sense.</p> <p>However, the height, scale, and mass of this 12-storey proposed complex are out of character with the surrounding neighbourhood, which is largely comprised of three or four-storey multi-family buildings.</p> <p>The project will include an underground parkade, with a street entrance between the Arbutus Greenway, Arbutus Street, and across from the proposed new bus loop at the Arbutus subway station. This will result in additional motor vehicle traffic in a very congested area, posing a safety risk for the daycare, elementary school, Greenway, and park users.</p> <p>The location is well removed from the Broadway corridor, and the transition to a 12-storey tower on this site is wildly inappropriate and unsupportable. This component of the plan alone is completely out of step with the community and was formulated without any community input. It is a very large departure from current guidelines and policies that apply to the site and adjacent properties.</p>	s.22(1)
Nov 04 21 08:11:07 am	<p>Why would you even consider placing a huge 13 story "dormitory" in the middle of 2-3 story houses and townhouses? If this were a commercial development, the City of Vancouver wouldn't allow it to happen. It violates all Zoning norms and regulations. But, just because it is the City who wants these Zoning variations, I fear that very little consideration will be given to the entire community that objects to this intrusion, character changing and overcrowding of a huge 13 story building into a quiet neighborhood. I previously lived at Alexander Street @ Gore Street where a building of this type would fit right in and service the numerous unfortunate people who are in need of this aid, and they won't be shipped across town to a monstrosity of 13 floors of warehouse for them to be kept in.</p>	s.22(1)
Nov 04 21 11:22:02 am	<p>What has the city done to study the impact of having a homeless shelter across from a school and a park that is used by children in the neighborhood. When the city purchased 1176 Granville for a homeless shelter, needles were found in Emery Barnes Park. What is the city going to do to ensure that doesn't happen with this development?</p>	s.22(1)
Nov 04 21 03:53:36 pm	<p>At the BC Housing Public sessions in March, it was stated by BC Housing and City of Van staff, that this building would have a common use monitored room for tenants for drug injection/consumption. Is this still part of this proposal?</p>	s.22(1)
Nov 04 21 04:03:26 pm	<p>Can you advise on the process by which this site was selected for this location? Was there examination done of the relevant services for support in this area in regards to substance abuse and mental health. Was there any other locations on city property, which offer better locality to these services, and a building of this height fitting in more. One city location is 1500 Main street, which offers transportation, has existing buildings of this height, close to future Saint Pauls for those seeking treatment. Why was this site not considered, as it may not require as complex a rezoning for example?</p>	s.22(1)
Nov 04 21 05:15:19 pm	<p>Has any of the feedback collected during last year's 'public engagement' been submitted to the panel or to Council?</p>	s.22(1)

Nov 04 21 08:49:18 pm	Will the development include market housing?	s.22(1)
Nov 04 21 08:49:55 pm	Will the development include retail or commercial space?	s.22(1)
Nov 04 21 08:50:50 pm	How many 1, 2 and 3 bedroom units will the development contain? How many total units?	s.22(1)
Nov 04 21 09:00:57 pm	How with the rezoning and densification of the area affect transportation and school use? Does the city work with Translink and/or the Vancouver School Board on these matters?	s.22(1)
Nov 04 21 09:05:31 pm	A previous question revealed that although the rental units are studio apartments. Does this mean no bedroom with a door? If the units are not SROs is there a maximum number of tenants who can live in a unit? Is it expected that families with children will live in these studio apartments?	s.22(1)
Nov 04 21 09:07:48 pm	I want to submit comments but the "Send your Comments" option appears to be disabled. How can I submit comments?	s.22(1)
Nov 04 21 11:09:47 pm	1. Can you please clarify who will be residents of this supporting housing? - In your previous correspondence from March 2021 you mentioned homeless, mentally ill people and drug addicts. 2. Will be there Supervised Injection Site? - facility in which people will consume illicit recreational drugs intravenously. 3. Don't you think that this Supportive housing put children in danger? - because school is just next door and playground is across the street.	s.22(1)
Nov 04 21 11:18:46 pm	In answering an earlier question it was stated that under RM-4 Zoning, the FSR would be 3. (and eligible for 6 storeys for Social Housing) Could clarify this? If you are referring to section 4.3.2 of the RM-4 Districts section, this refers to social housing, but if this section was added following Public Hearing, April 20th Motion 4, the referral report supporting this motion (dated March 1), clearly excluded Supportive Housing from this motion. This is noted in the footnote on page 3 of the report, which was presented (and voted on) by council. City Staff also spoke to confirm this in that meeting, stating that Supportive Housing was separate from the motion. Could you please clarify the detail on what the existing zoning is on this site, and confirm that Supportive Housing is indeed excluded from that motion, as it was positioned to council for voting?	s.22(1)
Nov 05 21 08:47:12 am	Please provide a breakdown of the following: 1) Allowable FSR by existing zoning. 2) Proposed FSR for the whole site under rezoning proposal. 3) Proposed FSR for the tower portion versus podium portion. 4) Justification for the design to propose 13 storey modular building on half the site versus uniform density spread across the whole site, still achievable with the same building method. 5) Seismic study and precedent of this building method at 13 storeys within a major seismic zone.	s.22(1)

Nov 05 21 10:25:23 am	<p>Yes, the City of Vancouver needs to develop more supportive housing. However, why do multiple agencies insist on this occurring through the use of towers? This is curious given that the proposal is for a 164-foot building and the highest that any of the Vancouver Fire and Rescue Service's ladders can extend is ~120-feet. Additionally, the example provided to Reb's question provides a false equivalence. All of the sites mentioned in that answer are either in areas where buildings of similar height existed already or are a significant distance from any other structure. Moreover, there are many vacant properties that are available for lease, right now. One of them is at W Broadway and Yew Street and another is at W Broadway and Maple Street. Why not use these? Are there no other sites than the one directly across from a school? Creating safe spaces for all who need and demonstrating a duty of care does not permit another group, especially children, to be harmed or to suffer due to construction dust, noise, and diesel pollution. Lastly, what guarantee is there that several years in the future, the tower will not be deconstructed and the land sold off to a developer? Similar instances have occurred in Vancouver and given that the land would be re-zoned to commercial space, any number of buildings could be constructed.</p>	s.22(1)
Nov 05 21 11:43:11 am	<p>Why has the height increased without being made public..! Are you hiding something?</p>	s.22(1)
Nov 05 21 01:25:50 pm	<p>Yes, homelessness exists in all parts of the City of Vancouver and yes, a city-wide response is required. However, if more and more people are at-risk of homelessness because of flawed policies, then no amount of building will be sufficient. In effect, the issue of homelessness, and all other issues associated with it, will be a continuous, moving target. https://www.cbc.ca/news/politics/cehb-cra-gis-payment-clawback-1.6237311</p> <p>Rather than wage a war on the poor and the defenseless and rather than create needless tension and pushback from the local community, develop multiple solutions.</p> <p>First, press the federal and provincial governments to release funding so more projects, of an appropriate size and scope, may be built, more quickly. https://www.cbc.ca/news/canada/nova-scotia/affordable-housing-cmhc-loans-1.6233945</p> <p>Second, locate vacant buildings that are safe and can be retrofitted or can contain modular housing units in order to proceed with a policy of housing first.</p> <p>Third, purchase existing buildings that can be converted into affordable/low-income/supportive housing. Plenty of structures exist on the Broadway corridor, alone. Many of these are unused because the people or the corporations who hold the buildings are land-banking. They watch the property values increase and claim tax write-offs every year until the Broadway Subway Project finishes.</p> <p>Do not make an enemy of the good. BC Housing and the Kitsilano community, or any community for that matter, need to cooperate. As others have suggested, using the parcel across from St. Augustine's School for a 1-2-or-3-storey building could benefit many people without creating long-lasting resent. Part of that cooperation means that the City of Vancouver and BC Housing need understand that children are members of the community and their health and well-being is worth more than a few extra dollars of tax revenue generated from unused office buildings. Take this opportunity to enact long-lasting, positive change, not create the poster-child of Murphy's Law.</p>	s.22(1)
Nov 05 21 05:26:32 pm	<p>Why is the outdoor terrace in the location on site with the most shade? Will it get used or will residents just go across the street to the children's park?</p>	s.22(1)

Nov 05 21 07:20:44 pm	What type of social housing units will be built? Who will be living there?	s.22(1)
Nov 05 21 07:49:12 pm	How was this site chosen for this type of facility, which clearly does not fit into the community here. Why was a smaller building with families/children not proposed? Who actually made this decision to propose a site like this? I saw Vancouver Affordable Housing Agency. Who are these people and do they take any consideration to what they are doing	s.22(1)
Nov 05 21 07:50:54 pm	When will the staffing model which MPA are proposing be published? Will this be before any further consideration for this proposal is done?	s.22(1)
Nov 05 21 08:07:39 pm	If the neighborhood is strongly opposed to building supportive housing for homeless and drug addicted individuals on this site due to its proximity to an elementary school, will the city revise the plans to build family oriented or seniors housing instead?	s.22(1)
Nov 05 21 08:14:39 pm	Why is urban design panel being done on Nov 10, while this proposal has not been passed through rezoning? Normally UDP is after the rezoning phase. Why is this being done now, and why isnt the operational aspects with MPA being published at this stage, as this is a large part of what would constitute the appropriate safety for this site and if it would fit in this area?	s.22(1)
Nov 06 21 11:41:22 am	What is the rationale for allowing an 13 storey building in a zone that currently allows for 4 (maybe 6). This is a complete contradiction to the Broadway Plan that suggests "modest" increases. The design of the building definitely raised my eyebrows. It looks like prison bars! I'd like to see this redesigned at 4 stories and with a welcoming facade. Can the building be redesigned?	s.22(1)
Nov 06 21 11:44:23 am	I am confused about the 6 parking spaces. This doesn't even seem adequate to handle trades dealing with a 140 unit building. If there is supposedly all sorts of social support for occupants of this building, where on earth will they park? Care aides, meals on wheels, etc. all need a space - they aren't going to use the subway. What is the rationale to provide so few spaces for such an enormous buiding?	s.22(1)
Nov 06 21 11:48:39 am	I have read that similar projects have resulted in an enormous increase in emergency vehicle visits. I already hear sirens constantly. What is the anticipated monthly average of emergency calls in similarly sized projects?	s.22(1)
Nov 06 21 11:54:44 am	Do mental health and addiction advocates agree that the community is best served by grouping this many people together? It would seem that a better environment would be to have many smaller projects so that there is potential for people to integrate with the neighbourhood. I am also still very confused about the anticipated tenant mix. Are all people needing a home single? What about a mom with a child? Will 100% of the units be social. I get suspicious by the cited "minimum 30% social". If the developer "can't" rent to the stated demographic, can they then rent them out at maximum prices? So we get sucked into wanting to support folks and then end up with a huge, ugly building that's just another high priced rental building?	s.22(1)

Nov 06 21 01:07:42 pm	Will this building operate under the harm reduction platform. Also what is the ratio between men and women going to be in this proposed building. What will be the staffing levels on a 24 hr basis.	s.22(1)
Nov 06 21 05:28:05 pm	Why is this building being proposed to be so tall? This neighborhood is supposed to have 8 story buildings maximum. Move this building downtown if more height is needed. The neighborhood doesn't want this.	s.22(1)
Nov 07 21 03:33:20 pm	The Broadway Plan is still in comments stage, including statements on inclusion of non-market and supportive housing integrated into new development. Why is this Rezoning proceeding prior to final report, recommendations and Council's consideration of the Broadway Plan, scheduled for Spring 2022?	s.22(1)
Nov 07 21 05:59:50 pm	<p>1. Why is the City of Vancouver not disclosing in the rezoning application, physical boards erected on the site, and in other information materials that this is supportive housing, rather than just social housing? Don't you think that the public should be clearly and transparently informed about the intended occupancy and the number of occupants requiring complex care?</p> <p>The City of Vancouver is well aware of the material difference between 'social housing' and 'supportive housing' and actually makes a very clear and unambiguous distinction between them in its "10 Year Affordable Housing Delivery and Financial Strategy". Per page 5: "Social housing accommodates families, seniors, and singles who cannot afford market rental or ownership housing. Supportive housing provides homes for people who need supports in addition to safe, secure and affordable housing. Supportive housing is key to eliminating homelessness by helping people to stabilize their lives, enhance their independent living skills, and reconnect with their communities." https://vancouver.ca/files/cov/affordable-housing-delivery-and-financial-strategy.pdf</p>	s.22(1)
Nov 07 21 08:56:52 pm	The Sanford Apartments located at 1601 West 7th is a supported housing site very similar in nature to what is being proposed here, and is also operated by MPA. MPA ran a community advisory committee and published minutes from those meetings including community complaints for the Sanford Apartments, those minutes are not available after 2016. It would be useful for the community to have up to date information on complaints and community feedback on Sanford Apartments when considering this new proposal. How will the city and MPA operate this new building compared to Sanford Apartments? I've observed people smoking and loitering in front of Sanford apartments as well as people sorting through their belongings on the front lawn and tents setup in the vicinity. How will MPA and the City eliminate this behaviour at this new site, especially as it is across from a school and a park?	s.22(1)
Nov 07 21 11:20:09 pm	<p>According to Bhousing.org</p> <p>"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."</p> <p>Why is this project triple the what the organization recommends?</p>	s.22(1)

