

File No.: 04-1000-20-2023-402

August 2, 2023

s.22(1)

Dear s.22(1)

**Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of July 7, 2023 under the *Freedom of Information and Protection of Privacy Act* for:

**Record of electronic submissions from the public to the "Shape Your City" inbox regarding development application DP-2022-00500 for 2086-2098 W 7<sup>th</sup> Avenue and 2091 W 8<sup>th</sup> Avenue. Date range: June 14, 2023 to June 20, 2023.**

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-402); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

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

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm



**Respondent No:** 1

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 14, 2023 10:31:34 am

**Last Seen:** Jun 14, 2023 17:31:34 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

This development needs to be approved immediately. Further delay actively harms members of our community. If anything this project should be larger and more ambitious, but the current proposal is "good enough".

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 2

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 14, 2023 11:05:45 am

**Last Seen:** Jul 01, 2023 18:41:05 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

Love it! This area needs more social housing!

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 3

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 14, 2023 11:06:36 am

**Last Seen:** Jul 01, 2023 18:41:05 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

Love it! This area needs more social housing

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 4

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 14, 2023 11:53:06 am

**Last Seen:** Jun 14, 2023 11:53:06 am

**IP Address:** n/a

**Q1. Your comments:**

Although I can't currently see a path to resolving the full scale housing crisis in Metro Vancouver, this project (and more like it) feel like well-thought-out, demonstrably effective, and necessary steps to start to tackle the problem, primarily with regards to people at the highest risk of homelessness.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 5

**Login:** s.22(1)

**Email:** [Redacted]

**Responded At:** Jun 14, 2023 12:44:40 pm

**Last Seen:** Mar 21, 2023 15:10:58 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

Build it,,

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 6

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 14, 2023 20:05:08 pm

**Last Seen:** Jul 03, 2023 00:09:38 am

**IP Address:** s.22(1)

**Q1. Your comments:**

1) The process that led up to this project was deeply flawed. The public, and even council members, were not allowed to ask questions of the operator but to go on blind faith that all would turn out okay. 2) The model of housing is not a good one for people with mental health issues. Far more effective is scattered housing. I know this because s.22(1) s.22(1) 3) The location would be okay if it wasn't near a children's elementary school and a women's shelter. This mix could be dangerous and if something happens, who would be liable?

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC,

s.22(1)

**Q4. Your overall position about the application:**

Opposed





**Respondent No:** 7

**Login:** s.22(1)

**Email:** [Redacted]

**Responded At:** Jun 14, 2023 20:37:13 pm

**Last Seen:** Jun 15, 2023 03:37:14 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I don't understand why the city seems to systematically destroy the only areas where drug use, begging, bike theft and property theft are low by adding these units into the area. Low barrier entry none the less. Within the first 3 months this will be open the area will be filled with litter, breaks ins and vandalism will increase. It's been proven time and time again. One of the only areas in the city you can go to without used needles endlessly strewn about and the local government is hell bent on ruining it.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

not answered



**Respondent No:** 8

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 14, 2023 22:56:50 pm

**Last Seen:** Jun 15, 2023 05:56:50 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I support this project, for two reasons. One, the province is putting up the money to build and to operate the housing, which is tens of millions of dollars that the city doesn't have to pay. Two, when social housing doesn't get built, the people who would have lived there don't disappear - they end up living in parks and on the street, which seems like it's worse for everyone. I understand that people are concerned, but I think they should focus on selection of tenants and the operation of the building.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 9

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 14, 2023 22:58:54 pm

**Last Seen:** Jul 08, 2023 05:36:28 am

**IP Address:** s.22(1)

**Q1. Your comments:**

This is great! Fast track this and make it happen sooner than later!

