

File No.: 04-1000-20-2023-405

August 10, 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 7th Avenue and 2091 W 8th Avenue. Date range: July 5, 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.

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-405); 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,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

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

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

Encl. (Response package)

:pm



Respondent No: 313

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 00:08:21 am

Last Seen: Jul 05, 2023 00:08:21 am

IP Address: n/a

Q1. Your comments:

I oppose this development permit application. With extremely narrow set-back from the sidewalk along Arbutus, and virtually zero set-back from 2nd floor and up, leaves pedestrians navigating along the sidewalk exposed to hazards that may come from directly above from windows of the proposed housing development. This happened last month: <https://globalnews.ca/news/9764449/one-man-arrested-for-throwing-objects-out-window-one-person-injured-vpd/> Is the City prepared to take on the liability knowing this development as proposed poses such risk to public safety?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 314

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 02:50:54 am

Last Seen: Jul 05, 2023 02:50:54 am

IP Address: n/a

Q1. Your comments:

I oppose this development. It does not fit the city's commitment to its long standing concept as liveable city and a focus on distinct neighbourhood characters. The scale of the development is out of step with residential accommodation for the targeted population - research shows a lower, closer to the ground is more conducive to well being and promoting social interaction. Its specific location next to an elementary school and young children's Park/playground, over shadowing both is hard to understand! There's considerable opposition to this development as demonstrated by the last consultation- listen to the people who know this neighbourhood. Suggestions? Back to the drawing board and plan accommodation on a smaller scale - density doesn't have to be in the form of towers. Take note of other major cities such as those in Europe that create on a more human, social scale.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 315

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 07:48:07 am

Last Seen: Jul 05, 2023 07:48:07 am

IP Address: n/a

Q1. Your comments:

How does the city justify that this is a safe location for this type of development given it's proximity to the elementary school across the street? I have been around there Seymour Street Development downtown, the Olympic village Development on 2nd and the most recent addition of the converted Days Inn on Kingsway at Victoria. The one constant I notice at all three, midday, is that many residents lay on the ground in front of, beside or anywhere along the building. They appear to be high, passed out and unwell. I know there is a homeless crisis but is there no concern that this type of building will unnecessarily expose the children across the street to potential drug dealers, paraphernalia and addicts on a day-to-day basis? Does the panel have any children, grandchildren or friends with children? Can you honestly say that you would feel safe with this type of development across the street from your loved ones?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 316

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 08:06:32 am

Last Seen: Jul 05, 2023 08:06:32 am

IP Address: n/a

Q1. Your comments:

The Arbutus project will negatively impact the community with the size of the building. It will create shadow/shade for most of the day on the park and the school across the street. The entrance to the building is on a bikeway and across from a park. Increased traffic will create danger to children and cyclists. This project has many red flags: the number of resistance to staff ratio is a concern, as the resistance will not get the support they require. The residential mix has not been identified appropriately. With only single occupancy that limits low income families, singles parents and other people in need in living in the building. I feel this has been 'rushed' and is not being properly researched. The information on other facilities of this nature was presented to the city during the approval process. These facilities are smaller than the proposed one and have not demonstrated to be success models. More time and further investigations and planning needs to be done before something of this nature should be placed in any community. I do not feel the current plan will be a positive for the city's goals and priorities as it is set up for failure.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 317

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 08:08:32 am

Last Seen: Jul 05, 2023 08:08:32 am

IP Address: n/a

Q1. Your comments:

I'm in opposition to the development proposed for Arbutus and W7 due to the impact it will have on the existing community. The area is geared for children and families and has no mental health or addictions support nearby. Placing so many individuals in one place with no supports will have a major negative impacts on the community. Rather, a different model could be considered to include women and children into the building. This plan in its current form discriminates against those populations, who are the most vulnerable among our citizens. This plan does not align to City Goals. It also fails to adhere to basic architectural standards. One example are the setbacks from the street. Why is that the set backs are so narrow? Moreover, there is ZERO setback at the higher levels, off of the street. I'm truly disappointed at the failure of this plan to provide the vulnerable people in our city a decent place to live. Furthermore, how this building will affect the existing community is easy to predict. Imagine, one major catastrophic incident involving a child....this is MY city.

Q2. Street address

s.22(1)

Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 318

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 08:32:09 am

Last Seen: Jul 05, 2023 08:32:09 am

IP Address: n/a

Q1. Your comments:

It's been a challenge to sort out what this building is about and why former CEO Shayne Ramsay said its cost is \$64 million. I am not pleased that the City of Vancouver had the Development Permit application for 7 months and posted this survey in mid-June when parents are wrapping up the school year with children's exams, sports and trip planning for the summer break. It reminds me of how the Public Hearing was spread out over a month June-July 2022 when parents should have been enjoying their children and summer, but instead had to deal with City and provincial politics. What is clear now from the information provided is that the tower portion of the building cannot be built without it sitting on the property line. The podium has a modest recess, but 12 stories of the tower line up with the inner aspect of the sidewalk. The Human Studio website shows this: <https://www.humanstudio.ca/work/2022/12/5/arbutus-permanent-volumetric-steel-modular-supportive-housing> Who thought it was a safe and wise idea to do this? You may say that this is part of the second downtown, so there is no need for setbacks. However, this building is meant for a particular population with mental health and addictions issues. Regardless if the pay shelter rate, or are kept in poverty because making too much income would exclude them from this housing, the qualifying conditions are the same. We've all seen in the news last year about SRO fires, intentional or not, and exploding e-bike batteries causing building fires. Even during the Public Hearing last year, former Councillor Wiebe stated that his half-brother burned his place in the DTES and the Wiebe family really would have wanted him to live in a building like this in Kitsilano. Fire safety is a reason why there are setbacks. Half of these apartments are close to the sidewalk on Arbutus, bringing possible risk to those exiting the bus loop, and all of the children and families going to the elementary school, daycare and children's park. You must remember that the local population will remarkably increase over the next 60 years due to the Broadway Plan and many more lives than 129 in this building will need protection. Uncertainty has been raised with the fireproofing quality of the modular units. Nomadic has a contract with Nexii for concrete panels. However, there is an American company suing Nexii with the assertion that the panels are heavier than expected and haven't had good fire- and water-proofing testing. You can read about this in BIV: <https://biv.com/article/2023/06/canadas-self-proclaimed-fastest-growing-unicorn-facing-legal-trouble-bc-us> Tenants can store their bikes in their units. Does this include e-bikes? There are a number of uncertainties here for fire safety: the proximity of apartments to the property line, higher risk tenants that could start an apartment fire, possibility of e-bike batteries that could explode and the possibility that the modular panels aren't as fire-safe as claimed. All by a terminal subway station-bus loop and an elementary school and daycare. I don't think that Director of Planning, Theresa O'Donnell, has the skill set to manage all of these fire safety uncertainties at the Development Permit stage. With the Arbutus-facing apartments on the property line, all that water used to fight fires won't have any land mass to be absorbed into. It will just run onto the sidewalk and street. I don't know if the sewer would manage it. Also regularly in the news or social media are people in the DTES dropping things out of their windows, including furniture and TV sets. This building and the DTES share a common referral clientele. Without a setback on Arbutus, objects will just drop onto the sidewalk and whoever is there. The building design can't be further setback from Arbutus Street because 4.5 m on the Arbutus Greenway side needs to be reserved for a possible future street car. Looking inside of the tower blueprints from 2022, the tower floors can have up to 12 modular apartments. There is a narrow hallway. There is no other way the apartments can be re-oriented to provide a favorable setback on Arbutus Street. The other unmentioned safety issue is traffic safety, which is not addressed in the attached documents. This was a big part of the Public Hearing. Councillor Car had acknowledged this and made a passed motion about having a traffic safety plan and a flashing light on 7th and Arbutus. No one from the City has talked to St Augustine Elementary School about making a plan. I don't see substantial changes to the sidewalk widths in anticipation of the substantial increase in foot traffic on Arbutus once the subway station and bus loop open up (and not all traffic will be about UBC when there's 4th Avenue and Kits Beach). You should anticipate the need for wider sidewalks on 7th Avenue and Arbutus for the greatly expanding local population. What happened to the promised flashing traffic light at Arbutus and 7th? I am amazed at how many levels of government have forced and supported this poor tower design. Some of the \$64 million has gone into architectural fees to play with brick work, brick color, window orientation and bubble windows. The northern end of the podium, which is the building's main entrance, is dark and secretive. This is not at all a pleasant appearance across from a children's park. The layout of the interior space doesn't make sense with a multipurpose room facing the park, a courtyard with a large tree open to the sky and then the dining

room. This courtyard is a wasteful indulgence. How can you justify spending money on that and not another apartment unit? This building could have had a better setback on 7th Avenue if this courtyard wasn't there. When you look at the building from the top, the third floor rooftop garden overlooks the courtyard tree. Isn't this just silly? The rooftop garden isn't even taking up the full rooftop. The rooftop garden could have been put on the second floor if two story high ceilings weren't used on the ground floor. Department of Engineering doesn't want any permanent lawn furniture by the Greenway, but why can't temporary lawn furniture be used? Just put it away in the evening when it's not being used. This is better than building an enclosure around a tree. There are two rooms for laundry and a storage room in the northern part of the podium. There should be a laundry room on each level of the tower, especially for those with disabilities. As for the public realm, or neighborliness in the words of Theresa O'Donnell, it cannot be fixed with landscaping. There is no space for landscaping on 7th, 8th or Arbutus. Arbutus needs special attention since the elementary school children will be looking at it all the time. This part of the building is the public face of the project, not 7th or 8th as stated in the staff referral report. The building design is institutional. The cold white and blue color combination is not pleasing and doesn't approximate the loss of blue sky and greenery. Changing colors, brickwork patterns and window orientation doesn't provide the public realm that people want to experience. Kitsilano is known for its generous landscaping with flowering trees, perennial bushes and midcentury modern and Craftsmen style. This is what people actually want to see. It's ironic that the architect went on and on about the effect of the building on the mental health of those inside it, without acknowledging the negative effect that the building has on those outside of it. Although the Development Permit isn't the place to address tenantry, it is terrible that people would be held back in poverty just to hold onto an affordable apartment, instead of being able to get work, make more income and keep the apartment. Government shouldn't hold back people wanting to get ahead, and those are the types of people that make a valuable contribution to this neighborhood.