Nov 08 21 12:25:32 am	Why is the city building this many single units (which will primarily be used by men as is the case for the majority of single occupancy supportive housing units in this city outside of those designed as womens shelters) across the street from an elementary school? Would it not make more sense to use this space for families in poverty? It is near impossible to find an affordable 2 bedroom or 3 bed unit in this city and families experience poverty, homelessness, and precarious housing. Given the proximity of the schools, why not prioritize family housing here for low income (and especially Indigenous) families?	s.22(1)
Nov 08 21 12:30:26 am	What will be the level of "barriers" in this housing? E.g. will it be a low barrier/no barrier housing where drug use, criminal history, and property damage are not reasons for eviction? How will you ensure that people who have a history of committing sexual or physical assault against children will not be allowed to live in this building across the street from an elementary school? Will criminal record checks be done to ensure that sex offenders are not allowed in?	s.22(1)
Nov 08 21 09:17:30 am	What is the "Urban Design Panel" and why is it beginning on November 10 while the Open House is running until November 21? Does this only look at feedback submitted before the 10th?	s.22(1)
Nov 08 21 09:46:43 am	Will BC Housing and the City of Vancouver develop supportive housing in all Vancouver neighbourhoods? In other words, when will such projects be considered and be green-lit for Arbutus Ridge; Dunbar; False Creek South; Jericho Lands; Kerrisdale; Marpole, Point Grey, West or otherwise; Shaughnessy; and Southlands? Each of those areas has open, city-owned spaces, and many of them have community centres. Will projects in these areas be considered in a serious manner? And, do BCH and COV understand that more, smaller-scale projects may develop less opposition than fewer, large-scale ones?	s.22(1)
Nov 08 21 10:27:54 am	Is the City of Vancouver leasing the land to BC Housing and if so, how long is the lease?	s.22(1)
Nov 08 21 10:48:06 am	BC Housing's own guidelines call for supportive housing projects to be a maximum of 50 units. At 140 units, this project is almost 3x the size. Why is BC Housing not following its own guidelines with respect to size of the project?	s.22(1)
Nov 08 21 10:51:23 am	You say that there are other supportive housing sites near schools. How many of those supportive housing projects are 25 metres from an elementary school and preschool, and contain 140 units? I have researched BC Housing's website and can't find any other project SO LARGE and SO CLOSE to a school. Provide names of any supportive housing projects and schools please.	s.22(1)
Nov 08 21 10:58:04 am	The Reiderman Residences are a supportive housing complex by a school and residents complain that they frequently find needles in the neighbourhood and that the neighbourhood has become a "hub". How often will the operator be doing sweeps of the neighbourhood for needles? From the pictures I have seen of supportive housing sites, there is often needles, garbage and encampments outside the premises. What will the operator do here if encampments pop up right by the preschool, elementary school and toddler park?	s.22(1)
Nov 08 21 10:59:19 am	You say one of the reasons you chose the site is because it's vacant but it's only vacant because the City wouldn't extend the lease for the preschool that was there. Why did the City kick out the preschool to make way for supportive housing?	s.22(1)

Nov 08 21 11:01:24 am	Why is the City proceeding with this rezoning application for a 13 storey tower (really equivalent to an 18 storey tower) before the Broadway Plan is finalized? The argument that you need to meet the urgent homeless crisis rings hollow because you could have immediately built a 6 storey supportive housing complex on the site or built your tower on other city sites already zoned for 13-18 storey towers	s.22(1)
Nov 08 21 11:12:36 am	Why will there not be 24/7 ON-SITE COMPLEX MEDICAL for those with mental health and addictions issues living in the building? The staff that you propose of non-health care practitioners is not enough. Even Coast Mental Health, one of B.C.'s largest housing providers for populations with mental illness is raising alarm about "urgent need" for on-site medical and psychiatric care inside facilities like supportive housing: https://t.co/5eECCzoMu0 Why are you not listening to the experts? This is not just a housing issue but a public health issue	s.22(1)
Nov 08 21 11:16:32 am	Why are you only providing a virtual open house for this project when for the concurrent Jericho lands "Shape Your City", you have established a pop up office and staff are making themselves available to the public to answer their questions in a Covid safe environment? Why are you unwilling to talk directly to the public about this project?	s.22(1)
Nov 08 21 11:25:38 am	<p>You stated in a reply to s.22(1) — "Under the site's existing RM-4 zoning, the permitted FSR for a social housing project is 3.0. At 3.0 FSR, the net floor area could be approximately 5,393 sq. m, and a height of 19.9 m (65 ft.), or six storeys. A rezoning is proposed for this site to permit the proposed 13-storey height and 4.42 FSR density."</p> <p>That means that a structure of 5,393 sq. m could be built under current zoning regulations. Why then go to all of this trouble? If a structure of 5,393 sq. m net floor area or slightly less were built at the proposed location, that could be used in conjunction with existing, available, open space. For example, a site is for lease at W Broadway and Yew Street. It provides 5,574 sq. m of net floor area. Using both spaces will provide 10,967 sq. m net floor area and will not necessitate any rezoning nor the construction of anything higher than six storeys. That will save BC Housing and the City of Vancouver time and money. Moreover, it offers more space to those in need; prevents traffic disruptions; preserves green areas; and does not make children feel like their school is on the dark side of the Moon.</p>	s.22(1)
Nov 08 21 11:43:21 am	Will you be handing out disposable needles, cookers, glassine crack pipes, vitamin C powder for mixing with heroin, elastics for vein distension, narcan kits? If so, how is this compatible with a daycare and private elementary school right across the street?	s.22(1)
Nov 08 21 02:34:24 pm	I have participated in Shape Your City for the neighborhood. How does this building align with the feedback from that survey? Will the city be considering changing zoning regulations for any development off the Broadway corridor in general to accommodate a higher than 6 storey elevation?	s.22(1)
Nov 08 21 02:55:42 pm	The City is in a "partnership" with BC Housing to build this project. How can the public be reassured that the City is acting with impartiality (ie respecting the opinions from the public without biases)?	s.22(1)

Nov 08 21 04:40:20 pm	<p>Regarding an earlier comment b s.22(1) here is some information about seismic activity in the United States and in Western Canada.</p> <p>United States: https://www.usgs.gov/media/images/2018-long-term-national-seismic-hazard-map</p> <p>Western Canada: https://earthquakescanada.nrcan.gc.ca/zones/westcan-en.php</p> <p>In your response to s.22(1) questions, you stated that a tower on the South side will be used so as to minimize the shadow impact on Delamont Park. How do BC Housing and the City of Van s.22(1) justify mitigating such an issue for users of a public park while exacerbating the problem for a school site that encompasses a Preschool - Grade 7?</p> <p>Right now, solutions exist that do not require rezoning.</p>	s.22(1)
Nov 09 21 11:51:22 am	<p>I previously asked for a breakdown of the FSR of the tower portion of the site and the answer given was as follows: "The residential tower portion of the building, from storeys 4 to 13, is approximately 3.5 FSR." Please explain how the FSR of 9 storeys of building is not 9 times the area it sits on and how more than 9 FSR (inclusive of the podium) is justified in a site zoned for 3.0 FSR under the proposed use.</p>	s.22(1)
Nov 09 21 12:07:48 pm	<p>The proposed operator, MPA Society, seems to have little experience currently operating housing units with more than 46 residents (of which this single one is a designated SRO in the DTES), noting that the average tenancy in their supportive and licensed housing is between 10 and 20 residents. Please advise on the rationale and suitability of awarding this operator a 140 unit building and how these units will be filled in terms of tenancy - will residents be prioritized from the local area?</p>	s.22(1)
Nov 09 21 01:00:08 pm	<p>I could not readily find the site plan with the required building setbacks per VBBL. What is the building setback from the property lines to the building walls?</p>	s.22(1)
Nov 09 21 01:11:41 pm	<p>will air conditioned air be supplied to each of the 140 studio units? Usually for residential condo buildings, each unit is not supplied with an air conditioned air. Are taxpayers going to be paying for air conditioning systems for the residential 140 studio units? Thanks</p>	s.22(1)
Nov 09 21 01:26:43 pm	<p>How can neighbours support the long-term success for future tenants of this project? Is there a way that community members can help make this a smooth and successful move-in?</p>	s.22(1)
Nov 09 21 01:29:15 pm	<p>There are many people in the community who already are on the brink of homelessness or are experiencing homelessness.. How can they apply to live in this building?</p>	s.22(1)
Nov 09 21 02:57:28 pm	<p>What steps are being taken to counter the blatant misinformation being spread by those opposed to the project? It is very frustrating to see graffiti on the information boards and signs posted in the area with half-truths, leaving out information like the fact there is a new housing project for women with families at Arbutus near King Edward; there are supports for residents; this is not an SRO; it is not all men.</p>	s.22(1)

Nov 09 21 03:38:06 pm	Given that this social housing project is almost next door to a rapid transit station and a greenway, and very few residents will have vehicles (that is, traffic impacts will be minimal) it would make sense to make the building taller. Would the City or the project owner consider increasing its height to 16 stories to help more currently unhoused people?	s.22(1)
Nov 09 21 03:43:36 pm	I am keen to help our new neighbours feel welcome once the building is complete and occupied. If pandemic restrictions allow, will there be an "opening day event" of some kind where we can meet and greet and warmly welcome our new neighbours? Thank you.	s.22(1)
Nov 09 21 05:32:26 pm	What is the anticipated/planned tenant mix incl. the percentages of each type? When the mix is changed in future, what is the process? Did the project team carry out impact analysis to the neighbourhood? Any plan to ensure security to the neighborhood? Why the building so tall which seems not aligned with the surroundings?	s.22(1)
Nov 09 21 09:02:46 pm	I am very happy to see that this project is moving to the next phase, it is so desperately needed. Can you please provide information on how Kits residents can get involved to welcome these neighbours and help them to connect with and participate in the community?	s.22(1)
Nov 09 21 11:02:22 pm	can you please tell me who will primarily be living in this building. ie; single men, families, single mothers, mentally challenged etc.?	s.22(1)
Nov 10 21 02:03:52 pm	There have been questions about the proximity of supportive housing developments to schools, and you've responded with a 500 m answer. Simple math tells us that is 20 times greater in distance than this development to the nearest school. Just to compare, the distance between the proposed development and Lord Tennyson (which is at Maple and 10th) is 600m. Again, what is the closest current support development in Vancouver to the nearest school please? Or provide us with the location of the nearest example and we can look it up on Google Maps.	s.22(1)
Nov 10 21 02:09:39 pm	Why was notice of the rezoning application not sent by email earlier? The virtual open house was scheduled for November 1 to 21. From what I can tell, most people who received the notice did so around November 5. The City had ample time to prepare this notice and delays for mail delivery are well understood. Why was this sent to arrive a quarter of the way into the virtual open house period?	s.22(1)
Nov 10 21 02:11:01 pm	Has there been any consideration in this rezoning application for the feedback received around May of this year through the neighbourhood consultation session conducted by BC Housing, and if so can you please point those considerations to us?	s.22(1)
Nov 10 21 02:24:22 pm	The site development looks nothing like the distorted wide-angle view at the top of the rezoning application page which compresses the height relative to the surroundings. West 7th for example, is not the width of West Broadway as it appears in this rendering. Can you please provide proper proportional renderings and post the link here in the comments? Thank you!	s.22(1)
Nov 10 21 04:30:11 pm	Why are there only 6 vehicle spots for a building of 140 units?	s.22(1)

Nov 11 21 12:29:46 pm	Why should social housing development be done in the most expensive land in Vancouver? For the price of this lot in Kitsilano land for 2 projects can be acquired in other areas.	s.22(1)
Nov 11 21 08:42:43 pm	Almost 600 people died this summer during the unprecedented heat dome. Analysis from the BC Centre for Disease Control found that those with mental illness or substance use challenges were more at risk of heat-related death during this period. Will these units have air conditioning or access to other cooling centres to ensure residents are kept safe in future extreme heat?	s.22(1)
Nov 11 21 08:58:24 pm	I have a couple of questions about supports that will be available on-site. BC Housing confirmed during the consultations in March 2021 that the target population are hard-to-house adults at various stages of mental illness and addictions, with on-site opioid consumption allowed. 1.How many medical staff will be present on-site 24x7? BC Housing confirmed during the consultations in March that only general staff of 2-3 people will be available on-site for general building management, life-skills and referral services (BTW, there are no hospitals or treatment centres in the neighbourhood). 2.What is the plan for ensuring both the building residents' and neighbours' safety when the building's residents experience the inevitable, potentially violent psychotic episodes (substance-induced or from underlying mental health conditions)? Even if only 10%-15% of the building's residents experience psychotic episodes in a given week, that translates into dozens of people.	s.22(1)
Nov 11 21 09:57:59 pm	This is amazing, we need more social housing throughout the city and to diversify more neighborhoods instead of socioeconomically segregated neighborhoods. I feel like the density, height, shape and overall affordability vision is on point and more of this (in varying rental forms like co-ops, market rate housing, social housing, etc) is so needed to be spread throughout all corridors of the city! Especially with the proximity to the new transit hub as well as parks and green space, should be readily available for all. Definitely a step in the right direction.	s.22(1)
Nov 12 21 02:50:41 pm	To follow up the previous questions, did the project team carry out impact analysis to the neighbourhood and the security plan to the neighborhood?	s.22(1)
Nov 12 21 10:22:43 pm	This seems a small building for a site so close to a SkyTrain station. Was any consideration given to building taller, perhaps with some market-rate homes to cross-subsidize the social housing?	s.22(1)
Nov 13 21 11:43:40 am	Are responses to this application tracked regarding the responders place of residence? I live one block from the proposal but there is no requirement or suggestion to state place of residence? Thank you	s.22(1)