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 10

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 14, 2023 23:47:56 pm

**Last Seen:** Jun 27, 2023 06:43:12 am

**IP Address:** s.22(1)

**Q1. Your comments:**

Yes! The location of this will help the residents integrate well within the community, by providing them direct and convenient access to the many transportation options via the Arbutus Greenway, upcoming Broadway Subway, and walkable destinations for shops and services. This is a good ratio of bicycle parking and vehicle parking. We desperately need housing, and fully funded subsidized housing has knock-on positive effects through the whole city. This project helps the city achieve its goals of equity, resiliency and sustainability, and should move ahead as quickly as possible without delay.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 11

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 15, 2023 21:48:03 pm

**Last Seen:** Jun 15, 2023 21:48:03 pm

**IP Address:** n/a

**Q1. Your comments:**

This is an absolute atrocity, putting this development in such proximity to a school is setting up for an absolute disaster. There is no clear plan for support services or protection of the kids. Furthermore, the development itself has an irreversible impact on kids development by shading the school and school yard. You only need to look at the Yaletown sites, number of police visits, increased theft and vandalism and violence to see the risk this development puts kids at. It cannot be allowed to proceed as planned. If it was designed for single mothers and their kids, or as a shelter for abused families - who would benefit being integrated to the school - I would understand. That is not this, right down to the building's design itself. Beg the city and province to re-evaluate

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC,

s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 12

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 16, 2023 06:35:24 am

**Last Seen:** Apr 05, 2023 23:55:31 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

An awesome project in every way. Appropriate density, well designed housing for some of our misery vulnerable citizens, in an excellent, transit accessible location. This will be a great addition to the neighborhood and I wholeheartedly support it!

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 13

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 16, 2023 08:53:58 am

**Last Seen:** Jun 16, 2023 15:56:05 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

How will this development be different from Marguerite Ford Apartments? I have no confidence this development won't bring more crime, drug use, and social decay to Kitsilano. The social supports mentioned are entirely aspirational with no concrete plans or commitment.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Opposed





**Respondent No:** 14

**Login:** s.22(1)

**Email:**



**Responded At:** Jun 16, 2023 09:57:10 am

**Last Seen:** Jun 16, 2023 09:57:10 am

**IP Address:** n/a

**Q1. Your comments:**

Because a 30-storey tower will be constructed at the SE corner of Arbutus Street and W Broadway, has any consideration been given to how long-term exposure to shadows will affect the residents of the supportive housing site? A lack of sunlight can impact mental health and can lead to seasonal affective disorder. How will the operator and different levels of government address this issue?

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Opposed





**Respondent No:** 15

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 16, 2023 12:44:00 pm

**Last Seen:** Jun 08, 2023 23:47:48 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

I support this project and live just a block and a half away

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 16

**Login:** s.22(1)

**Email:** [Redacted]

**Responded At:** Jun 16, 2023 13:47:37 pm

**Last Seen:** Jun 16, 2023 13:47:37 pm

**IP Address:** n/a

**Q1. Your comments:**

This is an excellent project. Please build it ASAP.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 17

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 16, 2023 15:26:05 pm

**Last Seen:** Jun 16, 2023 15:26:05 pm

**IP Address:** n/a

**Q1. Your comments:**

the proposal represents an extreme 'form + function' design/solution + would not integrate into the surroundings, community + neighbourhood. the current proposal would have a negative impact, + as a result over time would fail. \*brutal.harsh form (too tall.. + unfriendly... vs a 4-8-12 storey terraced form ) \*one dimensional extreme function (add families, single parents.. create an integrated mix...) a gentle form + considered function would integrate v well into the surroundings, community + neighbourhood, + as a result would thrive.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC,

s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 18

**Login:** s.22(1)

**Email:** [Redacted]

**Responded At:** Jun 17, 2023 18:28:01 pm

**Last Seen:** Jun 05, 2023 16:37:53 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

Deplore the "back turned onto the street" ground floor. No eyes in the street here! Modular construction for housing the mentally challenged is potentially a disaster. Small fires and sprinkler action will result in trapped water between modules and mould will result. I practised s.22(1) and know that the seismic connections will not facilitate easy deconstruction for repair and dewatering. Dangerous pathogens may result and end up with the building permanently damaged. This should be steel and concrete slab and framed or heavy wood as UBC student housing where there are no interstitial spaces to allow water to pool.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 19