-
- 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: 319

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 08:53:28 am

Last Seen: Jul 05, 2023 08:53:28 am

IP Address: n/a

Q1. Your comments:

I oppose the development. The development is inappropriate so close to an elementary school. The process of approval was also improper and not transparent.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 320

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 08:59:44 am

Last Seen: Jul 05, 2023 08:59:44 am

IP Address: n/a

Q1. Your comments:

Good morning. I am vehemently opposed to this development. It makes zero sense to have this dwelling place across the street from an elementary school and around the corner from a woman's recovery house!! Not to mention at a subway station!! I understand fully the need for housing for all people, and as I drive the City, I see many other lots where a development could take place. This is not a case of 'not in my back yard' this is common sense. I also do not live near by, but would rather this be in my block rather than across the street from vulnerable children! I hope sensibility wins out here for the betterment of all. Thank you.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 321

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 09:04:12 am

Last Seen: Jul 05, 2023 09:04:12 am

IP Address: n/a

Q1. Your comments:

How does the application affect the immediate surroundings? Having a low barrier housing for 129 single occupants geared towards men with and open drug use room; directly in the middle of an elementary school campus, 17M from a daycare, adjacent to a toddler park and beside a women's recovery home is absolutely insane. This will cause absolute chaos at this location and very young children are now going to be exposed to open drug use on a daily basis literally from their school yard. Why would this housing not be for families? Children are not even allowed into this building due to the inherent risk yet you think having it beside an elementary school is a good idea??? Take this right back to planning and rethink this.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 322

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 09:13:15 am

Last Seen: Jul 05, 2023 09:13:15 am

IP Address: n/a

Q1. Your comments:

Do you think the city of Vancouver should be using taxpayers money to award \$64M contracts to company's with a former mayor and current donor as well as a self proclaimed paid consultant to premier Eby? The company is now also involved in lawsuits against them in both Canada and the US <https://biv.com/article/2023/06/canadas-self-proclaimed-fastest-growing-unicorn-facing-legal-trouble-bc-us?amp> Has nothing changed at extremely corrupt bc housing after the release of the damming e and y audit? Is the city of Vancouver going to go along with this corruption??

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 323

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 09:58:16 am

Last Seen: Jul 05, 2023 09:58:16 am

IP Address: n/a

Q1. Your comments:

How does the application affect the immediate surroundings? The proposed development at Arbutus and 7th/8th, if approved, could substantially alter the character of the surrounding area. The high density of the proposed supportive housing unit — significantly higher than the current zoning allows — might lead to an increase in traffic, noise, and potentially, social challenges linked to the concentration of individuals with mental health and substance use issues. There are also legitimate concerns about safety, given the proximity of the project to schools, parks, and a women's supportive recovery home. How does the application fit with the City's goals and priorities? While the application ostensibly aligns with the City's goal of addressing homelessness and providing supportive housing, it raises concerns about the efficacy of the approach taken. The "Housing First" Support Housing model has yet to show significant success, particularly at the scale proposed in this application. Additionally, the proposed development seems to sideline other important city priorities such as meaningful community consultation, public safety, and the provision of mental health and substance abuse support. Thus, while it fits with some goals and priorities, it seems to conflict with or overlook others. What are your concerns about the application and how should they be addressed? One of my primary concerns is the lack of adequate consultation with the community. The feedback process appears to have been tokenistic, with opposition and alternative suggestions largely ignored. This must be addressed by conducting a genuine and transparent consultation, where the community's concerns are truly listened to and incorporated into the decision-making process. I am also concerned about the high density of the proposed development and its capacity to support the individuals who would be housed there. The proposed density is far beyond the average target for supportive housing units and beyond what the non-profit operator has previously managed. This high density, combined with the likely complex needs of the residents, creates the potential for failure and public safety issues. To address this, a more considered approach to the scale of the development should be taken, ensuring it aligns with the capacity of the community and service providers to support the residents. Finally, the development is problematic due to its lack of integrated services. As it stands, the project doesn't include provisions for mental health, substance abuse, or public safety supports that are critical for the success of supportive housing and the well-being of both residents and the broader community. It is essential that any such development comes with a comprehensive plan for the provision of these services. In summary, while the intention of providing supportive housing to address homelessness is commendable, the specific approach taken in this application has significant flaws that need to be addressed before it can be considered acceptable.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 324

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 09:58:20 am

Last Seen: Jul 05, 2023 09:58:20 am

IP Address: n/a

Q1. Your comments:

I oppose the granting of a permit for the construction of this project on the following grounds. This facility will support a hard-drug use and injection site in common areas that will also house a low-barrier population. What is most alarming about this is that right across the street on the west side is a children's pre-school and grade school (approximately 500 children) and on the north side a toddler's play park. For the same reasons we do not allow liquor or cannabis stores to be located in close proximity to schools, neither should hard drug injection sites be allowed. The same concerns and accompanying safeguards as for the location of liquor and cannabis stores should also apply to hard-drug injection sites, if not even more so. Other hard-drug injection sites in the city are located away from schools and children and the same criteria should rightfully be applied to this permit application. Please put politics aside and place the protection and welfare of children first and foremost. This housing project neither fits nor belongs in the proposed location across from a children's pre-school and grade school on one side and a toddler's play park on the other. It would be more appropriate if this project was built a reasonable distance away from the school as liquor and cannabis stores are; please reject this permit application. Thank you for your consideration.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 325

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 10:03:01 am

Last Seen: Jul 05, 2023 10:03:01 am

IP Address: n/a

Q1. Your comments:

This application cannot proceed. Massive opposition since it does not fit with any goals. Concerns: 1. No detailed Development Application Drawings to know if this is a feasible, safe building - unproven modular technology never been done before over 4 stories. 2. Site is too small for the building proposed and will fail - it will cannot possibly meet engineering, structural or even civil standards and building codes. 3. Density in area cannot be sustained by city works - sewage, electric etc. Especially for the Broadway Plan. City Infrastructure cannot support this type of growth proposed, especially from Earthquake standards and stability. Please review this with professional architects and building professionals or you will have the biggest white elephant project 0 draining - City funds - and be unable to provide basic housing.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 326

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 10:19:59 am

Last Seen: Jul 05, 2023 17:11:55 pm

IP Address: s.22(1)

Q1. Your comments:

July 4, 2023 Dear Mrs. O'Donnell, Mayer Ken Sims and Council we are writing to oppose the proposed Housing Development for 2066-2098 West 8th Ave. This building is not well suited to this area as was presented in our written statement and spoken comment at the Public Hearing last June/July 2022. We are opposed to this development for many reasons. The city's plan for low barrier housing in this area will present risks and negatively impact those in surrounding community. This proposed building is situated right beside a school, daycare, playground and Sancta Maria House a Recovery Home for woman that has been in the area since 1962. The plans for an active drug consumption site on the premises presents unpleasant and unsafe activities as validated by documented data obtained from police who have the lived experience from other sites of similar size. Since there will be active drug consumption on site there will be no opportunities for transitioning sober women from Sancta Maria House who are badly in need of housing. Also the presence of active substance abuse users will be a deterrent to our women's safety and sobriety. Supportive housing in this area should include those who are not actively using drugs, those who have mental illnesses, women, their children, low income seniors and those who have solid recovery time. Women at Sancta Maria House who are working diligently on recovering from substance abuse, and related trauma will be subjected on daily basis to ongoing threats to their safety and sobriety. The City of Vancouver published Equity Framework that guarantees Vancouver to be a place where women have full access to the resources provided in the city. This building is at odds with this statement. What a disappointment! Children and toddlers will be at risk. The data is clear and points to an increased theft, house break ins, assault, and car break-ins in neighborhoods in Vancouver where similar buildings have been placed, such as Olympic Village, Yaletown and East Vancouver. There are many low income people who do not have substance abuse issues who are in desperate need of housing and would greatly benefit from Supportive Housing that would meet their needs. A project of this nature as stated above would protect the women healing at Sancta Maria House and would be much more welcomed in this area. Sincerely
s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 327

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 11:11:45 am

Last Seen: Jul 05, 2023 18:11:46 pm

IP Address: s.22(1)

Q1. Your comments:

I understand the need for low income housing, but I believe the location in such proximity to a elementary school is poor planning and reckless. With the rise in crime and unprovoked assaults, I'm perplexed on how such housing could even be an option on this site. These troubled individuals need rehabilitation in a controlled environment. Children don't need to be exposed to the dangers these individuals pose to the general public. Hopefully council use their heads and not political pressure to make this important decision.

Q2. Street address

s.22(1), Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 328

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 11:14:55 am

Last Seen: Jul 05, 2023 11:14:55 am

IP Address: n/a

Q1. Your comments:

I am opposed to this project because this supporting housing model is a failure. It is the wrong location with all the schools close by, delomont park and the green lane.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 329

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 11:16:23 am

Last Seen: Jul 05, 2023 11:16:23 am

IP Address: n/a

Q1. Your comments:

I do understand the need for such a development, but in this community, to take the optics of a development that would be bringing in elements that the community feels the safety and security of the community is no longer present for Kits. A suggestion is include that mix of tenancies to embrace the Kits community to back through the inclusion of a 'Single Mom/Single Parent' component into the mix. There are many families who need to have that support, and as single parents, it is definitely challenging to get ahead, and having affordable housing would definitely allow this to get many on their feet, give a good living environment for their children to grow up in. The blending of communities would definitely take that harshness out of the optics for the project.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 330

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 11:32:38 am

Last Seen: Nov 09, 2020 05:55:09 am

IP Address: s.22(1)

Q1. Your comments:

Don't force this project. It could be devastating to the neighbourhood. Use the DP stage to introduce pragmatic changes so that it doesn't .