Nov 13 21 12:38:59 pm	Many of the 140 residents of the building will suffer from addictions, making the building a sizeable and concentrated market for illegal opioid suppliers. 1.What measures will be in place to prevent drug dealing and related activities in the building, and in the neighborhood? 2.What measures will be in place to prevent the drug dealers from accessing children in several nearby schools?	s.22(1)
Nov 13 21 04:21:37 pm	With developments of this type there is the usual objection plus the countering by those in favour of the project stating that all the concerns will be addressed. For example questions have been raised about the property and the area around it being kept clean and free of drug materials. The answer of course is that the society in charge of the building will maintain the area. What safeguards are going to be in place to ensure that any promises made in this regard will be followed through. We all know that it is easy to make promises if there is no accountability. Will the city be in the position to close the building or remove the society from running the building if it is clear that these promises are not being kept	s.22(1)
Nov 14 21 10:16:47 am	Why are you proposing the building to be higher than any other buildings in this area ?	s.22(1)
Nov 14 21 12:06:07 pm	You keep referencing that this site was chosen because it was vacant, but it wasn't. There used to be a much needed daycare on this site. There are also other sites that are up for development, which are further away from a school and kid's park. Why is the city prepared to risk our children's safety by developing this type of building right across from a school and park where young children play? It seems like they have no consideration for what makes sense re matching of population. If this was housing for mothers and children at risk, of which there is a shortage of this type of housing, this would make more sense.	s.22(1)
Nov 14 21 12:09:14 pm	Why is this development so large and dense? I thought that the concept was to integrate within the larger community, but there is nothing so large and tall within the community. There was a request to develop a building on the corner of Arbutus and West Broadway that wasn't nearly as tall, and this was turned down. Why is this so different? What is the community is really opposed to it? There was feedback provided earlier to request that the population and size of the building be modified, but the next draft came back exactly the same? Is this just a PR exercise or do you really care what we think?	s.22(1)
Nov 14 21 12:10:58 pm	How are you going to prevent non-residents from setting up encampments outside of the building? How are you going to protect the safety of our children? Will there be an increase in security to keep them safe?	s.22(1)

Nov 14 21 12:29:07 pm	At Urban Design Panel on Nov 10th. It was stated by City Staff, that the decision for choosing this site was based on 1. Not shadowing a park/public space 2. Spreading these buildings around the city and 3. The Subway station in the future. Is there any consideration given to relevant Mental Health/Substance Abuse services in the Neighborhood, and the mix/suitability of the current neighborhood when choosing these sites?. Given there is significant Social Housing already in Kits, and the Subway Station will not be in for 4-5 years, there are many other city owned sites which exceed all of the above criteria, and are better suited in this regard, (existing transit, close to mental health/substance abuse services, and have existing zoning more suited to a building of this size.. Can you please advise what other sites were considered for this facility, and why this site one was deemed the best candidate. 1500 Main street is one other site which may be a better candidate, if that helps as an example to respond to.	s.22(1)
Nov 14 21 01:02:49 pm	What are the current laws pertaining to drug use in proximity to schools and parks? If residents are currently using drugs, will a harm reduction facility be made available a lawful distance from the daycare, city park, and elementary school? If a resident uses drugs in the building and exits the building high/ disoriented/ agitated/ etc - what are the proper actions for concerned citizens to take ? Is there information for the children to educate them on avoiding adults using drugs? What safe spaces will be provided for children if they feel unsafe ? (They cannot simply leave the area)	s.22(1)
Nov 14 21 01:35:36 pm	The overwhelming majority of questions are from people showing trepidation and concern with the location and residents yet you pushed to the top of the list the one question from someone who already has a vested interest and spoken publicly to the news in this project right at the front of the questions. Why was this? Seems odd	s.22(1)
Nov 14 21 01:40:58 pm	I attended the udp meeting in person last week and the panel seemed to have zero knowledge re the demographic of residents who would be living there, were they not given these details? For one, many asked questions re why they don't have balconies etc when we know that due to safety concerns from the high risk residents the operator would not allow this for the residents and passerby's safety. How are they able to make recommendations when they aren't even aware who will be living there?	s.22(1)
Nov 14 21 01:42:31 pm	Why would shadowing and lack of Sunshine be a consideration for public school kids but now independent school children and daycare toddlers?	s.22(1)
Nov 14 21 02:49:53 pm	Is it true that there will be no criminal checks for residents? Big concern due to 22 steps from 400+ very young children and also heavily reported that the accused murderer of an elderly woman last year who had a lengthy criminal history had just been given social housing by the city?	s.22(1)
Nov 14 21 05:04:04 pm	Why did bc housing hire the pr company ideaspac for this project? What was the cost to taxpayers?	s.22(1)
Nov 14 21 11:05:10 pm	The setback (SWR is 4.5 meters from the curb on arbutus street) is not enough. The building is so close to the existing side walk. What are the provisions for future street widening? Is this not required per VBBL dealing with setbacks?	s.22(1)
Nov 14 21 11:16:47 pm	Which organization will be responsible to ensure that discarded needles are not found in the nearby Delmont toddler park and elementary school? Whose budget will this belong to? Will BC housing have an budget for this? Does BC Housing have a mandate to ensure their clients will not discharge needles in these areas mentioned above?	s.22(1)

Nov 14 21 11:23:26 pm	There is a policy for shadowing parks. Is there a policy for shadowing school yards? If not , why not?	s.22(1)
Nov 14 21 11:45:52 pm	g	s.22(1)
Nov 14 21 11:57:31 pm	Why are the 140 units all suitable for only single occupancy? Why is BC housing discriminating against single families? Children and families are the future for this city. Unfortunately, drug and alcohol addicted homeless folks from other provinces.. not so much.	s.22(1)
Nov 15 21 12:04:00 am	This question has been asked previously but not responded to satisfactorily. I will rephrase...Why does BC Housing exclude single families from this project? Having parks, schools, beaches nearby is ideal for families.	s.22(1)
Nov 15 21 09:30:27 am	<p>Following up on a previous question I asked below, this comment is from an employee of a bc housing partner. Are you aware of this? I assume so. Do you think it's ethical to promote this question from someone who has a vested interest</p> <p>And isn't at arms length?</p> <p>The overwhelming majority of questions are from people showing trepidation and concern with the location and residents yet you pushed to the top of the list the one question from someone who already has a vested interest and spoken publicly to the news in this project right at the front of the questions. Why was this? Seems odd '</p>	s.22(1)
Nov 15 21 11:02:04 am	<p>I am confused.</p> <p>In response to one of my previous comments, it was stated that a six-storey building will impact solar access to the sidewalks and to the school that are adjacent to and across from this proposed site. How then will constructing a 50-meter-tall tower reduce these negative impacts? To provide a frame of reference, the Dominion Building located at W Hastings Street and Cambie Street is 53-meters-tall.</p> <p>Additionally, it needs to be noted that many of the objections to this proposed project are due to fear, misinformation, and wanting affordable housing, just not here. Those are invalid and illegitimate arguments. Therefore, maintain the focus on mitigating negative impacts and developing positive solutions. If you think that issues being discussed in this forum only affect people elsewhere, then you have been bamboozled, hoodwinked, tricked, and lied to.</p> <p>With a perspective: https://www.theguardian.com/tv-and-radio/2021/nov/01/john-oliver-homelessness-us https://www.npr.org/2021/11/14/1053923521/housing-school-district-pennsylvania-parking-lot https://www.nytimes.com/2021/11/09/opinion/democrats-blue-states-legislation.html</p>	s.22(1)

Nov 15 21 11:27:10 am	Hi The value of his land is absolutely massive. The city could have sold it and purchased a location at least 3x larger and been able to house hundreds more homeless. Wouldn't this make so much more sense if goal is to house as many people as possible?	s.22(1)
Nov 15 21 08:05:58 pm	Why is the SRO that is being proposed so large? In a community with so many schools, why is the safety of our children not being considered?	s.22(1)
Nov 15 21 09:09:55 pm	I would like to ask whether the minutes of the public open houses will be published and circulated to Council. As attendees from the community were muted, exited from the meeting and called discriminatory for asking questions about public safety. It is important that this conduct be shared with Council.	s.22(1)
Nov 15 21 09:12:06 pm	Also it became apparent during the process of "public consultation" that the website containing the proposal was scrubbed and that public input was not entirely included. Some questions from the community were excluded. Will you publish all comments for and against the proposal for the public and Council to review?	s.22(1)
Nov 15 21 10:27:34 pm	Why kids are not allowed in the project? They reflect the diverse demographics of people experiencing poverty, on the edge of homelessness. Why do you exclude them? 20% of BC children starve to be able to pay the rent. Why don't you mix the homeless and the kids and family? That all need to heal from a trauma of homelessness or at risk of homelessness? Why are you not inclusive?	s.22(1)
Nov 15 21 10:34:44 pm	BC housing said there is 1700 supportive housing in BC. How many of them are for family? The link you provide does not work.	s.22(1)
Nov 16 21 07:09:21 am	I live near by your project and I am in complete disagree on the effect that this mounstruosity will have in our community. Have you consider the effect this type of projects have in communities? As downtown vancouver and east vancouver? Is there an study that you can share? Because it seems this homes are destroying neighborhoods.	s.22(1)
Nov 16 21 07:44:52 am	BC housing said there is 1700 supportive housing in BC. How many of them are for family? The link you provide does not work	s.22(1)
Nov 16 21 09:38:28 am	How was the site chosen? According to the Urban Design Panel shadowing a school of 400 children and preschoolers of 50 wasn't considered. So no consideration was given to affecting the health of 450 school children?? Find a new location where the impact to our most vulnerable population, children under the age of 12, won't be affected.	s.22(1)

Nov 16 21 10:04:31 am	<p>Hi</p> <p>Re s.22(1) question re who will pick up needles around the park etc your response mentions "broader neighbourhood volunteer clean-up efforts just like any other resident in the neighbourhood".</p> <p>So it's expected that the neighbors will be responsible for cleaning up needles? Why would the clean up of any dangerous needle or drug paraphernalia become the responsibility of the neighbors? Why wouldn't 100% of the cleanup be required by the operator who is paid by taxpayers to maintain the residence?</p>	s.22(1)
Nov 16 21 11:09:43 am	<p>I was unable to attend the Nov. 10 meeting and I would like to know if it is available to view?</p> <p>Is there a private component to this development or is it all funded by the City?</p> <p>It's nice to be inclusive but not 164 feet high. Whatever happened to shadowing considerations.</p> <p>I find it odd that the city can change zoning and increase density in Kitsilano while discouraging any development for the rest of the neighbourhood. Meanwhile, many 3 story apartment buildings that have been tenanted by long term Kitsilano residents at somewhat affordable rents are being sold, tenants evicted under the guise of necessary improvements, and the renovated apartments re-rented at "market" rents way over anything affordable! Yet people are renting because there is no alternative. I think the city planners should come up with a formula to allow rezoning certain properties based on location and impact on the neighbourhood. Require the developments to provide a mix of commercial, strata, market rent and affordable rentals. The incentive for this increased density would obviously be some profit for the developer. As long as the numbers are tweaked so everyone benefits it would be a great way to breathe some life back into, not just Kitsilano, but all neighbourhoods that are being affected by building owners who are only concerned with the bottom line. But not 13 stories!</p>	s.22(1)
Nov 16 21 11:14:51 am	<p>Currently, there is a wooded park where the proposed brick-clad portion of the structure is to be built. Why was fencing put in place around this park yesterday, November 15? Given that no construction is occurring on-site and more importantly, that no planning permission has been granted, this action seems premature if not unneighbourly.</p> <p>Please elaborate why a public space is now off-limits to the public. Furthermore, given the positive climate mitigation of mature trees, why would the trees in this park be sacrificed?</p> <p>At worst, I can think of several parking lots, often empty, close to mass transit, near Rogers Arena that can be converted into housing units. The asphalt could be ripped out; native plants could be put in to reduce the heat-island effect; and proper utilities could be connected to homes. Of course, this might reduce parking fees collected by the City though the money saved by housing people, properly, will more than make up for lost revenue.</p> <p>I look forward to a reply of substance rather than a cut-and-paste one. Thank you.</p>	s.22(1)
Nov 16 21 02:05:58 pm	<p>I applaud the city's initiative to help diminish homelessness and the burden placed on marginalized populations at risk.</p> <p>However what is your planning to deal with with in loco drug use facility in front of a preschool and elementary school? Is the city discussing with VPD about having police officers around the school during school hours?</p> <p>How will the city mitigate the inevitable side effects of euphoria and the risk of increased violent behaviour that users inevitably develop with drug use??</p>	s.22(1)
Nov 16 21 02:41:35 pm	<p>1 - Why is this development so large and dense in this particular area? Please list the reasons. There are no private buildings of this size.</p> <p>2 - Please present the police plan for the area.</p> <p>3 - How does the city plan to deal with needle accidental poisoning in a playground area near a school?</p>	s.22(1)