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 18, 2023 09:08:48 am

**Last Seen:** Jun 18, 2023 09:08:48 am

**IP Address:** n/a

**Q1. Your comments:**

Will a TDM, traffic demand management, study be conducted before this site is developed? A major premise of this application is that it will be close to the new Arbutus transit hub. Because of the Broadway/Vancouver Plans, more high-rise buildings will be constructed along the Arbutus and Broadway corridors. What, if any, consideration has been given to pedestrians, emergency vehicles, nearby schools, people commuting to-and-from work, and future residents of the supportive housing location? What, if any, improvements to road conditions will be made should this application be approved?

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 20

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 19, 2023 09:51:19 am

**Last Seen:** Jun 19, 2023 09:51:19 am

**IP Address:** n/a

**Q1. Your comments:**

I believe this type of supportive housing is too large and is not conducive to helping this group as there are too many in one place without adequate support both psychologically and medically. I believe this type of supportive housing should not be located in any residential area as the citizens need their own space to call home without dealing daily with issues that are beyond their control and subsequent deterioration of their neighborhoods. I believe in this particular situation the plan for supportive housing is too invasive and too close to an elementary school and infant park....children should be aware of realities of life without having to deal with it on a daily basis. I believe that the Provincial, Municipal and Vancouver governments, prior and current, have been grossly derelict in their obligations to all of their citizens by not dealing with homelessness and drug addiction for the past decades. Now and all of a sudden it's a major issue....well guess what....it's been a major issue for years and was never dealt with. This new "we have to do it now" reeks of self serving behavior by David Eby who did nothing during prior years before becoming Premier. The same can be said for Vancouver City council including this current configuration. Politicians are in power for a short time, however their decisions leave long lasting repercussions for communities....they have a responsibility to each citizen and too often this is forgotten. Also given the corruption of BC Housing and knowledgeable people stating their current model doesn't work (which is evident in the Eastside) why keep pursuing this idea.....always a bandaid solution never a rational and effective one.

**Q2. Street address**

s.22(1) Vancouver, BC

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Opposed





**Respondent No:** 21

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 19, 2023 14:38:43 pm

**Last Seen:** Jun 19, 2023 14:38:43 pm

**IP Address:** n/a

**Q1. Your comments:**

On June 10, 2023, CBC News published an article titled "Sechelt mayor concerned over lack of dialogue with province about re-opening of shelter." <https://www.cbc.ca/news/canada/british-columbia/sechelt-mayor-concerned-over-delays-in-reopening-shelter-after-fire-1.6871586> On February 7, 2023, a fire and then water damage caused a permanent shelter to close. According to the article, the Sechelt mayor communicated repeatedly with the Housing Minister and senior staff at BC Housing with little positive effect. BC Housing informed CBC News that "repairs are currently estimated to be completed in the fall." With this in mind and with this inaction, what guarantees or promises can be made that something of this nature will not occur at this location should this supportive housing proposal be approved? How will BC Housing, MPA Society, and the three levels of government ensure the safety of residents, staff, and the greater community?

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 22

**Login:** s.22(1)

**Email:**

**Responded At:** Jun 19, 2023 17:57:03 pm

**Last Seen:** Jun 19, 2023 17:57:03 pm

**IP Address:** n/a

**Q1. Your comments:**

I am concerned about the lawsuits against Nexxi, your consultant on this project. One company says that the container units are heavier than expected. Have City of Vancouver engineers assessed these container units themselves to verify that the stated weight is correct? You don't have an engineer assigned to this DP, so you don't know if the design is going to support the weight of these containers.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

Vancouver, BC, s.22(1)

**Q4. Your overall position about the application:**

Opposed