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 331

Login s.22(1)

Email

Responded At: Jul 05, 2023 11:36:21 am

Last Seen: Jul 05, 2023 11:36:21 am

IP Address: n/a

Q1. Your comments:

It needs to be made clear that there is a massive difference between shade and shadow. Currently, the trees that are present at this site, create shade and along with that, cooling effects that vary with the weather. Constructing a tall building, such as is the plan for this supportive housing proposal, will cause shadows that will exist without any variation. The shadows will be unyielding, indiscriminate, and will cover larger areas. Outdoor spaces will be less comfortable during more times of the year, wind speeds can increase, and temperatures may be 10° C lower in shadows. During Winter, this could lead to people slipping and/or falling; vehicles sliding; and more money being spent on plowing and salting roadways. It could lead to litigation should people or properties be injured or damaged. <https://www.toronto.ca/wp-content/uploads/2019/05/9122-shade-shadow-impact-of-tall-buildings-public-health-report-november-2018.pdf>

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 332

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 11:44:43 am

Last Seen: Jul 05, 2023 11:44:43 am

IP Address: n/a

Q1. Your comments:

The process used by the local and provincial government for this site was highly unethical and prejudiced. The public hearings never addressed the overwhelming opposition to the proposed use of this site and took no feedback from concerned neighbours seriously. This project will create danger for residents of the area and be a constant reminder of corrupt government processes in action.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 333

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 11:54:34 am

Last Seen: Jul 05, 2023 11:54:34 am

IP Address: n/a

Q1. Your comments:

I am opposed to this development which is proposed immediately across the street from an elementary school. This particular location puts vulnerable children at risk and as such should not proceed.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 334

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 11:54:49 am

Last Seen: Jul 05, 2023 11:54:49 am

IP Address: n/a

Q1. Your comments:

I oppose the development application. I am extremely concerned about the form of the proposed building, specifically the oversized structure given the small footprint of the land parcel. 1. The zero and "close to zero" setbacks on Arbutus. If feel this is a public safety risk. Pedestrians would be at risk from potential falling items from the above units. The severity of the injury from an object falling 12 stories would be extremely sever. Given the Broadway station and the expected increase is pedestrian traffic on Arbutus, this risk increases significantly. 2. The negative shadowing impact on Delamont park, green spaces and the school playground, and green space with the proposed building. Thank you.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 335

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:01:27 pm

Last Seen: Jul 05, 2023 12:01:27 pm

IP Address: n/a

Q1. Your comments:

With the recovery home next door, it is not a good idea to have this building next door.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 336

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:01:35 pm

Last Seen: Jul 05, 2023 12:01:35 pm

IP Address: n/a

Q1. Your comments:

Dear City Council Members, I hope this letter finds you well. I am writing to express my deep concerns and objections regarding the proposed BC Housing project in close proximity to St. Augustine School, located at W7th and Arbutus Street. As a member of the community and a parent of a student attending St. Augustine School, I believe it is crucial to address the potential disadvantages and problems that such a project may pose to the school, the children, and the broader community.

Safety and Security: The safety of our children is of paramount importance. Introducing a large BC Housing project near the school may create an environment that compromises their safety. The potential increase in foot traffic, including individuals with complex needs, may lead to an elevated risk of incidents, vandalism, and the presence of illicit activities. This poses a direct threat to the security and well-being of the children attending St. Augustine School.

Disruption to Learning Environment: The construction and subsequent operation of the proposed housing project will undoubtedly generate noise, dust, and other disruptions that can significantly impact the learning environment. Children require a calm and focused atmosphere to maximize their educational potential. The presence of ongoing construction and the subsequent influx of residents with varied needs may create distractions that hinder academic progress and adversely affect the quality of education.

Potential Negative Influences: The proposed BC Housing project, due to its nature and purpose, may attract individuals struggling with mental health issues, addiction, or other challenges. While support and compassion for those in need are crucial, the close proximity to the school raises concerns about the potential negative influences on the impressionable minds of our children. Exposure to inappropriate behaviors or substances can lead to adverse consequences for their development, both academically and socially.

Strain on Community Resources: Introducing a large housing project near St. Augustine School without adequate consideration for the strain it may place on local resources is a cause for concern. The existing infrastructure, such as transportation, healthcare, and recreational facilities, may not be prepared to accommodate the increased demand resulting from the presence of a large number of residents. This strain can have a negative impact on the quality and availability of services for both the housing project's residents and the wider community.

In light of the aforementioned points, I respectfully request that the City Council reevaluate the location of the proposed BC Housing project near St. Augustine School. While supporting housing initiatives for the homeless is essential, it is crucial to find alternative locations that ensure the safety, security, and well-being of our children, as well as preserve the quality of education and the stability of the community. I strongly urge you to consider these concerns seriously and to explore alternative options that better balance the needs of both the homeless population and the students attending St. Augustine School. Engaging with the community and actively seeking their input in the decision-making process is crucial to fostering a solution that benefits all parties involved. Thank you for your attention to this matter. I trust that you will take the concerns raised in this letter into account when making decisions regarding the proposed BC Housing project. s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 337

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:06:44 pm

Last Seen: Jul 05, 2023 12:06:44 pm

IP Address: n/a

Q1. Your comments:

Thank you for the opportunity to comment on this project. I am in this area almost daily so am familiar with and have an interest in the well being of the area. I am particularly concerned about traffic issues and the lack of adherence to city design guidelines. Traffic issues: This block of Arbutus is already very congested with both vehicle and pedestrian traffic. The addition of the new transit station at Broadway and Arbutus will add significant traffic to the area and this project will be added to an already crowded situation. If other projects of this nature are any example Emergency vehicle traffic will increase significantly as well. All of this is to take place in an Active School Zone which makes no sense to me either from a safety or logistics perspective. Adherence to city design guidelines: The project is significantly offside with respect to set backs and shadowing guidelines. They have been totally ignored in this proposal with no attempt to mitigate. Sincerely Ben Hume

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 338

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:15:09 pm

Last Seen: Jul 05, 2023 12:15:09 pm

IP Address: n/a

Q1. Your comments:

It needs to be made clear that this proposal does not address valid and legitimate concerns regarding the health safety of existing community members and of those who will live in supportive housing. It needs to be made clear that the City of Vancouver; the operator; BC Housing; and the federal and provincial governments know too much to claim any form of plausible deniability in the event of an incident. Elevated noise affects children's learning. Who will pay for soundproofing at the local school? <https://journals.sagepub.com/doi/10.1177/001391657500700406> Diesel exhaust from construction vehicles causes serious, negative health consequences. Who will pay for air purifiers at the local school and surrounding residences? <http://www.metrovancouver.org/services/Permits-regulations-enforcement/non-road-diesel/compliance-monitoring/Pages/default.aspx> What kinds of therapies and treatments will be made available to residents? Or, will harm reduction and emergency signals be the only modalities used? <https://www.nimh.nih.gov/health/topics/substance-use-and-mental-health> <https://www.cbc.ca/news/canada/british-columbia/lifeguard-overdose-prevention-device-1.6894834> Will income assistance be provided to residents? <https://www.thelancet.com/journals/lanpub/article/PIIS2468-2667%2820%2930055-4/fulltext> Will opioid agonist treatment (OAT) be provided or will residents face harassment and punishment from the authorities? <https://www.cbc.ca/news/canada/british-columbia/oat-coverage-british-columbia-1.6876365> <https://www.cbc.ca/news/canada/british-columbia/groups-decry-punitive-coercive-drug-policies-in-letter-to-federal-ministers-1.6889274> The agencies in support of this proposal presented information explaining how it succeed. However, how is this believable when the federal government does not keep proper records? <https://www.cbc.ca/news/politics/ag-report-homelessness-1.6651926> Lastly, there are examples of programs that do work and that treat residents and communities with agency, integrity, and respect. Why have the City of Vancouver and BC Housing resisted these so harshly and so often? <https://www.cbc.ca/news/canada/british-columbia/recovery-addiction-opioid-crisis-moms-parents-children-drug-abuse-1.6886662>

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 339

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:23:55 pm

Last Seen: Jul 05, 2023 12:23:55 pm

IP Address: n/a

Q1. Your comments:

This building should have a mix of unit sizes instead of single occupancy rooms. If this building was used for family and children, not using modular technology, more than 129 people could be housed. This inefficiency goes against City housing goals to house as many people as possible. This neighborhood lacks the clinical mental health and addictions support services that the intended residents will require to travel off-site to. Conversely, this neighbourhood already does have significant infrastructure to support and benefit families, children and seniors.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 340

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:25:16 pm

Last Seen: Jul 05, 2023 12:25:16 pm

IP Address: n/a

Q1. Your comments:

What are your concerns about the application and how should they be addressed? You're putting 129 of the hardest to house people with mental health and addiction issues (not my words) directly in the middle Of a 500 children elementary school campus, 18M away from a daycare for kids 2.5 years old +, a toddler park and to boot a womens recovery home for women fleeing violence and seeking help for addictions. This has to be the worse possibly thought out planning from the city of Vancouver EVER. I think if I was asked to select the worse possible location for a low barrier housing with open drug use room, I would pick this actual location. What a great location for loc income families, indigenous female lead families, seniors etc... but instead these are single use rooms only, never able to be retrofitted, geared to wards middle aged single men (again not my words) . This simply defeats any and all logic and is a major disaster waiting to happen. I just really hope Theresa O'Donnell has not drank the David eby, Gregor Robertson koolaid and makes this building work better and safer for this neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 341

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:54:42 pm

Last Seen: Jul 05, 2023 12:54:42 pm

IP Address: n/a

Q1. Your comments:

This is a bad idea.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 342

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:56:24 pm

Last Seen: Jul 05, 2023 12:56:24 pm

IP Address: n/a

Q1. Your comments:

Why are we putting people with lower means in one of the most expensive areas in the city? This is not healthy for them and I can only assume this Will lead to crime in the neighborhood. Plus this type of housing should not be across the street from a school and next to a park. You are putting too much temptation for bad things to happen.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 343

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:57:12 pm

Last Seen: Jul 05, 2023 12:57:12 pm

IP Address: n/a

Q1. Your comments:

Need a building for children, single mothers

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 344

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 12:59:05 pm

Last Seen: Jul 05, 2023 12:59:05 pm

IP Address: n/a

Q1. Your comments:

I am in full support of this application. It is important that our community includes 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: 345

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:00:03 pm

Last Seen: Jul 05, 2023 13:00:03 pm

IP Address: n/a

Q1. Your comments:

85 TO 90% against this. Is the city starting to listen now? Maybe we should have a referendum on this?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 346

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:02:50 pm

Last Seen: Jul 05, 2023 13:02:50 pm

IP Address: n/a

Q1. Your comments:

No is no. Bad idea for the most vulnerable, bad idea for the neighbourhood. Need home for children. CHILDREN!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 347

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:05:25 pm

Last Seen: Jul 05, 2023 13:05:25 pm

IP Address: n/a

Q1. Your comments:

home for children and families is needed, not this

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 348

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:08:14 pm

Last Seen: Jul 05, 2023 13:08:14 pm

IP Address: n/a

Q1. Your comments:

90% want a building for children and single parents, families.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 349

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:10:29 pm

Last Seen: Jul 05, 2023 13:10:29 pm

IP Address: n/a

Q1. Your comments:

I oppose the current form of development. I walk through this neighbourhood regularly, both along the Arbutus Greenway as well as 7th, 8th and Broadway. The height of the building at this location has never made sense to me, and I am particularly concerned with the crowding and enclosing effect on the greenway. Knowing the building will provide supportive housing, and mindful of the impacts in my own neighbourhood from two significant housing projects for those at risk of homelessness, I have concerns about the public safety impact and the discomfort level possible among users of the greenway if it does indeed become a more enclosed environment with the construction of this project. There are also traffic concerns, which seem inevitable with loading bay access directly off Arbutus rather than (say) 8th or an alley (but there is none here). Combined with traffic from the school across the street, this project adds too much density to a neighbourhood whose infrastructure was never designed to handle it. I don't see any effort being made to improve that now. Should building residents require emergency services -- and this is very common at the the two projects near me -- the traffic challenges will only worsen. This is also a public safety issue as well as one that affects the health and well-being of building residents. We need to take care of the most vulnerable in the city, but this is not the right location for a project of this size with that intent. In many ways, my own neighbourhood is a far better choice for that even though many residents are concerned at the number of projects already here and the impact on civic order.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 350

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:11:37 pm

Last Seen: Jul 05, 2023 13:11:37 pm

IP Address: n/a

Q1. Your comments:

No shelter rate housing, we need homes for children. Why have you not listened to the 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: 351

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:14:21 pm

Last Seen: Jul 05, 2023 13:14:21 pm

IP Address: n/a

Q1. Your comments:

I am opposed to this development in it's current form for the reasons outlined below. The neighbourliness of the building form and public interface are not improved from the previous proposal. The building is institutional in architectural expression and at public realm on all elevations, and is stigmatizing for the residents. This does not meet City's own urban design goals and priorities. If this building was used for family and children, not using modular technology, more than 129 people could be housed. This inefficiency is against City housing goals to house as many people as possible. Inadequate public hearing is being compounded by an inadequate Development Permit process. Adequate traffic analysis has NOT been completed or shared. This development represents a significant traffic and safety challenge to the school children and pedestrians. This does not meet City goals and priorities. Building design and location near terminus station introduces complex public safety issues around crime and this has not been addressed in any forum. The building's harm reduction model with on-site substance use consumption room for the residents brings risk to the neighbourhood and is a risk for school children, for the women in the adjacent women's supportive recovery home, for seniors in the seniors housings close by, as well as to the residents. This building is better suited for families and children who can benefit from the location, which has significant family infrastructure, and help achieve City goals and priorities.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 352

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:18:59 pm

Last Seen: Jul 05, 2023 13:18:59 pm

IP Address: n/a

Q1. Your comments:

Building is too big, too close to the sidewalk

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 353

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:20:45 pm

Last Seen: Jul 05, 2023 13:20:45 pm

IP Address: n/a

Q1. Your comments:

I support the Kitsilano Coalition in their efforts to work with the city to develop a BETTER version of what the city has planned for this site. As with the Broadway Plan, I believe density can be done better than just putting up a tower, but the city needs to challenge developers to do that better job. As for the residents of this building, why not focus on single parents or families in a mixture of units rather than a bunch of single person boxes. We have plenty of examples of those and they generally don't provide much positive impact for the individuals nor the neighbourhood. Who will be supporting the individuals in the building? There are few social services in the area now. I'm concerned that the park at 7th & Arbutus, which is well-used by families with young children, will become an adult hangout area, creating an uncomfortable environment for these families.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 354

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:21:44 pm

Last Seen: Jul 05, 2023 13:21:44 pm

IP Address: n/a

Q1. Your comments:

I'm opposed to this project. Provide housing to families, don't endanger our community with supportive housing.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 355

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:22:16 pm

Last Seen: Jul 05, 2023 13:22:16 pm

IP Address: n/a

Q1. Your comments:

With an open drug room the Sancta Maria House will have to close. We need to think and support the women of our community. Shame on the city!

Q2. Street address

s.22(1) Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 356

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:27:49 pm

Last Seen: Jul 05, 2023 13:27:49 pm

IP Address: n/a

Q1. **Your comments:**

NEED HOME FOR FAMILIES

Q2. **Street address**

s.22(1)

Q3. **Postal code**

Vancouver, BC, s.22(1)

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

Opposed



Respondent No: 357

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:33:59 pm

Last Seen: Jul 05, 2023 20:30:43 pm

IP Address: s.22(1)

Q1. Your comments:

I am opposed to this development. Vancouver City Council has not really considered the impact a structure such as this will have on the neighbourhood and community. City Council needs to ask themselves how do we create communities, not just how do we house people? Furthermore, the Green Party needs to ask themselves how buildings such as this and the other proposed high rises live up to their stated ideals of "ecological wisdom" and "sustainability"?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 358

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:41:00 pm

Last Seen: Jul 05, 2023 13:41:00 pm

IP Address: n/a

Q1. Your comments:

The proposed project shows a complete disregard for the principles of urban design, particularly setbacks for tall towers. There are no setbacks on Arbutus Street, and no setbacks from the proposed street car line (the tower portion of the building lands on the City right of way on the Greenway side). While the ground floor of the tower is slightly set back, floors 2 to 13 hang over the sidewalk on Arbutus. The lack of setbacks leaves no room for significant landscaping, or for the building to be at all neighbourly. The tower part of the building is intrusive given its height and massing, and casts long shadows onto neighbouring properties - including on the Greenway, Delamont Park, and the neighbouring elementary school and preschool. This shadowing of public spaces and independent schools is contrary to City policies. There are so many other issues with this project but I will only focus on one more area: the inadequacy of the public hearing and development application process. Amendments and commitments provided during the public hearing are not reflected in this development permit application, e.g. amendments to explore health care options, different unit types, and different funding streams. Drawing documents that were mentioned in the public hearing and part of the referral report have not been provided during the development application process, impeding fulsome public feedback at the development permit stage. The lack of information presented by the City, and at times the misinformation presented by the City (e.g. this site repeatedly being referred to as social housing or for young families), impedes a credible urban design analysis and honest consideration of the proposed development's impacts on the surrounding neighbourhood.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 359

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:47:03 pm

Last Seen: Jul 05, 2023 13:47:03 pm

IP Address: n/a

Q1. Your comments:

On form and character: The proposed Development Application at 2086 and 2098 Wst 7th Avenue, 2091 West 8 Avenue displays an utter disregard for the principles of urban design, particularly setbacks for tall buildings. The standard rule of thumb used for commercially developed housing is that tall buildings are setback from the public sidewalk by +/- 15 feet. The proposed tower is 155' of undifferentiated vertical plane "crashing" onto the side walk with zero setback on Arbutus Street! The tower also lands right onto the City right of way on the Greenway side as well, having no setback from a proposed street car line. In fact the ground floor is set back slightly and floors 2 to 13 are cantilevered over the sidewalk, forming a shadowing presence to the public. Unacceptable aggressive impedance on the public realm. The City has turned its back on its own design criteria. Look at examples in other residential streets, particularly within a 1 mile radius of the site or the West End or Kerrisdale. Tall buildings in residential neighborhoods are required to give a setback away from the public sidewalk so that their mass and bulk do not detract from the liveability of the neighbourhood. The proposed design does none of this. In fact, the development covers almost the entire site so that there is no giving to the neighbourhood in terms of any significant landscaping. There is only building. There is no room to give a landscape setback. Despite the architect's description, there are no opportunities provided for large trees in very modest landscaped areas to north and south. There is no opportunity with this design to be neighbourly. It does the opposite. The proposal includes the City's Engineering Department to remove the existing street trees as well as the deletion of the bench, bike racks, pavers and other special landscaping on city property as shown on the architectural site plans at RZ application. Again despite the architect's description, the fact is that the existing street trees along Arbutus street will be removed as witnessed by the site plan, especially the portion showing the driveway cut for entry into the parking and the removal of the planting strip beside the existing curb. Any discussion on the form and character must center on the inappropriateness of the tower form in relation to both the narrowness of the site and the low rise nature of the surrounding RM4 neighborhood that is marked by a 4 storey cap on height. Essentially, this proposed development fits the immediate needs of the surroundings like a poke in the eye. The provided renderings are so skewed in perspective that they lie, giving the impression of a wide open space surrounding where it is a compact neighbourhood with a fine grain, fabric of low rise buildings. The proposed tower design does nothing to address or honour this surrounding built form. It is intrusive, with height and massing that is disruptive to the neighborhood and casts very long shadows onto neighbouring properties throughout the year. The expression is drab at best, with a repetitive sameness in the elevational views that speak to modular construction and nothing else. The repetitive small windows give it an oddly institutional or commercial look that does not express a residential character. The building is composed of unadorned vertical planes without elements that provide a human scale that is essential to residential architecture and characteristic of the neighbourhood. Covered in a white terracotta tile or brick that is reminiscent of a 1960's commercial building, the tower is out of place in both scale and character. Although it may be argued that the low rise portion is responsive in scale, its iridescent blue brick and commercial style windows aren't in keeping with the housing stock in their area either. The proposed development badly misses the mark on form and character in keeping with the surrounding neighborhood. It is a shoe horned structure onto a site that does not have the dimensions to support it in a way that is kind to the neighbours and demanded of other tall building developments in the City. For the many reasons outlined here, I strongly oppose this development on the basis of inappropriate form and character.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 360

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:52:02 pm

Last Seen: Jul 05, 2023 13:52:02 pm

IP Address: n/a

Q1. Your comments:

The City of Vancouver failed to follow the rules of procedural fairness and natural justice at the rezoning public hearing for this project. The City continues to show a lack of transparency and due process in this development application process. Only in June 2023, through the development permit signage, was the public informed that the development permit application was received 7 months earlier on November 16, 2022. The development permit signage also states that a decision will be solely made by the Director of Planning. This application is of significant importance because of its scale, complexity, and the public interest it has garnered, and ought to be referred to the Development Permit Board whose meeting the public can attend. The form of the building, given its lack of setbacks and its institutional appearance (e.g. terracotta, commercial looking windows, lack of space for any landscaping) do not at all present a neighbourly building.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 361

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 13:58:22 pm

Last Seen: Jul 05, 2023 13:58:22 pm

IP Address: n/a

Q1. Your comments:

This project should be changed from single room occupancy to multiple bedroom housing to support families in need. The social disorder, drug use, and crime associated with the single room occupancy will have a massive detrimental effect and is puts children directly at risk. This project is across the street from a school, a playground and 2 blocks from another school. There are many families in desperate need of housing, this project could be easily adapted to meet those needs and be a huge asset to the community and city. A similar project in Olympic Village has had immense negative impacts on those surrounding it and there has been absolutely no support or mitigation provided. s.22(1) (2 blocks away) and this project puts s.22(1) . This is absolutely unacceptable.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 362

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 14:11:00 pm

Last Seen: Jul 06, 2023 01:52:26 am

IP Address: s.22(1)