Nov 16 21 07:40:18 pm	What do you estimate the turnover rate will be for this residence? Will residents who recover and become financially independent have to move out if they want to start a live-in relationship or a family? If we are trying to house as many vulnerable homeless people, why are you not considering making some units for couples or families who may benefit from integrating in this community?	s.22(1)
Nov 16 21 07:49:44 pm	A number of people have stated this proposal is 3-4 times the height of residential buildings in this neighbourhood and isn't reflective of the existing architecture. However, the rationale for this height and design is that we need to house as many at risk people as possible. If that is the rationale, why apply to rezone in this location when there is city land on major corridors that would allow for 13+ stories. Surely that would go further to achieving the goal.	s.22(1)
Nov 16 21 08:46:00 pm	Can you explain the difference between this Supportive Housing project which will be managed by MPA (Vancouver Mental Health and Society Services), and a Mental Health and Addictions Centre? Why not put a smaller residential Mental Health and Addictions Centre in this location?	s.22(1)
Nov 16 21 08:54:17 pm	I feel like this part of Kitsilano already has a large number of housing projects, how many supportive and/or subsidized housing projects already exist in this neighbourhood? Are there enough resources (community centres, libraries, grocery stores) in this neighbourhood to support this additional project?	s.22(1)
Nov 16 21 08:55:12 pm	What do you estimate the turnover rate will be for this residence? Will residents who recover and become financially independent have to move out if they want to start a live-in relationship or a family? If we are trying to house as many vulnerable homeless people as possible, why not consider making some units for couples or families, as the density would increase with shared units?	s.22(1)
Nov 16 21 10:40:38 pm	City staff in their comments and responses to questions here, always refer to the neighbouring school as "private" school. Can you advise on the reason why this distinction? Is there a difference in the City's view of private and public schools when doing rezonings or shadow studies? If there is a difference, can you advise what exactly this difference is, and why it is in place? Why is this not just considered as a school? If the answer is there is no difference, why are City staff making this distinction?	s.22(1)

Nov 17 21 10:59:17 am	<p>This is absurd.</p> <p>And your response to s.22(1) is untrue. Earlier, I asked a question regarding this proposed project and I received a response directly from the rezoning planner. The particular question that I asked has not been posted to this Q&A website.</p> <p>Moreover, it has been stated that the shadow study puts a priority on ensuring solar access for public areas. However, upon reviewing the shadow study, it is evident that Arbutus Street is IN THE DARK for the entire morning and the Greenway is IN THE DARK for the entire afternoon. This is in addition to sidewalks, homes, and a school not having solar access. There is nothing acceptable about this current plan.</p> <p>The Urban Design Panel (UDP) met on November 10. There is no video link of that meeting that the public may review. In fact, there are no meeting minutes available because the last time any UDP minutes were published was in 2011. This process is a disaster and has done nothing except alienate those who would be the neighbours and the community members who could do so much to welcome and to assist the City, BC Housing, and let's face it, those who would transition from sleeping rough to being housed.</p> <p>As I have mentioned, there are multiple, commercial spaces that are for lease on Broadway that could be converted into affordable, social, supportive housing projects. Here's one more location for you — it's for lease, right now, at 2184 W Broadway. You could be housing people right now and instead, you seem determined to spite your local community.</p> <p>Lastly, here's a hot tip for you. Children need sunshine in order to develop into healthy adults. Without it, and with loads of diesel pollution and silica dust from construction, you develop brain damage, silicosis, and stymie proper development. These lead, directly, to MENTAL HEALTH ISSUES later in life. Great job, you are creating the problem that you are trying to resolve. Don't believe me? Here's an article from Harvard Medical School. First on the list for what kids need is you guessed it, SUNSHINE. https://www.health.harvard.edu/blog/6-reasons-children-need-to-play-outside-2018052213880</p>	s.22(1)
Nov 17 21 12:12:49 pm	Where will the bike parking located? The 154 bike parking spaces are not indicated in the floor plans shown in the rezoning application booklet.	s.22(1)
Nov 17 21 12:20:28 pm	If Social Housing by definition in the COV means "minimum 30% social housing, 70% market housing" then should the applicant not be required to list the actual use of the building to Low Barrier Supportive Housing? There is a considerable difference and the applicant could be construed as intentionally misleading the public.	s.22(1)
Nov 17 21 12:24:40 pm	Would the extra tall floor to floor height not run counter to the climate emergency goals because of the extra volume of space that needs to be heated? Over the lifetime of the building would this not end up consuming a significant amount of energy and costs unnecessarily than if it was built using conventional ceiling heights?	s.22(1)
Nov 17 21 12:28:11 pm	Why is it that the E. King Edward supportive housing proposal be allowed to have outdoor spaces such as common floor balconies space and elevated roof top gardens for their residents but these same outdoor amenities are not allowed by MPH the operator for the 7th Arbutus supportive housing proposal site? Will the resident group at this site have a higher severity of mental illness where having personal access to outdoor spaces pose a risk to themselves and/or others?	s.22(1)
Nov 17 21 12:33:51 pm	My understanding is that approval for DP (development permit) is 6-12 months, and approval for BP (building permit) can take anywhere from 3-6 months. The published timelines show a significant shorter time schedule for these process, and has construction starting in summer 2022. Is this being fast-tracked through some back-channels?	s.22(1)

Nov 17 21 12:39:31 pm	<p>In response to an earlier question, you advised “an overdose prevention space would be available for residents only inside the building, where those that use substances can safely use in the presence of a staff person if they choose to”. My questions are:</p> <ol style="list-style-type: none"> 1. Will drugs be checked at the overdose prevention space to ensure their safety for use? 2. Will guests of residents be permitted to use the overdose prevention space? 3. Has an assessment been undertaken of the local conditions that support the need for using this particular site for an overdose prevention space? If so, where can that be accessed? 4. How is an “overdose prevention site” different than a Health Canada regulated Supervised Consumption Site? 	s.22(1)
Nov 17 21 01:52:54 pm	<p>According to a study by sfu, 60% of Vancouver’s homeless population have criminal convictions. As this is across the street from 400+ young children will criminal checks be done for residents? Please just answer yes or no.</p> <p>Thanks</p>	s.22(1)
Nov 17 21 01:55:20 pm	<p>I forgot to attach link</p> <p>https://omny.fm/shows/cfax-1070/new-study-finds-a-high-level-of-homeless-individual?in_playlist=cfax-1070%21adam-stirling&fbclid=IwAR1x_39bvestWovb60ivn3vKfbmORcJZX20XAxVP6fKUyH3rt_Pk1-R--GI#description</p>	s.22(1)
Nov 17 21 02:28:08 pm	<p>Regarding a project involving 140 studio units for adults experiencing homelessness in Vancouver including gender, diverse abilities, heritage and race, which to be located just next to a primary school, I think more figures on impact must be presented to the Council for an in-depth consideration, i.e. rates before and after the project completion. The project team can learn from the other similar projects in B.C. as well. Reference can be made to set a baseline as well: https://vpd.ca/wp-content/uploads/2021/11/neighbourhood-total-2021-october.pdf</p>	s.22(1)
Nov 18 21 10:07:17 am	<p>A previous question asked how many supportive housing residences (not your more general definition of “social housing”), where tenants are likely to have drug/mental health challenges, are situated within 25 metres of an elementary school and preschool? The response stated that “there are over 210 provincially-funded supportive housing sites across the province that are within 500 metres of a school.” Since there is a large difference in neighbourhood impact and safety concerns between 500 and 25 metres, I am re-posing the question: How many similar-type and sized supportive housing residences are situated within 25-50 metres of an elementary school, and where are they?</p>	s.22(1)
Nov 18 21 10:39:31 am	<p>You have answered the following to one question. "Rather, the parking spaces provided are for staff of MPA, the proposed non-profit operator of the building. Furthermore, the site is located across the street from the future Arbutus SkyTrain station and bus loop."</p> <p>Why are any parking spaces being set aside for staff? They should be using the new Skytrain to access their workplace. These spots need to be allocated for care aids, meals on wheels, and tradespersons doing service calls, ie all people who won't be on the Skytrain as they need their vehicles for carrying items and to move quickly from site to site on their daily routines.</p>	s.22(1)

Nov 18 21 10:40:40 am	The site plan doesn't indicate the required 14 Class B exterior bike racks. These would be located in the public ground plane and with the narrow setbacks, would these bike racks be located off-site?	s.22(1)
Nov 18 21 11:09:41 am	<p>Per the question posed by s.22(1) —</p> <p>Will staff from the City and/or BC Housing make public the shadow impact/solar access study that was conducted for a six-storey building?</p> <p>Given the nature and the timing of this project, such information is both urgent and important.</p> <p>Bear in mind that at 12pm, at least half-a-school-day will have elapsed with no solar access should this project proceed as planned.</p>	s.22(1)
Nov 18 21 12:36:13 pm	<p>You said in one of the responses here, "On any day of the year, this 13-storey proposal would have no shadow impact on the school after around 12 noon. Staff have compared this proposal with a six-storey building form and the potential morning shadow impact that may result throughout the school year. The solar access impact on the outdoor playground and courts during key times of day (before school and recess) from the six-story building form would be comparable to this proposal during the fall and winter months, given the long shadows cast by buildings of even a modest height from the early morning sun during these times of year."</p> <p>Would you please show me the shadow studies at 8am and 10am during the fall and winter months for, if this proposal was to be reduced to a 6-storey building vs the proposed 13-storey building? I would like to see the proof to your point in order for it to be considered credible, don't just tell me, show me. Thank you.</p>	s.22(1)
Nov 18 21 01:26:06 pm	Why do you separate supporting housing for people who are experiencing or at risk of homelessness and homes for families and women fleeing violence? Why don't you integrate them together in the same building? Diversity is the key!	s.22(1)
Nov 18 21 01:39:11 pm	Why don't you built housing where family, women fleeing violence and kids could live among people with mental illness, trauma and where substance can be safely use? Do you have any concern about it? If not, why don't you consider it? Why do you think it is a best idea to create separated home for family and women fleeing violence?	s.22(1)
Nov 18 21 02:13:58 pm	The proposed building set backs are extremely narrow. Where in the Vancouver by-laws does it say you can have a front set back of .33m, side set back of .83m, and rear set back of .25m?	s.22(1)
Nov 18 21 02:37:00 pm	BC Housing has other supportive housing developments at which a commitment to abstain from alcohol and drug use is a requirement for tenancy. Why are those conditions not a requirement of this proposal, given its location (20 m from an elementary school, day care, and children's park; 500m from 5 other elementary schools and at least 2 other daycare sites)?	s.22(1)
Nov 18 21 04:25:48 pm	Why was this location chosen for this project, considering it's in a child family area, no resources for addiction mental health, no food bank, no local doctors accepting patients?	s.22(1)

Nov 18 21 05:30:11 pm	Why in your responses and dialogue, do you repeatedly refer to the school next to the site as Private school?	s.22(1)
Nov 18 21 06:56:16 pm	You confirmed that on-site consumption of drugs will be allowed, with an overdose prevention space available inside the building to residents should they choose to use it. What measures will be in place to ensure the building's residents will not openly consume drugs in public spaces in the neighbourhood (e.g. parks, streets, laneways, etc.), as observed near similar buildings elsewhere in the City?	s.22(1)
Nov 18 21 07:17:12 pm	You replied to several questions related to public safety in an off-hand manner; for example: "it is inaccurate to suggest that people who live in supportive housing pose a greater risk to a local community than those living in other housing types". The lack of concrete answers and the dismissive tone of your responses to the genuine concerns of so many citizens is truly worrying. The recurring concern in many posts is that this building is concentrating within a single location an unusually large number of individuals with serious substance-dependence or mental health issues, in the vicinity of several schools and seniors' homes. Please answer the following question: How do you reconcile your answer quoted above with the decision by the Vancouver City Council from October 7, 2021 to evaluate and address impacts of City of Vancouver actions related to supportive housing on neighbourhood safety? https://council.vancouver.ca/20211005/documents/spec11.pdf	s.22(1)
Nov 18 21 08:25:18 pm	On your revised shadow studies for Spring and Fall equinox 0800 diagrams, the shadowing across the school is not shaded, giving an impression that the school building is not under a shadow at these times. Understanding that there was an error on the original shadow study which made the school look less shadowed, can you please confirm that this new version is correct? If this is correct, why does the school not show shadowing at the times I have noted?	s.22(1)
Nov 18 21 10:29:51 pm	Re s.22(1) question asking why the school is repeatedly referred to as a private school or a catholic school, the response given didn't answer her question, however the answer did state that "Shadowing on all school grounds are important considerations, whether they be private or public schools." According to the architect at the udp meeting this is false, only public schools are taken into consideration. Which answer is the correct one?	s.22(1)
Nov 18 21 10:33:37 pm	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?	s.22(1)
Nov 18 21 10:35:30 pm	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?	s.22(1)