Q1. Your comments:

Hello, There are significant issues relating to the data provided as part of this Development permit that are incorrect and misleading. Specifically in the Project Statistics Sheet A0-01, this shows as a 4 storey building, (0 sqft from 5th floor onward), with a FSR 1.46 and 4,000 sq meters. (showing it as well below the permitted FSR). My understanding is that the building is significantly larger and taller. In addition, the building height is shown with different heights in different areas in the documentation, which makes it impossible to determine the actual height. This information to the general public brings into question the integrity of the fairness of the public comment and this development permit, and warrants giving the public all of the information accurately. Whilst I expect you may point to other references in the package, the fact this is incorrect, raises questions about the readiness and integrity of the data provided. Many have already commented and at this point it is unclear how this could be corrected. Could you please comment on the accuracy of the information provided and your view on the integrity of the information provided. Sincerely,

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 363

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 14:24:12 pm

Last Seen: Jul 05, 2023 14:24:12 pm

IP Address: n/a

Q1. Your comments:

Ramming this development through against the wishes of the neighborhood and the community is wrong.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 364

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 14:28:50 pm

Last Seen: Jul 05, 2023 14:28:50 pm

IP Address: n/a

Q1. Your comments:

I can see that this neighborhood will not be safe anymore if the development permit is granted

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 365

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 14:39:45 pm

Last Seen: Jul 05, 2023 14:39:45 pm

IP Address: n/a

Q1. Your comments:

My strong opposition is from the perspective of a s.22(1) and more relevant - s.22(1) in the same block as the proposed development. I am against this development as inappropriate for the location - social housing is welcome for women, families or seniors but not for drug and alcohol addicted single men that will stay in addicted - we have vulnerable children and seniors in the immediate vicinity. Also, the scale of the building is incompatible with the area. More comments of substance provided before at the public hearings, and in number of letters to the Plan Dir, Mayor, Council.

Q2. Street address

s.22(1), Vancouver

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 366

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 14:42:59 pm

Last Seen: Jul 05, 2023 14:42:59 pm

IP Address: n/a

Q1. Your comments:

This application continues to perpetuate a failed social housing model, and is completely wrong in size and height for the neighbourhood. It will create a negative impact on the livability of this neighbourhood and has no expert reviewed basis to meet the expected social housing outcome. It is clearly an attempt to meet certain milestones of social housing expectations regardless of the more likely to succeed alternatives. It will be a pyrrhic victory at best if this goes ahead. Please go back and review the scattered social housing options that have been shown to work.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 367
Login: CWL President
Email: staugcwlpres@gmail.com

Responded At: Jul 05, 2023 15:06:54 pm
Last Seen: Jul 05, 2023 15:06:54 pm
IP Address: n/a

Q1. Your comments:

I am the president of the St. Augustine's Catholic Women's League (CWL). The median age of our members is over 75 years with the average age being over 70 years. Many of our members no longer drive and rely on public transportation to attend functions held at St. Augustine Parish and St. Augustine School both in the daytime and the evening on weekends and weekdays. Our active, though aging, members have significant personal safety concerns. This concern does not demonize the intended residents of the new building; rather, they are women who read the newspaper and watch the local news. The very well publicized incidents around similar buildings as well as more generally in areas of the DTES demonstrate that their concerns are very well founded. The CWL also supports the journey of the women in recovery at the Sancta Maria House. Having a building of primarily men who are being supported in a recovery model will increase the risk that the women of Sancta Maria House may relapse. Lead me not into temptation. The City has a duty to ensure the safety of all its citizenships - young and old, housed or unhoused. The City must mandate that any development has effective mitigation in place to ensure the safety of our elderly members.

Q2. Street address 2028 West 7th Avenue

Q3. Postal code Vancouver, BC, V6J1T4

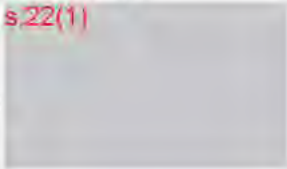
Q4. Your overall position about the application: Opposed



Respondent No: 368

Login: s.22(1)

Email:



Responded At: Jul 05, 2023 15:23:43 pm

Last Seen: Jul 05, 2023 15:23:43 pm

IP Address: n/a

Q1. Your comments:

I am a builder and if my dp info was missing as much information as the dog's my permit would never be approved or even accepted, basically do as I say not as I do. It literally says the building is 4 storeys, that picture of that institutional warehouse at the top of this page sure doesn't look like a 4 storey building does it? Perhaps submit a proper rezoning application so the public actually knows what they're commenting on.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 369

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 15:25:21 pm

Last Seen: Jul 05, 2023 22:25:21 pm

IP Address: s.22(1)

Q1. Your comments:

Building landscape needs to be family friendly. Added security and sanitary services are need with the proximity to schools and parks or this building. Traffic pattern change to 7th and 8th Arbutus crossing.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 370

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 15:34:49 pm

Last Seen: Jul 05, 2023 15:34:49 pm

IP Address: n/a

Q1. Your comments:

This built form of single occupancy only residents is exclusionary to families and goes against City goals of equity framework and inclusion. This building should have a mix of unit sizes instead of single occupancy rooms. If this building was used for family and children, not using modular technology, more than 129 people could be housed. This inefficiency is against City housing goals to house as many people as possible. This neighbourhood already has infrastructure to support families, children and seniors. There needs to be greater effort for the City and Province to enable mixed size units at this location by obtaining different funding streams.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 371

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 15:35:51 pm

Last Seen: Jul 05, 2023 22:30:23 pm

IP Address: s.22(1)

Q1. Your comments:

I object to this development proposal - too big, too high, too dense, not family oriented, not accommodating commuters or other workers, or university associated people who need access to downtown and/or the west side of the city.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 372

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 15:50:31 pm

Last Seen: Jul 05, 2023 15:50:31 pm

IP Address: n/a

Q1. Your comments:

I strongly oppose the proposed 2086-2098 W 7th Ave and 2091 W 8th Ave development project. The close proximity of this project to children's daycare, schools, and shelters for vulnerable women raises serious safety concerns. Placing housing with potential risks near these establishments is reckless and puts our children and vulnerable residents in harm's way. We must prioritize the safety and well-being of children. The proposed development neglects this responsibility and disregards the increasing incidents of violence and crime in our city. We cannot compromise the security of our community's most vulnerable members: children. Furthermore, in addition to being situated in an unsuitable location, the proposed development lacks the necessary provisions for addressing addiction and mental health issues within the community. Vancouver has been deeply impacted by the opioid crisis and a mental health epidemic, and it is imperative that we establish accessible and integrated services to support individuals struggling with these conditions. Any development project aiming to create a better future for our city must incorporate facilities and resources that prioritize mental health and addiction recovery. Concentrating individuals experiencing homelessness in a single residency occupancy building can perpetuate negative behaviors and hinder their progress. Without proper support and resources, an SRO setting may become a breeding ground for harmful habits, such as substance abuse and criminal activities. Similar to prisonization, this concentrated living arrangement can normalize negative coping mechanisms and impede residents' reintegration into society. To address homelessness effectively, a holistic approach is needed, combining diverse housing options with comprehensive support services, including mental health care, addiction treatment, and employment assistance. By promoting community integration and individualized support, we can break the cycle of homelessness and foster lasting stability. In conclusion, I implore you to take immediate action to protect our community, especially children. We deserve better than a development that ignores their safety. Let's find alternative solutions that prioritize their well-being and foster a secure and caring environment. Thank you for your attention to these urgent concerns. Make the right choice for our city's future.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 373

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 15:52:11 pm

Last Seen: Jul 05, 2023 15:52:11 pm

IP Address: n/a

Q1. Your comments:

I support Sancta Maria House, who stated in your public consultation that they would have to close if you permit this building to move forward. Shame on the City of Vancouver for truing your backs on women in recovery.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 374

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 15:56:02 pm

Last Seen: Jul 05, 2023 15:56:02 pm

IP Address: n/a

Q1. Your comments:

No, bat fit, bad sizing. Terrible construction. Bad for the environment. Bad housing model

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 375

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:00:16 pm

Last Seen: Jul 05, 2023 16:00:16 pm

IP Address: n/a

Q1. Your comments:

One bad decision after another. Stop the insanity. This area needs low income housing for families

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 376

Login: St. Augustine School

Email: myaptinchay@saschool.ca

Responded At: Jul 05, 2023 16:03:10 pm

Last Seen: Jul 05, 2023 16:03:10 pm

IP Address: n/a

Q1. Your comments:

Please note that a signed copy of this letter has also been sent to the Director of Planning as well as Mayor and City Council. St. Augustine School (the "School") writes to formally oppose the development application for the Arbutus Site. The application proposes a 13 storey supportive housing building with 129 studio apartments on the City owned Arbutus Site (the "Proposed Development"). The School recognizes the need to house the homeless and those at risk of homelessness and does not oppose the development of social housing on the Arbutus Site but the Proposed Development fails to address concerns raised by the School. The Arbutus Site and the School The Proposed Development is 18 m from the School on the Arbutus Site. The Arbutus Site is a narrow parcel of land bordered by the Arbutus Greenway (to the East), West 7th Avenue to the North (a bike lane) and West 8th Avenue to the South. Just South of the Proposed Development is the future site of the Broadway Subway bus loop and proposed passenger pick-up and drop-off lane. The sidewalks and roadways adjacent to the School, the Proposed Development and the Arbutus Greenway, are heavily used by children who walk, cycle, and are driven to the School. Crosswalks traverse Arbutus Street at West 7th Avenue and West 8th Avenue. The Proposed Development would introduce a vehicle traffic ramp onto Arbutus Street between the two crosswalks. The School educates children in Kindergarten to Grade 7, aged 4 to 13 and the School building includes premises leased to an independent daycare which provides daycare and pre-school services for children aged 2 to 5. The student population of the School, including the daycare, totals approximately 500 children aged 3 to 13. The School is a hub of activity, with children on campus as early as 7:00 am throughout the school year and until 5:30 pm every day, to accommodate children who participate in a daily after school club, and on many days until 7:00 pm for children participating in sports teams and other school activities. The School is closely connected to St. Augustine's Parish, located on the corner of West 7th and Maple Street, one block east of the School. Nearly every day, students, staff, and teachers walk to the Parish from the School to participate in a wide variety of activities. Space in the Parish Centre is used for school activities. The Proposed Development is situated directly between the School and the Parish, and school children will walk by it on a near-daily basis for drop-off, pick-up, and frequent activities that occur at the church (faith services, assemblies, and monthly masses, etc.). In addition, school children regularly use the Arbutus Greenway both to commute to school but also as part of school activities such as the annual walkathon, the Terry Fox Run, and as a training area for sporting events such as cross-country running and track and field. The School has always maintained that the combined proximity of the School, the daycare, and the future Broadway Subway make the Proposed Development unique from other sites and requires a unique approach to create a successful social housing development. The information provided for public review in this development permit application has not satisfied the School that proper consideration has been provided to these issues. Conditions of Rezoning Bylaw The rezoning bylaw included a number of Conditions of Approval as well as amendments made by City Council. The amendments made by City Council included the following. The ground lease was to include requirements that: - BC Housing will explore funding an onsite wrap around services team with medical, social and vocational expertise. - BC Housing will explore partnering with an appropriate agency to offer mobile health services on site. - BC Housing will ensure the supportive housing operator establishes a Community Advisory Committee that uses all reasonable efforts to include representatives specifically from St. Augustine's School, St. Augustine's Parish, and Sancta Maria House, neighbours, BIA, and other community members. - BC Housing as the lessee will report to the City annually on outputs and outcomes related to the supportive housing, including tenancing, operations, maintenance of public realm, community safety and the Community Advisory Committee. The Conditions of Approval were to include the following: -Require a flashing pedestrian-controlled traffic light at 7th Ave and Arbutus. - Work with the applicant to review and mitigate transportation safety concerns in the area around the development. - A Housing Agreement was to be prepared for enactment prior to enactment of the rezoning bylaw, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability. Staff were to explore with the applicant options, including, but not limited to, the different housing funding streams available to increase the mix of unit types in the proportion of identified social housing units to better reflect the housing needs in the affected area. Information with respect to action taken on the Conditions of Approval, and the outcomes of such action, has not been provided in a detailed manner and is not available in the materials posted on the City's website. Without access to this information, the School cannot properly inform