Nov 18 21 10:37:18 pm	<p>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?</p>	s.22(1)
Nov 18 21 10:40:31 pm	<p>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.</p>	s.22(1)
Nov 18 21 10:43:31 pm	<p>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?</p>	s.22(1)
Nov 18 21 10:45:08 pm	<p>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?</p>	s.22(1)
Nov 18 21 10:47:17 pm	<p>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."</p>	s.22(1)

Nov 18 21 10:48:33 pm	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?	s.22(1)
Nov 18 21 10:50:02 pm	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.	s.22(1)
Nov 18 21 10:51:46 pm	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?	s.22(1)
Nov 18 21 10:53:12 pm	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?	s.22(1)
Nov 18 21 10:55:12 pm	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?	s.22(1)

<p>Nov 18 21 10:57:38 pm</p>	<p>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 "EI" 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?</p>	<p>s.22(1)</p>
<p>Nov 18 21 11:03:22 pm</p>	<p>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.</p> <p>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.</p> <p>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?</p> <p>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."</p>	<p>s.22(1)</p>

<p>Nov 18 21 11:06:25 pm</p>	<p>Rezoning Application: Please refer to Page 16 of: https://rezoning.vancouver.ca/applications/2086-2098-w-7th-ave-and-2091-w-8th-ave/application-booklet.pdf</p> <ul style="list-style-type: none"> • Mental Health: Connections to nature and place are critical for reducing stress and creating and sustaining mental health. Throughout the project, finishes will be selected to reflect the local west-coast environment. Simple design features, like being able to open a window, allow residents to feel connected to the sounds and smells of changing seasons. The basic act of providing access to variability in airflow and temperature, the sounds of birds singing, or the wind in the trees can have a profoundly restorative effect. <p>Do you realize that this building will be beside a diesel fume emitting bus loop and that residents will smell diesel fumes and hear the bus at all hours per day, presumably 10,000 people per hour at peak times as stated by City staff? The building architect stated that there will not be subway extension to UBC for a very long time. Do you realize that City staff have been unresponsive to the well-researched ill effects of noise and air pollution on developing children diagonally from this bus loop? Do you think that building residents will fare better?</p>	<p>s.22(1)</p>
<p>Nov 18 21 11:08:52 pm</p>	<p>Please refer to Page 16 of: https://rezoning.vancouver.ca/applications/2086-2098-w-7th-ave-and-2091-w-8th-ave/application-booklet.pdf</p> <ul style="list-style-type: none"> • Nourishment and Gardening: Connecting with food-growing has been shown to be incredibly beneficial for fostering wellness. Gardening provides stress-relief, connection to nature, and recreation in a safe outdoor space. The project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Greenway. <p>This garden is inside of a 6 storey building beside a 13 storey (18 storey height equivalent) building that will shade it. The UDP panelists expressed concern about this shading. Apparently this is what the building operator wanted. How connected to nature and how much food will be grown in an indoor garden shaded by an exceptionally tall building?</p>	<p>s.22(1)</p>
<p>Nov 19 21 12:27:00 am</p>	<p>Would BC Housing and the City consider amending their proposed use of this site to construct below-market lower-income rental apartments for families, at a 4-5 storey height (consistent with the rest of the neighbourhood)? This would certainly receive positive support from the community and would also address related housing challenges in the city without causing the immense damage and destruction to the neighbourhood that the current, misguided proposal will undoubtedly wreak. It is completely inconsistent with the neighbourhood to propose any building of 164 ft (13-18 storeys, depending on the definition of a storey) at this site. The surrounding housing (which includes several co-operatives) is all 5 storeys or lower. Simply stating dismissively that "This height is necessary because there is an immediate and urgent need to create warm, safe homes with supports for people who are experiencing or at risk of homelessness", coupled with the fact that a significant portion of the proposed tenants will have substantial drug addiction/mental health challenges effectively telegraphs that the needs, safety and vibrancy of the existing community and neighbourhood are of no concern to the City, and the opinion and safety of the families that live in the area are irrelevant; this surely cannot be the case! The immediate neighbourhood has already "taken one for the team" by having the Arbutus subway terminus and associated bus loop right in the same location and thus the local community should not be asked to sacrifice itself yet again.</p>	<p>s.22(1)</p>

<p>Nov 19 21 08:24:08 am</p>	<p>In the BC Housing document "Pathways Out of Homelessness" (https://www.bchousing.org/publications/Pathways-Out-Of-Homelessness.pdf) Page 13: "Outreach teams (in this case, on site staff) rely heavily on local community service agencies, in particular, agencies that provide food or households goods; mental health and addictions workers/teams; legal aid and advocacy groups; police or bylaw officers; transition houses and women's programs; employment and training programs among others."</p> <p>VCH mental health services are stretched thin and I would suspect that the VCH rehabilitation and support team is stretched thin, too (https://vch.eduhealth.ca/PDFs/GN/GN.805.V36.pdf).</p> <p>Given that the project architect at the Nov 10, 2021 UDP meeting stated that proposed residents do not want to be seen or to engage with the local community, how can you ensure and measure sustained equitable access to mental health and addictions services, food and household items and employment/training programs when these types of services and food banks do not exist in the area? If these proposed residents are so introverted, how do you expect them to go out and access these services by themselves?</p>	<p>s.22(1)</p>
<p>Nov 19 21 08:28:11 am</p>	<p>Can we have video tours inside of MPA's other buildings and see the conditions of resident rooms? This would provide greater understanding of how this provider operates.</p> <p>There is a public distaste for BC Housing projects, given the fear and discord brought to Yaletown with the Howard Johnson Hotel (open drug use, threatening behavior, broken glass, dead bodies, machetes, public defecation) and images of greatly damaged interiors of Maple Ridge's Royal Crescent container homes.</p> <p>A visual insight of a perhaps more successful operator would add to reassurance.</p>	<p>s.22(1)</p>
<p>Nov 19 21 08:29:57 am</p>	<p>I commend MPA for requiring criminal background checks on potential employees and having detailed job position criteria. However, they seem to have a lot of employee turnover according to their website: https://www.mpa-society.org/get-involved/careers</p> <p>What is the range in employment time of a mental health worker in one of these facilities? How many employees are off work due to WorkSafeBC claims?</p>	<p>s.22(1)</p>

<p>Nov 19 21 09:11:44 am</p>	<p>In the Arbutus and West 7-8th area, there is still the unaddressed problem of the terminal subway station and bus loop diagonally across from an elementary school and near seniors housing. The bus loop will be here for decades. This subway space intrudes into the private nature of the neighborhood. VPD and RCMP officers state that bus loops bring transients and trouble. There are plenty of transients and acts of violence and property crime in downtown Vancouver. There are acts of violence and indecency at transit stations. The City states that relocating a community police station (currently overlooking an empty Pier 1 Imports Store) is too expensive, yet the City persists in paying \$91,000 per month to secure 2 empty buildings in the DTES (https://www.vancouverisawesome.com/local-news/derelict-vancouver-owned-hotels-see-maintenance-security-costs-reach-1-million-in-one-year-downtown-eastside-regent-balmoral-4747385). Now the City wants to build a 13 storey (18 storey height equivalent) plus 6 storey (?8 storey height equivalent) wall to cut off surveillance of the area by friendly neighbors. The project architect at the Nov 10 UDP meeting already said that the residents of this project do not want to be seen and do not want to engage with the area. So, no friendly, engaged, neighborly surveillance here, just a wall. When City staff have their urban planning training, did they ever read Jane Jacobs' book about viable and thriving neighborhoods and cities? Is there any appreciation that these 2 major infrastructure projects of the subway and supportive housing wall make this neighborhood less safe and viable? Please refer to selected quotes from: The Death and Life of Great American Cities by Jane Jacobs, 1961 "This is something everyone already knows: A well-used city street is apt to be a safe street. A deserted city street is apt to be unsafe. A city street equipped to handle strangers, and to make a safety asset, in itself, out of the presence of strangers, as the streets of successful city neighborhoods always do, must have three air qualities:</p>	<p>s.22(1)</p>
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	<p>First, there must be a clear demarcation between what is public space and what is private space. Public and private spaces cannot ooze into each other as they do typically in suburban settings or in projects.</p> <p>Second, there must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street. The buildings on a street equipped to handle strangers and to insure the safety of both residents and strangers, must be oriented to the street. They cannot turn their backs or blank sides on it and leave it blind.</p> <p>And third, the sidewalk must have users on it fairly continuously, both to add to the number of effective eyes on the street and to induce the people in buildings along the street to watch the sidewalks in sufficient numbers. Nobody enjoys sitting on a stoop or looking out a window at an empty street. Almost nobody does such a thing. Large numbers of people entertain themselves, off and on, by watching street activity.</p> <p>It is futile to try to evade the issue of unsafe streets by attempting to make other features of locality, say interior courtyards, or sheltered play spaces, safe instead. By definition again, the streets of a city must do most of the job of handling strangers for this is where strangers come and go. The streets must not only defend the city against predatory strangers, they must protect the many, many peaceable and well-meaning strangers who use them, insuring their safety too as they through.</p> <p>The basic requisite for such surveillance is a substantial quantity of stores and other public places sprinkled along the sidewalks of a district; enterprises and public places that are used by evening and night must be among them especially. Stores, bars and restaurants, as the chief examples, work in several different and complex ways to abet sidewalk safety.</p> <p>First, they give people - both residents and strangers- concrete reasons for using the sidewalks on which these enterprises face.</p> <p>Second, they draw people along the sidewalks past places which have no attractions to public use in themselves but which become traveled and peopled as routes to somewhere else; this influence does not carry very far geographically, so enterprises must be frequent in a city district if they are to populate with walkers those other stretches of street that lack public places along the sidewalk. Moreover, there should be many different kinds of enterprises, to give people reasons for crisscrossing paths.</p> <p>Third, storekeepers and other small businessmen are typically strong proponents of peace and order themselves; they hate broke windows and holdups; they hate having customers made nervous about safety. They are great street watchers and sidewalk guardians if present in sufficient numbers.</p> <p>Fourth, the activity generated by people on errands, or people aiming for food or drink, is itself an attraction to still other people."</p>	<p>s.22(1)</p>
Nov 19 21 01:33:52 pm	<p>The project is presented like there is a limitation of land and government money, hence enormous density must be placed on this land, especially on the side facing the bus loop that will be there for decades.</p> <p>This is false.</p> <p>This is BC Housing money, with no ties to CMHC funding. A notable UBC professor and developer who spoke in front of Council recently said the government has a lot of money for buildings.</p> <p>At the Nov 10 UDP meeting, the project architect said that the future residents don't want to be seen by the public. Hence, they will not be going outdoors and enjoying the Arbutus Greenway.</p> <p>With no financial limitations or deadlines, and the future residents not attaching a value to living in this particular location (whereas many others, especially families, would) why even place this particular project here. other than for political or ideological reasons?</p>	<p>s.22(1)</p>