itself and opposes the application. Urban Design and Interface of Proposed Building with Immediate Surroundings The School has received advice from architects, engineers and urban planners and opposes the development application for a number of reasons related to the urban design of the Proposed Development, set out below. The full width of the tower portion of the Proposed Building will face the school playground and preschool facilities. The School notes there are few architectural features to minimize the appearance of the height of the Proposed Building, which will be significant over the School's playground. The School does not agree that the design of the Proposed Building is 'welcoming', one of the aims of the building stated in the Design Rationale. Rather, the appearance of the tower is monolithic and provides little visual interest. Given that this portion will be directly facing a childrens' playground and will be visible from a considerable distance given the low height of the School and at grade playground, the design of the West elevation of the tower ought to include architectural features to enhance visual interest of the tower. Further, the School is concerned with the reference in the Design Rationale to the use of "reflective" flashing material and opposes the use of any material that would result in light reflecting, or appearing to reflect, back to the School's playground. The School disagrees with the statement in the Design Rationale that shadowing on the School's playground has been minimized. Rather, the massing of the tower on the South portion of the building significantly increases shadowing of the School playground, contrary to the Broadway Plan requirement that "new buildings should minimize shadowing impacts on independent school yards, particularly during school hours."^[1] Modifications made to the design by the Applicants which were suggested to address shadowing concerns have a negligible, if any, impact on shadows on School grounds during school hours. With the exception of several trees proposed to be located on City property, there is virtually no landscaping or greenery included along the West elevation of the tower. Landscaping ought to be added and improved along the West elevation to create a visual barrier between the building and Arbutus Street. The proposed use of 129 single occupancy adult-only residences does not reflect the diversity of the surrounding area, and the School's concerns with respect to the use and adjacency of the Proposed Development to the School were not addressed in the rezoning application and ought to now be addressed as part of the development application. In particular, the Proposed Development is inconsistent with direct proximity to children as children are not permitted to reside in a building employing a harm reduction model. It is also inconsistent with the City's Zoning By-law, section 11.6.2 which prevents a cannabis store from being developed within 300 m of the property line of an elementary school. The School is able and willing to support social housing on the Arbutus Site that does not employ a harm reduction model and better incorporates the diversity of our local community. Traffic Safety and Pedestrian Safety The School continues to have unaddressed concerns regarding traffic planning and traffic management in the surrounding neighborhood which will be exacerbated by the Proposed Development. The materials provided in support of the development application do not include information relevant to traffic mitigation measures required to address and improve traffic safety along Arbutus Street, West 7th Avenue and West 8th Avenue. A complete traffic study is required to fully understand the challenges in the area arising from both the Proposed Development and the Broadway Subway bus loop. The forthcoming completion of the bus loop on the corner of Arbutus Street and West 8th Avenue will further exacerbate traffic challenges with diesel buses entering the bus loop via Arbutus Street, directly north of the Proposed Development, to deposit riders at the terminus Broadway Subway station every three minutes during rush hour periods - coinciding with the School's pick up and drop off times. The proposed location for emergency vehicle access on West 7th Avenue poses numerous traffic and pedestrian safety concerns. That intersection is currently served by a crosswalk, a bike lane, and a raised center median preventing South traveling vehicles from turning East onto West 7th Avenue as well as requiring East traveling vehicles to turn South onto Arbutus Street. The intersection is plagued with many visual distractions for drivers and pedestrians alike. Traffic traveling Southbound on Arbutus Street is frequently congested past the School and emergency vehicles have crossed into oncoming traffic to avoid this congestion, within an active school zone. The at-grade parking entrance crossing the sidewalk on Arbutus Street will serve as the main access point building services such as garbage trucks and delivery trucks servicing the proposed kitchen and dining room. The parking entrance creates a new hazard for children walking to and from Delamont Park and the many schools in the neighbourhood having to directly interact with garbage and delivery trucks as well as passenger vehicles. Further, trucks and vehicles turning into and out of the parkade will congest and create additional traffic hazards along Arbutus Street. Construction Phase Conditions If the Proposed Building is granted development approval over the objections of the School, safety issues likely to arise during construction must be fully addressed through conditions. This includes, but is not limited to: - Coordinating construction activities with ongoing construction of the Broadway Subway Project, including delaying the start of construction until after completion of the bus loop; - Requiring the Applicants to provide crossing guards for the crosswalks at Arbutus and West 7th and Arbutus and West 8th Avenue during construction activities; - Requiring qualified flag persons to manage the flow of traffic during construction activities; - Full consideration of school activities to mitigate interactions between construction vehicles, school

children and drop off and pick up times; - Provision of reasonable advance notice of all construction activities to the School; - Ensuring parking and the flow of traffic during pick up and drop off times in and around the school zone and surrounding area are not impeded by construction activities; and, - Mitigation of noise and pollution during construction activities. Operations Phase Conditions Again, if the Proposed Building is granted development approval over the objections of the School, the School is concerned that to date, no details have been provided with respect to how the Proposed Building will operate and the School seeks as a condition of any development approval that an Operations Management Plan (OMP) be required from the operator of the Proposed Development and that the School be consulted during the preparation of the OMP. The School opposes the development application for the reasons stated above. The School remains open to engaging in further discussions with BC Housing, VAHA, the operator and the City to further outline the School's concerns. Sincerely, Irene Hensel Chairperson St. Augustine School Parish Education Committee Michael Yaptinchay Principal St. Augustine School

Q2. Street address	2154 W 7th Ave, Vancouver, BC V6K 0E3
Q3. Postal code	Vancouver, BC, V6K0E3
Q4. Your overall position about the application:	Opposed



Respondent No: 377

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:05:41 pm

Last Seen: Jul 05, 2023 16:05:41 pm

IP Address: n/a

Q1. Your comments:

Hello, s.22(1). I would like to voice again my anger that you have chosen to build the BC Housing residence containing ~130 bachelor units on one of the only green spaces left in our already dense neighbourhood. I think it is appalling that David Eby in his roll as Provincial representative stepped in and said unless it was built in that exact spot the city would lose it's Provincial funding for that building, all the while it came to light that no one knew there was a school across the street (apparently it was thought to be in another Province when the noise from the new subway construction first came to light?), and again when I wrote a letter before the civic election asking if washrooms and a waterbottle filler could be built ahead of the gates at the Arbutus/Broadway station. People who are travelling along the Greenway are peeing in our neighbourhood as there are no public washrooms indicated anywhere along the Greenway. I was told I wouldn't have an answer until after the election. After the election and it was clear that Translink would be able to buy land, I was told that there were already washrooms in the parks along the Greenway. I would love for someone in planning to show me where those are, as well as the people who use the Greenway. It is apparent our greenspace was chosen because it suited someone, not because anyone is actually familiar with our neighbourhood. It also makes me angry for the following reasons: 1) We were told it was because land was so expensive and there was so little City land to build on. 2) The independent co-op on 8th between Arbutus and Maple which houses 50 households of low income families and singles, some who make as little as \$1100/month on land the size of 2-3 single family housing units. They were told unless they came up with a plan to increase their units from 50-150 in 5 years the city is going to take the land away from them. 3) Then the city gave 3000 private single family household owners the privilege to increase their units from 1-6 without any provision made for at least 1 of those units being used for social housing in return for this privilege 4) Then the City sold the cemented land on the corner of Arbutus and Broadway to Translink and PGI developments to build a 400 unit building of rentals. This was land our tax money paid for when we bought it back from CN. The only nod to 'social housing' was that "20% of the units would rent for below market rate" which will be above anything anyone in our part of Kits could afford. They don't even have to be Canadians or contribute anything to wellbeing, taxes, or lives of the people who live here. It's all profit. It's just a block away, why didn't the city build there (not that I agree that anyone should live on a busy corner, but as you will see it's not going to be that different for the building on the greenspace anyway)? 5) When the city is touting all these properties they never talk about the plans for Light Rail Transit. We are surrounded by 4th Ave, Broadway, and Burrard, already transited and noisy streets. Is the city truly going to transect our neighbourhood with an LRT on top of it all? Not run it on Arbutus but instead between the independent co-op building and the men in the 130 bachelor unit BC Housing tower, next to the household of women at risk, between the toddler park and another affordable condominium building, along the greenway where people like to bike and walk and be quiet. Through our community garden (probably instead of), which, while in other parts of the Greenway there have been park designations, in our low income neighbourhood you have not designated it a park anywhere from Broadway to Burrard. 6) The majority of us live in apartment buildings here, we don't have yards, and have been told we have one of the lowest greenspace per capita of any neighbourhood in Vancouver. 7) The community gardened traffic circles have been taken out on 8th at Maple and Cypress. Are we to expect this is because we this is where the busses will now loop? Are they going to sit and idle beside the independent coop and new BC Housing tower where this high density residential street was once quiet? 8) Is the only greenspace these 130 men will have in front of their building to be the tiny busy toddler park? 9) My tax money paid for police officers to be stationed on SW Marine drive to prevent people getting on a ROAD connecting to Arbutus travelling north which passed very few single family residences and a huge park that was always empty except for the occasional dogwalker. However despite s.22(1) s.22(1) to the City traffic division s.22(1) coming off travelling west on 4th onto Burrard heading south. It's the only direction there's not a left turning light or lane at that intersection. It means the only way people can start travelling south after travelling past Oak (and if they want to skip the traffic jam of Granville between the bridge and 16th), is to line up to travel up a tiny road at Fir which takes them right next to a toddler park and many residences including the large mental health residence, or turn left at Arbutus and similarly travel down a small residential road past many more residences (3 story apartments), a BUSY toddler park, and a school. Now you want to run an LRT right through the heart of our residential neighbourhood to allow those same people who couldn't stand people on

their driving on their road a quick trip to Granville Island? 10) Our small neighbourhood was annexed to be Fairview instead of Kitsilano less than 10 years ago. Just between 4th and Broadway, up to Arbutus. We believe it was because of the 3 story building laws. Then when the decision came to decide what to do with our neighbourhood it was included as part of the "Broadway Corridor" and people who don't even live here, (or in Vancouver?) could vote on the density of our neighbourhood and the height of our buildings. The feedback from people who live in our neighbourhood has never meant anything. It was all decided long ago by people who treat consultation as window dressing. The people behind building the BC Housing tower on our greenspace had a consultation meeting with concerned parents of the elementary school across the street. The problem is that it's a charter school and many of the kids are driven there and their families live in other neighbourhoods. They don't care about the greenspace for the kids who live in the neighbourhood. The only meeting we received was the opportunity to plead for days at a City Hall meeting, but not for more than 5 minutes at a time. 12) The right for owners in condo buildings to limit rentals in their buildings has recently been taken away. It means that buildings like s.22(1) into will now no longer be as now as people who want to live in our building will have to compete with investors. The investors will also not be concerned with the quality of life of the people in the building or the neighbourhood as it's all about return on investment. Will they even want to pay to maintain our building? The city talks about increasing affordable housing, but it appears to be systematically destroying it in my neighbourhood. 13) We have a world class mental health problem in our city. s.22(1) I know it's important for mental health for people to live in places where they feel known and valued. It's also important that you're not surrounded by people who have the same problems as you. Have you ever seen an alcoholic try to quit drinking when they only socialize with other alcoholics? People also need quiet where they live. They also need green spaces where they live. A 3 story building with 40-50 units is about the limit I think for people to feel like they know the people around them. Towers of 80+ units are isolating and impersonal. The city is also zoning for the highest number of people (apartment buildings) to be built along the noisiest streets, and the majority of greenspaces (if any) near apartment buildings are open to noise from those same busy streets. We pay a high cost in lives and healthcare downstream because of the neighbourhoods you design. Does anybody in the planning department of the city have a background in epidemiology (health of populations)? Why is everyone on the board of BC Housing except one all former lawyers from the BC government? Who is the City consulting with when it makes housing and zoning decisions? It appears to be just people with a background in law or property development. The City and Provincial Government are stewards and caretakers of the tax money we've entrusted to you to ensure everyone has a good quality of life in Canada, and I don't believe you are consulting the people you should be when designing neighbourhoods, buildings, transit, or parks. I don't need to pay taxes in order for rich people to live in quiet, treed neighbourhoods accessible to parks. I pay taxes so that EVERYONE can. It is not a slush fund for people in property development to make heaps of money off of, and then s.22(1) and the increase cost in healthcare to pick up the pieces of human fallout. 14) The idea that the City can sell off City land in "sought after" neighbourhoods and increase social housing in neighbourhoods that are not so "sought after" is atrocious. The amenities that make the areas that people want to live in are generally public amenities. Everyone deserves to live in those areas, no matter how much money they have. Moving people out who have less money is no different than when the Government designated reserves. It wouldn't be right to move people out based on race, nor is it right to move people out based on income. How much money a human being has in not the value of that human being. It's not supposed to be in Canada. It's not why we pay our taxes. 15) While BC Hydro is giving away free airconditioners (with tax payers money?), we all know that if you plant a maple or a chestnut tree on a sidewalk boulevard it keeps the street and the building cool in the summer if the building 3 stories. Time to start creating affordable 3 story building neighbourhoods in single family neighbourhoods instead of building unhealthy 13 story buildings in noisy areas. Liveable, quiet, high density neighbourhoods have been designed in Hillcrest (nice community centre!), and Westbrook Village. Why is it the City can zone and design well for them and not us? 16) When looking at access community centres, lumping the population density of Kitsilano and Point Grey together is disingenuous. This letter was too long, but I'm just so very angry at the value you have placed on our neighbourhood, as well as the demands you have placed on our neighbourhood. In the one block which encompasses 7th and 8th, Maple and Arbutus, we have a low income co-op, we have a home for at risk women, we have a low large low income seniors home, and we have another BC Housing building. It is a lovely neighbourhood where people have all kinds of issues, but we are all known and valued by our neighbours. A lot of what has made our neighbourhood nice has been the hard work of people who live here. It has been guerilla gardened, or people have massed together to pay to have benches put up in the shady spots during the heat dome a few years ago. My block doesn't even have a treed sidewalk like they do just on the other side of Arbutus. For some reason they've skipped the southside of my block. s.22(1)

~\$22,800,000 on a land size of 2-3 single family dwellings. Not to mention the income tax of people who actually live and work in Vancouver. If money is truly your measure of human beings, why aren't people who are already living in residential buildings have the same consideration of as people who live in single family residential neighbourhoods?

- Q2. **Street address** s.22(1)
- Q3. **Postal code** Vancouver, BC, s.22(1)
- Q4. **Your overall position about the application:** Opposed



Respondent No: 378

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:06:46 pm

Last Seen: Jul 05, 2023 16:06:46 pm

IP Address: n/a

Q1. Your comments:

This area needs a building for children and families, not those most vulnerable without any services

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 379

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:14:16 pm

Last Seen: Jul 05, 2023 16:14:16 pm

IP Address: n/a

Q1. Your comments:

The proposed development is not the best use of this site. Despite the disrespectful NIMBY name calling permitted during the city council rezoning application hearings last year, the opposition to this development permit is not the creation of social housing on this site; it is the type of social housing housed in a 13 storey monolith. Women-led single parent families, widowed seniors and working poor individuals are in need of housing in Kitsilano. Low-rise alternatives which housed as many people as the proposed, despite being created by professionals, were summarily dismissed. The application should be rejected and the applicant required to provide alternatives to this monolith. The lot is a tiny footprint bounded by 3 narrow streets. The beauty of Kitsilano is being destroyed.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 380

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:32:27 pm

Last Seen: Jul 05, 2023 16:32:27 pm

IP Address: n/a

Q1. Your comments:

I think this development as planned is a negative impact on the area especially the green belt, park across the street and elementary school. It is too close to the sidewalk and poses a problem with shade and traffic.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 381
Login: Pastor
Email: pastor@staugustineschurch
.ca

Responded At: Jul 05, 2023 16:33:27 pm
Last Seen: Jul 05, 2023 16:33:27 pm
IP Address: n/a

Q1. Your comments:

St. Augustine's Parish ("Parish") is providing this submission to oppose the development application for the Arbutus Site. The Parish has been part of the Kitsilano neighbourhood for more than 110 years with its presence stretching from Maple Ave. to the east, 7th Avenue to the north, mid-block between Arbutus and Yew to the west and 8th Avenue to the south. Within this area is St. Augustine School, the Parish church and a retirement residence. Throughout its history, the Parish has been served by the Oblates of Mary Immaculate, an international Catholic congregation who has served continuously in the Lower Mainland since 1861 and whose charism focuses on the poor and marginalized in our society. As a Parish with many social justice activities, the Parish supports the need to house the homeless and those at risk of homelessness. The Parish does not oppose the development of social housing on the Arbutus Site; it opposes this proposed development. A Catholic parish is a canonical geographical jurisdiction. As such, our Parish is responsible for the well-being of everyone in our Parish area – not only Catholics but everyone. I would like to focus our concerns on four areas which will directly impact this parish area. The concerns raised are in addition to the ones raised by St. Augustine School in its communication through this consultation process. The Arbutus Site is located on a small footprint situated in very close proximity to the new Broadway Station and bus loop, St. Augustine's School, a daycare, a children's park, a retirement residence and a women's recovery home. Tens of thousands of people of all ages and abilities will be passing within a 3 block radius on a daily basis on foot, on bicycles, on public transit and in vehicles. Safety and Well-Being Without access to the Housing Agreement, which we understand has been signed but which has not been made available to the public as part of this process, we are unable to understand the services and supports that will be in place to ensure the safety and well-being of the residents who will come to live on the Arbutus Site. Without significant investment of resources into those services and supports, failures within the residence will result in negative outcomes for the safety and well-being of other residents of this area and to the parishioners of St. Augustine's Parish. Publicly available information demonstrates the increase in police and medical incidents around similar facilities when what is being provided is not truly supportive. We implore you to ensure that a high level of services and supports are adequately funded to ensure there are limited negative outcomes on the Arbutus Site and therefore significantly less negative impacts to the safety and well-being of other residents. Traffic The Parish is concerned about the significant increase in traffic which will occur to support the Arbutus Site – both during construction and once the building is occupied – taken in consideration of the increased traffic as a result of the new Arbutus station. Vehicle access to the Arbutus Site from Arbutus Street together with the increased traffic in the area will impact our ability to access the Parish facilities. The change in limiting ingress and egress from 7th Avenue to accommodate the bike lane as well as the change in traffic direction on 8th Avenue has already seriously impacted access to the Parish facilities. Parking At great expense, we constructed a small underground parking lot under our Parish centre. The Parish has significant street parking needs not only on weekends but also during week days when we have funerals, weddings and other important gatherings. What mitigation is in place to ensure that parking remains accessible in the area for those people who are unable to avail themselves of public transit or other non-vehicle options? This need must be adequately addressed. Mitigation of Risks During Construction In addition to the safety, well-being, traffic and parking issues which will occur following construction, it is important that during the construction a strong mitigation plan is in place taking these factors into account as well as reduction of noise and air pollution. In addition, the development permit must impose real and measurable obligations with financial and legal consequences on the developer to ensure compliance. We continue to invite the City, the developer and the operator to work with the community including St. Augustine Parish to develop a real and sustainable solution for the Arbutus Site focused on the well-being of all God's children. Yours sincerely, Rev. Father Ignacy Warias, OMI