<p>Nov 20 21 08:39:16 am</p>	<p>Multiple media outlets advised that there was a “chop shop” operating in a similar housing facility in Kelowna that was evacuated this weekend and has remained closed due to noxious odour.</p> <p>Upon investigation, it was determined someone was using toxic substances to paint items (mainly bikes).</p> <p>Prior to its opening of this site, it was promised to concerned community members on this exact website that there would be strict security measures in place, similar to the ones you mentioned mpa will have in place.</p> <p>If this can happen right under staff’s noses in a facility with only 40 units, how will mpa prevent this from happening in a residence with 140 units?</p> <p>https://www.castanet.net/news/Kelowna/352121/Kelowna-supportive-housing-facility-evacuated-due-to-noxious-fumes?fbclid=IwAR0ISq9KcU31A4pGQH3mMVslY3_P-9DZx-xWlphIL49fgrP1IcENp40AWCQ#352121</p>	<p>s.22(1)</p>
<p>Nov 20 21 09:47:40 am</p>	<p>With 140 units with only 6 vehicle parking spots where are all these new residents meant to park in an already overcrowded street parking area?</p>	<p>s.22(1)</p>
<p>Nov 20 21 11:06:17 am</p>	<p>Why are you not answering the questions citizens are asking and simply giving the same two or three generic cut and paste responses?</p> <p>Someone asked “is the city discussing with VPD about having police officers around the school during school hours? How will the city mitigate the inevitable side effects of euphoria and the risk of increased violent behaviour that users inevitably develop with drug use?? “</p> <p>Your response simply insinuated the person asking the question (a very knowledgeable community physician) was simply stereotyping the homeless.</p> <p>This is not simply a stereotype” Research reveals that approximately two-thirds of homeless people cite alcohol and/or other drugs as a major, and at times primary, reason for becoming homeless.4,8-9In fact, many homeless people develop problems with alcohol and other drugs before losing their homes.”</p> <p>Also, homeless have a much higher rate of criminal convictions, over 60% according to sfu.</p> <p>“ Nearly 60 percent of people experiencing both homelessness and serious mental illness in Metro Vancouver have had a criminal conviction, according to a new study from Simon Fraser University.”</p> <p>Please answer this very valid question re the discussions or lack of in this case, with the police?</p>	<p>s.22(1)</p>
<p>Nov 20 21 12:20:49 pm</p>	<p>The city keeps arguing that social housing does not affect crime rates in the neighborhood it is located in. This is not true. Academic and policy research on the question has convincingly shown that social housing does not affect crime rates ONLY IF the scale of social housing is small (typically less than 50 units). Larger social and supportive housing projects DO LEAD to an increase in crime rates in the neighborhood. (please see references below FYI). The proposed development will contain 140 units, which is 3 times the threshold. How is the city planning to address the increase in crime rates that will accompany this development, especially given the close proximity to an elementary school?</p> <p>http://www.mhponline.org/files/AffordableHousingImpact-CommunitiesandHouseholds.pdf</p> <p>https://www.researchgate.net/publication/227502381_The_Impact_Of_Supportive_Housing_On_Neighborhood_Crime_Rates</p>	<p>s.22(1)</p>

Nov 20 21 04:39:53 pm	Have the Vancouver Police Department and/or the Vancouver Fire and Rescue Service been consulted, in any way, about this proposed project? Given current circumstances, do these agencies have the resources to respond to this site, should an emergency occur?	s.22(1)
Nov 20 21 04:44:58 pm	Regarding drug/substance use — If this will be allowed in the proposed building, will it occur in certain, supervised areas, akin to an InSite supervised injection site? Or, will residents be able to choose, should they wish, when and where? Will any substances be off-limits?	s.22(1)
Nov 20 21 04:49:04 pm	Given that homelessness can often cause people to develop mental illness or dependencies, sometimes necessitating complex care issues, will properly trained staff be available to care for residents? When will staff be available? Will staff be on-site, 24/7, or will residents need to wait until a response team is able to reach them?	s.22(1)
Nov 20 21 06:57:35 pm	The Panelists at the Nov 10th UDP meeting for this project did not consider other future impacts of development in this immediate area, given that the proposed Broadway Plan would allow for 20-30 storey buildings south of 8th and Arbutus. Now the elementary school can be shaded all year round by the BC Housing project to the east and potentially an even more massive tower to the south at the Shell Station on Arbutus and Broadway (page 39 of https://syc.vancouver.ca/projects/broadway-plan/redefined-directions-complete-boards.pdf?_ga=2.260315405.1813302677.1637285536-1203754002.1634158637) Why didn't City staff provide UDP complete information about plans for the area along with this BC Housing Project's architectural details? Were you concerned that UDP would be more forceful with their concerns on shading of the school if they were informed of the Broadway Plan?	s.22(1)
Nov 20 21 07:45:13 pm	Why would the City allow such a gross overzoning in an area currently at 4 storeys go to 13 storeys?	s.22(1)
Nov 20 21 08:00:05 pm	Do any of the Vancouver-based supportive housing projects next to elementary schools, parks, daycares and transit stations encounter any ongoing, critical comments from local residents or City staff? Of the more than 200 provincially-funded supportive housing sites that are in close proximity to schools, have or do any of these encounter ongoing, critical comments from local residents or provincial staff? Are any of the supportive housing projects in Vancouver or anywhere else in the province near the same height as this proposed project? If yes, which ones?	s.22(1)

Nov 21 21 07:11:08 am	<p>The Vancouver Police Department recently reported that during the period September 1, 2020 and August 31, 2021 there were approximately 1,555 "unprovoked stranger assaults" involving 1,705 victims in Vancouver. The assaults range in severity from punches to life-threatening stabbings. Examples cited by the VPD include: a man running errands having his throat cut when he was attacked from behind; an "erratic and violent male" assaulting several people waiting for the bus; a stranger reaching through an open car window to punch the driver in the nose before following and tackling an elderly man. The VPD defines an unprovoked attack as one in which assailant and victim had no previous interaction, the initial encounter lasted only about 15 seconds and the assault could be considered unreasonable given the circumstances.</p> <p>The VPD says 28 per cent of the suspects they have identified in the assaults appeared to be living with mental illness; 47 per cent of the cases involved weapons and 28 per cent of the victims were female.</p> <p>BC Housing, the City and BC's Minister of Housing all confirmed that some tenants of this proposed publicly funded building will be persons suffering from disabilities such as mental illness and substance use disorders. Also, that future tenants will be permitted to use drugs onsite in a drug consumption room. I assume there will be no restrictions on the types of drugs that may be consumed, so they will probably include heroin, crystal meth and fentanyl.</p> <p>My question:</p> <p>Given these recent VPD statistics, the fact that it is well documented that there is inevitably an increase in street disorder and violence around other supportive housing buildings (and OPS locations) in the province, and the fact that this building will also house persons with serious mental health and substance use disorders - who will be allowed to continue using drugs in the building's onsite consumption room - and freely come and go from the building, has BC Housing and/or the City consulted the VPD on the location, potential size and tenant composition of the building to mitigate the foreseeable risk of stranger attacks on the existing residents of the area, particularly the 100+ low-income elders who are living at Maple Crest on 7th Avenue (less than 100 meters from the proposed building), and also the 450+ kids aged 3-12 who are going to school 22 steps across from the building (and their parents at drop off and pick up times), and the hundreds of toddlers and parents who use Delamonte Park.</p> <p>If the VPD has not been consulted, why not?</p>	s.22(1)
Nov 21 21 07:25:34 am	You responded that staff looked at the shadowing a six-storey building would cause at the site and found the shadowing "comparable" to the shadowing caused by your proposed building (which is marketed as 13 storeys but is equivalent to an 18 storey residential tower). When will the public have access to this study?	s.22(1)
Nov 21 21 07:28:35 am	You acknowledge that the building (equivalent to 18 storey residential tower) will have a shadow impact on the school until "after around 12 noon". So the children will be in the shadows during recess and most of their lunch which occurs before noon?	s.22(1)
Nov 21 21 07:29:50 am	How/from what road, will ambulances and other emergency vehicles access the building?	s.22(1)
Nov 21 21 07:37:00 am	I attended the Urban Design Panel meeting on November 10th in person. At the meeting, one of the panel members asked the architect why there were no balconies and he said, and I quote: "we can't have people jumping off the balconies". If people are in this state, why are they living in supportive housing where they don't have to accept the services/programs offered?	s.22(1)
Nov 21 21 07:39:33 am	Is it true that residents do not have to accept the supports offered? For example, they are referred to health services but are not required to access them?	s.22(1)

Nov 21 21 07:46:47 am	In a FB community group, an individual posted in support of this project saying their "friend who works for the city sent me this - she said that they needed more responses". Do you think it is appropriate for city staff to be actively soliciting positive feedback? Rather than just giving the public information and letting it decide?	s.22(1)
Nov 21 21 08:28:45 am	Why does the City have a priority to place homeless or at risk homeless people in single person suites, but not provide any active onsite job training and employment so as to increase their incomes, independence, relationships and status within a community?	s.22(1)
Nov 21 21 08:57:42 am	<p>Please review page 37 for Kitsilano North, The Broadway Plan:</p> <p>https://syc.vancouver.ca/projects/broadway-plan/redefined-directions-complete-boards.pdf?_ga=2.260315405.1813302677.1637285536-1203754002.1634158637</p> <p>"Encourage or require new local-serving shops and services to be integrated with new apartment buildings throughout the area in locations with higher pedestrian activity (e.g. key walking streets, greenways, corner lots, near parks, etc.)"</p> <p>The involved 2 lots on Arbutus between 7th and 8th Ave hits all of these marks: key walking street to school and subway station, on corner lots, on a greenway and near a park. Yet this proposed building does not have any shops or services attached. It is in a potentially highly lucrative area by a terminal subway station/bus loop, highly travelled greenway and surrounded by 5 schools.</p> <p>1) Why hasn't the City updated its policy that buildings beside major transportation hubs be of mixed use in order to capitalize on lucrative business potential?</p> <p>2) In our current climate of Equity, Diversity and Inclusion, wouldn't updating your policy or creating a policy for mixed use buildings by a major transportation hub be a phenomenal breakthrough for Thought Diversity?</p> <p>3) Why wouldn't it be equitable and inclusive to let businesses have access to such high traffic locations regardless of the intended residents in the building?</p> <p>4) Don't potential residents of this building want or need increased access to diverse businesses and services?</p>	s.22(1)

<p>Nov 21 21 09:01:22 am</p>	<p>Please review page 37 for Kitsilano North, The Broadway Plan:</p> <p>https://syc.vancouver.ca/projects/broadway-plan/redefined-directions-complete-boards.pdf?_ga=2.260315405.1813302677.1637285536-1203754002.1634158637</p> <p>"Over the past five decades the City has acquired properties on 5th and 6th Avenues between Arbutus and Maple streets for the future expansion of Delamont Park, which was established in 1981. These properties include 15 sites on the Heritage Register (one Heritage A, two Heritage B, and 12 Heritage C)."</p> <p>Before Council, many young adults with families have spoken about how difficult it is to get affordable and properly sized housing, and how much they would like to live in Kitsilano.</p> <p>Question: Given that there is a plan to expand a toddler park, which encompasses the Arbutus Greenway and is near a major transit station, why did City planners not think it to be equitable and inclusive to have low income families in this project location?</p> <p>They would greatly benefit from being near transit, schools and an enlarging park for children.</p>	<p>s.22(1)</p>
<p>Nov 21 21 09:14:15 am</p>	<p>Please refer to Streamlining Rentals, page 5: https://council.vancouver.ca/20211102/documents/phea1report.pdf</p> <p>"The Vancouver Plan process has identified housing affordability and climate change as critical issues to be addressed. It is clear from the considerable technical work and community engagement undertaken to date, that business as usual approaches will not create the change necessary to address these challenges. The proposed SRP implementation actions would provide an opportunity for an initial layer of change in neighbourhoods to make them more complete, with a greater mix of housing choice, shops, and services, to begin to address the significant challenges and opportunities to deliver:</p> <ol style="list-style-type: none"> 1) Equitable Housing – secure housing for low and moderate incomes in every neighbourhood; 2) Shared Prosperity – a more diverse and inclusive economy that works for everyone; and 3) Climate Protection & Restored Ecosystems – zero emissions buildings and transportation choices and enhanced natural systems" <p>Question: Since "business as usual approaches will not create the change necessary to address these challenges" what is the plan from the City and BC Housing to share prosperity with the future residents of this project? How do they participate in a "more diverse and inclusive economy that works for everyone"?</p>	<p>s.22(1)</p>

	<p>The City of Vancouver and BC Housing have acquired 25 SRO's in the DTES. Some remain vacant: https://www.vancouverisawesome.com/local-news/derelict-vancouver-owned-hotels-see-maintenance-security-costs-reach-1-million-in-one-year-downtown-eastside-regent-balmoral-4747385 https://www.vancouverisawesome.com/local-news/investigation-who-owns-vancouvers-downtown-eastside-3815168</p> <p>Instead, the City of Vancouver and BC Housing want to build container building towers for single homeless and at risk of being homeless individuals spread throughout Vancouver.</p>	
<p>Nov 21 21 09:42:33 am</p>	<p>The projects at Arbutus & 7th and Knight & King Edward are the gateway to densifying container homes from the current 3 levels to up to 18 storeys, as indicated in the Broadway Plan for social housing.</p> <p>1) Has there ever been a mass information campaign to inform residents of Vancouver about the City of Vancouver and BC Housing's social engineering plans for their neighborhoods?</p> <p>I do not recall ever being informed of this plan by easily accessible public media. I have learned of it by going through in meticulous detail the responses to other BC Housing projects, like the Yaletown Howard Johnson Hotel, or listening to the Nov 10 UDP meeting on these projects.</p> <p>If you have not engaged in a mass information campaign on your social engineering objective, why not? Do you plan for this engagement in the future?</p>	<p>s.22(1)</p>
<p>Nov 21 21 10:46:25 am</p>	<p>Why does the city consider that this location – directly opposite an elementary school and toddler park, within 300 metres of several other elementary schools, and adjacent to the Greenway utilized by many city residents – is appropriate for this proposal? Regardless of the identity of the proposed residents, many of them are expected to have “significant mental health and/or drug addiction challenges” – as confirmed both by BC Housing and by the BC Minister Responsible for Housing (Hon. D. Eby). You state that “Challenges with mental health and substance use can affect anyone regardless of their race, gender or economic status” and nobody disputes this. Indeed, there are no concerns regarding the race, gender, economic status, age, disability-status etc. of any of the proposed residents. The outright fears of the community are centred on the concentration of drug users and/or mental health challenged individuals in one location and the inevitable spillover into the neighbourhood of housing so many people with such challenges in one huge building, particularly in this family-friendly low-rise neighbourhood. These fears are well justified, given that properties close to other sites in the city that have a similar profile of residents as those proposed here (e.g. Marguerite Ford at 2nd/Yukon) have experienced huge increases in crime, multiple daily 911 calls, and constant requirements to clean up used needles and faeces.</p>	<p>s.22(1)</p>
<p>Nov 21 21 04:35:58 pm</p>	<p>What kinds of support systems/services are proposed for the people in the supported housing - how many staff will be in the building of 140 units?</p>	<p>s.22(1)</p>

Nov 21 21 06:19:48 pm	Your statement that "Similar to any other housing in Vancouver, residents are able to make personal choices regarding their use of alcohol or drugs in their homes" is factually correct but evades the point that this is not "any other housing in Vancouver" – most other residences do not have onsite "access to treatment for addiction or mental health and other support services if they desire it" or "an overdose prevention space would be available inside the building for residents only where they can safely use substances in the presence of a staff person if they choose to". Why does BC Housing consider it a good model of care to place so many people with such challenges in one location, rather than spreading them in smaller units across the city (as is done in Toronto, for example), especially when the negative impacts on the local neighbourhood stand to be so high?	s.22(1)
Nov 21 21 06:31:36 pm	This 13-story building would block most of the sunlight from the school's courtyard for at least half of the school day, why is this not important for you? Why not build a smaller building? You wouldn't do this if it were a public school, would you?	s.22(1)
Nov 21 21 06:49:29 pm	What is the reasoning behind a 13 story building in an area that is typically 7 or 8 stories maximum?	s.22(1)
Nov 21 21 06:50:15 pm	This is similar to the project that was proposed for the land kitty corner to this site. Why is this being proposed again?	s.22(1)

Nov 21 21 07:55:19 pm	<p>In summer Kits Beach is a major destination for all residents of Vancouver and beyond.</p> <p>The future Señákw development does not have access to any high volume transit and is seeking access to the rest of the traffic grid through Vanier Park.</p> <p>Seniors residing North of W4th Ave are having difficulties negotiating the hill to reach the future Arbutus subway station. It is ableist and not equitable to exclude anybody with mobility issues from accessing the latest Translink project.</p> <p>A small shuttle bus (26 ft) from Kits point to the Arbutus Station would be a modest completion to the transit grid in the area.</p> <p>With no setback on Arbutus St, this building negates any future opportunities to run at least a small shuttle bus (26 ft) from Kits point to the Arbutus Station.</p> <p>Stating today that there are no plans for the future 60 years appears to lack vision. A similar mistake was made by undersizing the size of the stations for Canada Line.</p> <p>Why is the building preempting any opportunities for a future shuttle bus to Kits Beach, Kits Point and Vanier Park?</p>	s.22(1)
Nov 21 21 08:20:48 pm	<p>During the November 10th, 2021 UDP meeting, the chief architect for this project stated that MPA, future operator of the building, believes that residents will not want to interact with the neighbours.</p> <p>At the same time, an elderly local transit advocate, s.22(1), is losing his home through rezoning at Oak and W37th Ave.</p> <p>Why can't knowledgeable people like s.22(1), who would clearly be an asset to the neighbourhood, and presumably be willing to meet with the neighbours can be provided with affordable housing in this area?</p>	s.22(1)
Nov 21 21 08:26:09 pm	<p>How will you ensure road safety on the surrounding narrow residential streets, given that the constant flow of emergency vehicles to the building is to be expected? Many of the 140 residents will be at various stages of addictions and mental illness, with no on-site complex supports or hospitals within walking distance, so heavy reliance on emergency services is entirely predictable. Streets around the building are already congested and will become even more so with the addition of the busy Bus Loop.</p>	s.22(1)
Nov 21 21 08:33:01 pm	<p>Will BC Housing and the City of Vancouver provide a shadow study for a six-storey building so that members of the community are able to compare and contrast it with the shadow study that exists for the current project proposal?</p>	s.22(1)
Nov 21 21 08:41:31 pm	<p>Does the City have a policy that protects the welfare and wellbeing of school children from developments where this is an issue? If not, does the City recognize that the proposed BC Housing project is directly across from a kindergarten and school of 300 children? Will the City put the interests of school children first?</p>	s.22(1)

Nov 21 21 09:06:44 pm	The style of the answers provided on shapeyourcity.ca for this project are exceptionally similar with the ones for Letstalkhousingbc.ca. Are the answers provided by employees or contracted parties of BigIdeaSpace.ca?	s.22(1) [REDACTED]
Nov 21 21 09:49:40 pm	Is there an unsupervised drug injection site at this location?	s.22(1) [REDACTED]
Nov 21 21 09:52:03 pm	Who is responding to the questions on the Q&A? They do not seem neutral especially in response to concerns about mental health, drug use and addiction?	s.22(1) [REDACTED]
Nov 21 21 09:57:36 pm	Will the City provide the results of the online survey of Opposed / In Favour from the responses to November 21? There is an online petition currently showing 716 people opposed to the Zoning (https://www.change.org/p/sustain-public-safety-reject-13-storey-sro-in-your-4-storey-neighbourhood).	s.22(1) [REDACTED]
Nov 21 21 10:13:11 pm	Penticton has bylaws prohibiting supportive housing within 150 meters of schools and parks for public safety reasons. Why does Vancouver not do the same?	s.22(1) [REDACTED]
Nov 21 21 10:14:48 pm	What is the building set back along the property line on Arbutus Street	s.22(1) [REDACTED]
Nov 21 21 10:14:51 pm	Shouldn't you updated your website and materials to inform the public that this building you're representing as 13 storeys is actually equivalent to an 18 storey residential building? You're not being fully transparent with the building height.	s.22(1) [REDACTED]
Nov 21 21 10:18:01 pm	From your materials, this building is so institutional and like a long term care facility. So why isn't it being zoned as a residential care facility under the health ministry?	s.22(1) [REDACTED]
Nov 21 21 10:20:57 pm	Were any of the other City owned properties in the neighbourhood (the ones north of Delamont Park) considered for this project? Why would you not consider these locations which would give a bit of distance between the building and the school, is still really close to transit, and wouldn't result in the loss of green space? Under your Broadway Plan, you want to build taller buildings there anyways.	s.22(1) [REDACTED]
Nov 21 21 10:25:00 pm	Did you consider the City's Mission and Values statement when deciding it's okay to block sunlight from a school and school children? (https://vancouver.ca/your-government/mission-and-values.aspx) Sure, there's a housing crisis, but that doesn't mean its a free for all when it comes to city planning - which is what your doing.	s.22(1) [REDACTED]

Nov 21 21 10:26:32 pm	What psychiatry services and food bank are close to the proposed site?	s.22(1)
Nov 21 21 10:43:55 pm	Why has it already been determined to implement this building which is significantly higher than any other building in the area?	s.22(1)
Nov 21 21 10:52:09 pm	The proposed residents include those who are active drug users. This location is near a school, daycare, women's shelter, playground, and public walkway. The community would prefer residents more in line with the neighborhood - such as at-risk families or low income families. Please stop gaslighting us and pretending that there are no deleterious effects to these types of housing being placed in residential areas. We have seen this bad experiment negatively impact families in Olympic Village, East Vancouver, and Yaletown with disposed needles, violent attacks, violent home invasions, car break ins, and thefts. Why does City Hall and the PR team ramming this through continue to ignore residents who have lived in the communities for years? What will it take for you to listen to the genuine, legitimate concerns of people who already live here?	s.22(1)
Nov 21 21 10:54:51 pm	Are only residents allowed to use the supervised drug rooms or can guests use them too?	s.22(1)
Nov 21 21 10:54:51 pm	Are only residents allowed to use the supervised drug rooms or can guests use them too?	s.22(1)
Nov 21 21 11:18:50 pm	The City's PR team continues to gaslight and shame us regarding our concerns over the type of residents proposed for this building. In Olympic Village there was increased crime and breakins. In East Vancouver a senior was murdered during a break in. In Chinatown mothers pushing strollers have been chased by men brandishing needles, and a girl was just stabbed recently by a violent woman brandishing a needle. We all understand that these populations need help but to deny that they are harmless is just factually untrue and we have many real world examples of this in Vancouver. I have contacted the VPD who have stated that a community policing safety assessment was never conducted for this proposal, in fact the VPD have been cut out of the assessment process. Why is the City and its PR team ignoring the hundreds of concerned residents, school children, local teachers, day care, women shelter, etc., and worse shaming them for legitimate concerns? Why does the City not prioritize the needs and legitimate concerns of the people who already live here?	s.22(1)
Nov 21 21 11:19:59 pm	How can this proposal be defeated? How can the makeup of the residents be changed from low-barrier & high risk, to a population more suitable for the area, i.e. low income families?	s.22(1)

Nov 21 21 11:23:35 pm	What if any traffic control or safety measures for traffic were taken into consideration for this buildings design? Specifically as this area is already high risk with school, construction etc. Can you provide the report on this, as evidence if you have done this?	s.22(1)
Nov 21 21 11:32:13 pm	Hello, At the Community feedback session for this site in March, a video was played for participants which referred to supportive housing in Nanaimo, and pointed to it as a success. Many attendees noted that the site was much smaller than this proposal (I think it was just 4 storeys).	s.22(1)
Nov 22 21 12:51:43 am	To confirm, you are using the harm reduction approach in the building? Feedback from other supportive housing sites is that the harm reduction approach can be a challenge for residents who do not use drugs or who are in recovery? How will you support these residents who do not use drugs or who are in recovery?	s.22(1)
Nov 22 21 06:39:29 am	Why does BC Housing do reports of outcomes for supportive housing buildings and only surveys residents and not neighbours?	s.22(1)
Nov 22 21 08:17:47 am	Many city consultation processes tend to hear repeatedly from the same groups of people, which are often white, upperclass homeowners who live in desirable neighbourhoods. What is the city doing to engage with marginalized populations, especially demographics that may be future residents of this building, or who may want to live in this neighbourhood some day?	s.22(1)
Nov 22 21 08:24:50 am	Despite accounting for only 2.5 per cent of the population, Indigenous people make up one-third of all those experiencing homelessness due to the ongoing impacts of colonization and systemic racism. How does this project fit in with the City's Reconciliation Framework? Has the city done engagement with host nations and Indigenous organizations in the area to ensure the project aligns with their needs?	s.22(1)
Nov 22 21 08:28:08 am	s.22(1) at a similar social housing building. s.22(1) it was a great way to meet and connect with new people in the city and combat social isolation. One of the issues we ran into was that the kitchen we cooked meals in was tiny and not conducive to having several s.22(1) Will this building have a kitchen that will be accessible to all residents and occasionally to community organizations who wish to engage with residents?	s.22(1)

Mayor and Council Contact Form Case Details Oct. 1 - Dec. 31, 2022
2086-2098 West 7th Avenue and 2091 West 8th Avenue

Case ID	Created Date	Case Details	Additional Details	Action Taken	Requestor Name	Phone Number	Email	Case Status
101015544880	11/25/2021	<p>Mr. Mayor and fellow City Councillors,</p> <p>I hope that this message finds you well. As you are well aware, there is a proposal to re-zone a parcel of land adjacent to the future Arbutus Skytrain station. This proposal is flawed.</p> <p>Please understand that I support the construction of more affordable, supportive, and transitional housing. Furthermore, I support the construction of such housing at the parcel of land in question. However, I do not support the proposal in its current form and I do not support re-zoning. At a maximum, any building at this location needs to remain within current zoning limits and be limited to six-storeys in height.</p> <p>We have common foes and we have common opportunities. Rather than waste time and engage in more marathon meetings, it behooves us to join forces and to develop long-term, positive alliances. It is clear that this project will receive funding from the City of Vancouver, the Province of BC, and the Federal government. Yet, why should the scope be so limited? What I mean is, why not include other groups? The common foes that we face include but are not limited to homelessness, addiction, mental health, and childhood poverty.</p> <p>These common foes will not be defeated by building towers, next to schools, that cast oppressive shadows on children for most of their school day. These common foes will not be defeated by causing residents of communities and neighbourhoods to feel unheard; to become disaffected; and to refuse to engage in meaningful, beneficial ways. These common foes will be defeated only through mutual aid.</p>	<p>Rezoning application: 2086-2098 W 7th Ave and 2091 W 8th Ave. Please remove from report.</p>	<p>Agent Finished: Case Closed. Closed date : 2021-12-06 14:47:23.63 Service Provided Reference Number: 101015544880</p> <p>PLEASE NOTE: Your comments have NOT been shared with the Mayor and Council as this item is still in the application stage and has not yet been referred to public hearing.</p> <p>All correspondence regarding a rezoning application or heritage designation must be submitted through the appropriate channels, which vary depending on the stage that the application is in. This helps ensure that Council does not receive information that the public and applicant do not otherwise have before the items are scheduled for review at a public hearing.</p> <p>Your comments have, however, been sent to the Planning Department to be summarized as part of the referral report to Council.</p> <p>If the application is referred to public hearing, at that time you can submit further comments to Council through the public hearing web form: https://vancouver.ca/your-government/contact-council-public-hearing.aspx, which will be captured as part of the public hearing proceedings.</p> <p>To learn more about the rezoning process and how to participate in public hearings, please visit: https://vancouver.ca/home-property-development/how-rezoning-works.aspx</p>	s.22(1)		s.22(1)	Closed

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10101550761 5	11/12/2021	Dear Mayor Kennedy and City Council.....I have read, with ever increasing horror.....of city plans to put social housing in Kitsilano at 8th and Arbutus. This is a huge and out of proportion building, full of drug addicts, thieves and child molesters. You are proposing to put this right across the street from a school!! Right across the street from a park where children play!! Half a block away from a daycare!! There are several schools in close proximity to this building. PLEASE DO NOT HOUSE THESE PEOPLE HERE OR ANYWHERE AROUND HERE!! We have some elderly housing just a block away.....think of the impact this would have on these vulnerable people. Our local businesses would have to endure ever increasing amounts of theft, break ins, panhandling and lawlessness. You can surely see the result of housing downtown and in Yaletown and the West End. They are total garbage dumps and used to be lovely neighbourhoods to live in. Now they are not. Why?? The amount of drug addicts and thieves roaming the streets and housed in the area. It is a civic and moral disgrace!! You say they need housing?? They are never IN their housing. They are all out on the street making trouble and being a serious nuisance. Furthermore, these people have friends and they too are undesirable types. You can be sure they will be coming to visit. What were you thinking to put these criminals here?? I would sell the property and use the funds to house people in the DTES. Also, why are we housing half of Canada?? Joe from Winnipeg and Lou from Saskatoon should be sent home.....they aren't looking for work. They aren't here to contribute to Vancouver. They are here to run amok, use drugs and cause trouble. Please do NOT house these people here in Kitsilano!! We are tired of the mess and drug use and ever increasing lawlessness of Vancouver, and we certainly don't need it on our doorstep. Ever! Please get your heads out of the	2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application. Please delete from report.	Agent Finished: Case Closed. Closed date : 2021-12-06 14:46:38.533 Service Provided Reference Number: 101015507615 PLEASE NOTE: Your comments have NOT been shared with the Mayor and Council as this item is still in the application stage and has not yet been referred to public hearing. All correspondence regarding a rezoning application or heritage designation must be submitted through the appropriate channels, which vary depending on the stage that the application is in. This helps ensure that Council does not receive information that the public and applicant do not otherwise have before the items are scheduled for review at a public hearing. Your comments have, however, been sent to the Planning Department to be summarized as part of the referral report to Council. If the application is referred to public hearing, at that time you can submit further comments to Council through the public hearing web form: https://vancouver.ca/your-government/contact-council-public-hearing.aspx , which will be captured as part of the public hearing proceedings. To learn more about the rezoning process and how to participate in public hearings, please visit: https://vancouver.ca/home-property-development/how-rezoning-works.aspx	s.22(1)		s.22(1)	Closed
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Mayor and Council Contact Form Case Details Oct. 1 - Dec. 31, 2022
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10101550485 8	11/11/2021	<p>We believe in a model of care and support that is less institutional, smaller in size and more home and community based than being proposed by BC Housing. The school and community are prepared to be involved very early in the supportive housing process, to serve on its community advisory board and to be part of the recruitment of the organization that will operate it.</p> <p>There should only be modest building height increases from current standards, consistent with recommendations in the Broadway Plan to ensure the building fits into the neighbourhood. The school and nearby buildings are dwarfed in comparison to the proposed 12-storey complex.</p> <p>We also note that a similar-sized development nearby at West Broadway and Arbutus was rejected recently.</p>	2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application. Please delete from report.	<p>Agent Finished: Case Closed. Closed date : 2021-12-06 14:45:18.27 Service Provided Reference Number: 101015504858, 101015505694</p> <p>PLEASE NOTE: Your comments have NOT been shared with the Mayor and Council as this item is still in the application stage and has not yet been referred to public hearing.</p> <p>All correspondence regarding a rezoning application or heritage designation must be submitted through the appropriate channels, which vary depending on the stage that the application is in. This helps ensure that Council does not receive information that the public and applicant do not otherwise have before the items are scheduled for review at a public hearing.</p> <p>Your comments have, however, been sent to the Planning Department to be summarized as part of the referral report to Council.</p> <p>If the application is referred to public hearing, at that time you can submit further comments to Council through the public hearing web form: https://vancouver.ca/your-government/contact-council-public-hearing.aspx, which will be captured as part of the public hearing proceedings.</p> <p>To learn more about the rezoning process and how to participate in public hearings, please visit: https://vancouver.ca/home-property-development/how-rezoning</p>	s.22(1)		s.22(1)	Closed
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10101550569 4	11/11/2021	<p>I vehemently oppose the projected project. The Vancouver Charter requires that public safety be sustained as a public service. On October 2021 Council voted to enact ?a focus on hearing from residents and community delegations and understanding concerns related to public safety.</p> <p>The height + density of the proposal is significantly greater than current zoning, doesn't fit into the neighbourhood. The Broadway Plan Rezoning Moratorium does NOT allow for more than modest increases to the standard 3 to 4 storeys.</p> <p>Composition:</p> <ul style="list-style-type: none"> - 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. <p>Neighbourhood:</p> <ul style="list-style-type: none"> - 22 steps to preschool, the elementary school of 450+ children - 35 steps to a transition home for women fleeing violence - 200 m to BC Liquor and Cannabis retail (closer than any relevant health services) - 450 m to 1,500 children in surrounding school <p>Traffic Safety Impacts:The school zone congestion will intensify with:</p> <ul style="list-style-type: none"> - the bus loop - existing school traffic for 1,500 children at 5 schools - anticipated emergency vehicle visits (data shows 133 emergency calls/month from smaller sites than this proposal) <p>The proposal excludes the most vulnerable: homeless</p>	<p>2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application. Please delete from report.</p>	<p>Agent Finished: Case Closed. Closed date : 2021-12-06 14:45:32.76 Service Provided Reference Number: 101015504858, 101015505694</p> <p>PLEASE NOTE: Your comments have NOT been shared with the Mayor and Council as this item is still in the application stage and has not yet been referred to public hearing.</p> <p>All correspondence regarding a rezoning application or heritage designation must be submitted through the appropriate channels, which vary depending on the stage that the application is in. This helps ensure that Council does not receive information that the public and applicant do not otherwise have before the items are scheduled for review at a public hearing.</p> <p>Your comments have, however, been sent to the Planning Department to be summarized as part of the referral report to Council.</p> <p>If the application is referred to public hearing, at that time you can submit further comments to Council through the public hearing web form: https://vancouver.ca/your-government/contact-council-public-hearing.aspx, which will be captured as part of the public hearing proceedings.</p> <p>To learn more about the rezoning process and how to participate in public hearings, please visit: https://vancouver.ca/home-property-development/how-rezoning</p>	s.22(1)		s.22(1)	Closed
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10101549892 2	11/09/2021	This area should remain as green park space for families, seniors and locals. There are so few spaces on this side of Broadway for the community. With the Broadway Line destroying businesses and community we need to try and keep the community connected and safe in Kitsilano. This area should remain as greenspace (similar to the space near Fir and 6th Avenue as a multi use for the community.	2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application. Please delete from report.	Agent Finished: Case Closed. Closed date : 2021-12-06 14:43:07.8 Service Provided Reference Number: 101015498922 PLEASE NOTE: Your comments have NOT been shared with the Mayor and Council as this item is still in the application stage and has not yet been referred to public hearing. All correspondence regarding a rezoning application or heritage designation must be submitted through the appropriate channels, which vary depending on the stage that the application is in. This helps ensure that Council does not receive information that the public and applicant do not otherwise have before the items are scheduled for review at a public hearing. Your comments have, however, been sent to the Planning Department to be summarized as part of the referral report to Council. If the application is referred to public hearing, at that time you can submit further comments to Council through the public hearing web form: https://vancouver.ca/your-government/contact-council-public-hearing.aspx , which will be captured as part of the public hearing proceedings. To learn more about the rezoning process and how to participate in public hearings, please visit: https://vancouver.ca/home-property-development/how-rezoning-works.aspx	s.22(1)			s.22(1)	Closed
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10101548434 9	11/03/2021	<p>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.</p>	<p>Rezoning Application: 2086-2098 W 7th Ave and 2091 W 8th Ave; Please delete from daily report.</p>	<p>Agent Finished: Case Closed. Closed date : 2021-12-06 14:39:03.297 Service Provided Reference Number: 101015484349</p> <p>PLEASE NOTE: Your comments have NOT been shared with the Mayor and Council as this item is still in the application stage and has not yet been referred to public hearing.</p> <p>All correspondence regarding a rezoning application or heritage designation must be submitted through the appropriate channels, which vary depending on the stage that the application is in. This helps ensure that Council does not receive information that the public and applicant do not otherwise have before the items are scheduled for review at a public hearing.</p> <p>Your comments have, however, been sent to the Planning Department to be summarized as part of the referral report to Council.</p> <p>If the application is referred to public hearing, at that time you can submit further comments to Council through the public hearing web form: https://vancouver.ca/your-government/contact-council-public-hearing.aspx, which will be captured as part of the public hearing proceedings.</p> <p>To learn more about the rezoning process and how to participate in public hearings, please visit: https://vancouver.ca/home-property-development/how-rezoning-works.aspx</p>	s.22(1)			s.22(1)	Closed
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10101549656 3	11/08/2021	<p>Citizen wanted to provide his feedback regarding the notice of Rezoning application for the above addresses.</p> <p>He said, that its a good project for Social Housing.</p> <p>Citizen mentioned that he does not have internet and has to call in his feedback.</p>	<p>Rezoning Application: 2086-2098 W 7th Ave and 2091 W 8th Ave; Please delete from daily report.</p>	<p>Agent Created Case: Agent Updated Case Details: Reallocated to queue: CS_Mayor and Council Feedback Agent Finished: Case Closed. Closed date : 2021-12-06 14:41:12.243 No Response Required No email provided.</p>	S.22(1)	S.22(1)		Closed
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Mayor and Council Contact Form Case Details Oct. 1 - Dec. 31, 2022

2086-2098 West 7th Avenue and 2091 West 8th Avenue

101015487129	11/04/2021	<p>Someone has shared this petition with me: https://chnng.it/sBbLSCmw</p> <p>I do NOT wish to sign it. I DO however wish to show my SUPPORT FOR the project. I live in the area and my s.22(1)</p> <p>s.22(1) 50 units is not going to make an impact on prices in this neighbourhood.</p> <p>s.22(1) and have been trying ever since to save up money to buy a home but have not been able to. The amount I would need grows by more than I can save every year. s.22(1)</p> <p>My current landlord keeps raising the rent by the maximum allotment and is planning to do so s.22(1)</p> <p>It won't be long before I am priced out of this apartment, too. With rent at the level it is the next place I move to will need to be a minimum of 100km out of the city limits.</p> <p>A 10 story building was slated to be built in my neighbourhood (w 2nd and Larch) but the NIMBYs went around getting people to sign a petition against it. I expressed my desire to sign a petition for it and they just walked away. The city is in crisis. We need more housing. Drastic action needs to be taken. Just because you hear from a handful of retired or otherwise unemployed people who have the time to show up at town halls during working hours and would make a big deal about any change no matter what the degree doesn't mean you are getting the full picture.</p>	<p>Rezoning Application: 2086-2098 W 7th Ave and 2091 W 8th Ave; Please delete from reports.</p>	<p>Agent Finished: Case Closed. Closed date : 2021-12-06 14:39:54.597 Service Provided Reference Number: 101015487129</p> <p>PLEASE NOTE: Your comments have NOT been shared with the Mayor and Council as this item is still in the application stage and has not yet been referred to public hearing.</p> <p>All correspondence regarding a rezoning application or heritage designation must be submitted through the appropriate channels, which vary depending on the stage that the application is in. This helps ensure that Council does not receive information that the public and applicant do not otherwise have before the items are scheduled for review at a public hearing.</p> <p>Your comments have, however, been sent to the Planning Department to be summarized as part of the referral report to Council.</p> <p>If the application is referred to public hearing, at that time you can submit further comments to Council through the public hearing web form: https://vancouver.ca/your-government/contact-council-public-hearing.aspx, which will be captured as part of the public hearing proceedings.</p> <p>To learn more about the rezoning process and how to participate in public hearings, please visit: https://vancouver.ca/home-property-development/how-rezoning-works.aspx</p>	s.22(1)	s.22(1)	Closed
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