Q2. Street address 2028 West 7th Avenue

Q3. Postal code Vancouver, BC, V6J1T4

Q4. Your overall position about the application: Opposed



Respondent No: 382

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:37:08 pm

Last Seen: Jul 05, 2023 16:37:08 pm

IP Address: n/a

Q1. Your comments:

This development will not be a good fit for the community or the school across the street. The building does not follow the recommendations of the current scientific research suggesting a lower rise building with a mix of low income families as well as single individuals is better For the people living there and the surrounding community. This development will also block out essential sunshine to the school across the road, leaving is mostly in shade. Social housing for low-income families and individuals would be a much better option for this development, as this area is geared for children and families and has no mental health or addictions support nearby.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 383

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:39:06 pm

Last Seen: Jul 05, 2023 16:39:06 pm

IP Address: n/a

Q1. Your comments:

This development will not be a good fit for the community or the school across the street. The building does not follow the recommendations of the current scientific research suggesting a lower rise building with a mix of low income families as well as single individuals is better For the people living there and the surrounding community. This development will also block out essential sunshine to the school across the road, leaving is mostly in shade. Social housing for low-income families and individuals would be a much better option for this development, as this area is geared for children and families and has no mental health or addictions support nearby.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 384

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:41:31 pm

Last Seen: Jul 05, 2023 16:41:31 pm

IP Address: n/a

Q1. Your comments:

Ms. Theresa O'Donnell Director of Planning City of Vancouver Re: Opposition to the proposed Development Permit Application at 2086 and 2098 West 7th Avenue, 2091 West 8 Avenue Dear Ms. O'Donnell The Development Permit Application process is proceeding without any reference to the structural integrity of the proposed structure and its building systems. The Rezoning approval has set the dimensions of the proposed residential tower component at approximately 120 feet x 60 feet and 155 feet in height. I am assuming that no large-scale deviations from these parameters are permitted at this point. The required discussion on form and character during the DP application, has to include the proposed structural system that must be accommodated within the set dimensions of the tower. The description of the tower as provided by the City is that no deep foundations are contemplated, and from the detailed plans submitted from the Rezoning Referral Report, no central seismic resistance core structure has been provided within the design. s.22(1) s.22(1), all being in seismically active zones, I have yet to see a 155 feet tall building without a seismic resistance core. The elevator as shown in the Rezoning plans situated at one corner of the tower plan, is not in a central location that would provide the required stability in the event of lateral forces experienced during an earthquake, especially in the out of plane (east-west) lateral direction. The combination of the absence of both deep foundations and a seismic resistance core leads me to great concern regarding the structural integrity of the design. We live in a seismically active zone, and the loads are no joke as exemplified dramatically by increased requirements for seismic resistance in the latest edition of the National Building Code which will be adopted in British Columbia and the City of Vancouver at the end of the year. There are only a handful of modular high-rise buildings constructed in the world, all of them at the proposed height utilize a cast, reinforced concrete seismic resistance core or cores. The current research on the subject of modular construction all points to using designs that have a seismic resistance core to provide stability. The modular buildings relying solely on the connection system inherent between modules are low rise and are not located in seismically active areas. The proposed design will be the first in the world to ignore the current accepted process. There needs to be a thorough report on the proposed lateral stability system as part of the Development Permit application process and evaluation as the results may drastically alter the floor plan size, altering the tower form to one that is significantly different from the size and dimensions of the approved at Rezoning approval. On the grounds of insufficient information provided on the seismic design of the building and proof of its sufficiency, I am opposed to the proposed development. Regards, s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 385

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:42:15 pm

Last Seen: Jul 05, 2023 16:42:15 pm

IP Address: n/a

Q1. Your comments:

The building is too institutional looking and resembles of a prison, pictured here the King County jail, see attached photo. This building does not belong in a residential neighbourhood in front of an elementary school and beside a toddler park. This is the wrong place wrong model. This is stigmatizing for the residents and does not meet City's own urban design goals and priorities. Greater effort is required to make this building more neighbourly. The lack of set-back from level two and up along the tower portion along Arbutus is a poor urban design condition and poses safety risk for pedestrians below as tenants who may act in unpredictable ways can drop things out of their windows. I would be nervous to walk beside this building knowing the risks for falling objects from the tenants above. There needs to be greater effort to achieve the City's goals and priorities in making streets safe for people. This is an example of accidents waiting to happen.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 386

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 16:51:09 pm

Last Seen: Jul 05, 2023 16:51:09 pm

IP Address: n/a

Q1. Your comments:

I am sincerely opposed since: 1. The cost of this building is over 3 times normal building rates - that cannot be justified. As the site is far too small for the proposed building - reduce it 2 X 4-6 story buildings would accommodate better and meet the immediate surrounds and city goals. - 2 of the factors COV requires. 2. Unproven technology of this modular system past 4 stories - it cannot be used for over that. Have Nexxi, who is in financial trouble - prove that it has been done before. It has not ever been attempted or succeeded. 3. Lack of physical infrastructure support - particularly given additional stress of subway and pedestrian traffic to an already stressed narrow streets. Also, where is the proper sewage for all parts of the Broadway plan - the planned density cannot take it and that affects water for fire fighting. I foresee firefighting and the building's structural integrity as challenges. 4. Failure to engage professionals in the building professional for validating this type of building for feasibility. Especially when BC Housing has NO architects or engineers on staff. They do not have the professional expertise to create, manage or run the project and have had massive problems in earlier buildings.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 387

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 17:04:59 pm

Last Seen: Jul 05, 2023 17:04:59 pm

IP Address: n/a

Q1. Your comments:

My primary objection is that the location (close to a major transportation hub, design, and tenant mix introduces complex public safety issues around crime and this has not been addressed. Further, details on the housing agreement, tenaning, and associated supports are not defined or provided to the public. This project is ugly, the design of the proposed development is not consistent with the character of the surrounding area and does not meet City's urban design goals and priorities. The modular, inflexible construction method does not adhere to the city's own housing goal of housing as many people as possible and does not allow for the adaptation of suites in the future to meet changing demographics. This proposed project is counter to the City's priority for Family Room: Housing mix policy for rezoning projects and design does not allow for adaptation in the future.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 388

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 17:07:46 pm

Last Seen: Jul 05, 2023 17:07:46 pm

IP Address: n/a

Q1. Your comments:

The tower portion has no setbacks along Arbutus St from second floor and up, there were no significant changes to improve the public realm. This architectural condition has a significant impact on the neighbourliness of the building and does not meet City urban design goals and policies. There needs to be greater effort to make the building fit the site.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 389

Login s.22(1)

Email:

Responded At: Jul 05, 2023 17:09:53 pm

Last Seen: Jul 05, 2023 23:38:51 pm

IP Address: s.22(1)

Q1. Your comments:

Re 2086 W 7th Av New Assisted Housing is Under Staffed weeknights and weekends (1 Staff on site)/ badly designed which will likely /possible lead to , "Future Drug Superstore"(run by the Drug Dealers and their associated tenants) especially with out a mini Police Station on site to police this development and the Subway Station next door. The drug dealing/crime will then spill over to the Arbutus Transit Centre next door -(See what has happened in Calgary "Chinook Centre" C Train Sta. et al) Also likely many more "occupants" than planned capacity due to "guest" occupying with "resident" a 1 person suites. COV 2022>2026 Councilors, The Mayor and David Eby will never Live here , go church or have their Children Play/ go to school across the street. So all the decision makers will not have to live with the consequences of their decisions. I and my Neighbor's, Parishioner and Parents Children attend St Augustine's School and Delamont park will. I am mixed because the Province of BC (David Eby) Will ensure this building is built. So the City of Vancouver (not the Province) will have to migrate before built or mitigate after. The "Municipalities Enabling and Validating Amendment Act" BC is possibly un constitutional but the Building will be built before then. And municipalities in BC including the COV will be losing their powers

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 390

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 17:11:45 pm

Last Seen: Jul 05, 2023 17:11:45 pm

IP Address: n/a

Q1. Your comments:

I am asking that you that you reject the request for a Development Permit for the 2086-2098 W 7th Ave and 2091 W 8th Ave development application as is. Pertaining to the specifics of the Development Permit process and application, this proposal is lacking the good design relevant to successful, desirable social housing outcomes including the wellbeing for tenants, a sense of belonging for our communities and generating long-term value for the city. 1. Design of social and community housing underpins the creation of better places that support the physical, social, cultural, environmental, and economic wellbeing of the community. This proposed design is plainly and painfully institutional. The cold and abrupt appearance of the tower risks further stigmatizing those that dwell in it as being institutionalized. Its appearance with zero setbacks does nothing to integrate into the immediate and tender public realm including a toddler park, elementary school playground and a women's shelter for those fleeing violence and reuniting with their young children. Action: Seek to amend the build form with the generous \$65M budget into one that yields a greater and gentler pride of place, a design that is warm and welcoming to dwellers and potentially even bears a cheerful, cultural celebration. One should not be labelled or be stigmatized by the building one enters to live in, especially when buildings that are paid for and designed by public funds. A successful example of this that garnered national headlines is the striking passive house, basket weave building by GBL (a \$55M project) planned for Grandview Woodlands. Here is another <https://architizer.com/projects/ginkgo-project-1/>. 2. This proposed site has been the exception and not the rule of placement or design of projects serving those with mental illness and addiction in the city's entire history. Sites such as this have never been placed inside a school campus. As such I believe an exceptional approach must be taken to engage the community and accomplish the much desired outcome that is its sense of belonging. Additionally, it should be recognized that this approach is necessary as the site casts shadows and towers over the schools only playground and learning rooms for the majority of each day where the children spend the majority of their daylight hours each week. Action: Seek to amend the exterior build form and/or facade by running the design by a committee of youth drawing participation from the area's six schools. Create opportunities for learning and engagement in the built environment and inspire the youth of the city to engage in civic planning. Diffuse an otherwise contentious project through engagement and garner headlines for being a city interested in the feedback of youth for the design of social and community housing. 3. All development should seek to deepen a sense of belonging for our communities. The proposed site undoes belonging. Despite the location right next to a temporary shelter for women (that could act as a feeder site) and the cities' published equity framework that guarantees Vancouver to be a place where all women have full access to the resources provided in the city, this site excludes women if they are expecting or have given birth to a child. The units are single only and the MOU targets males only. None of the units are for families. The children at the six neighboring elementary schools, however they may wish to, will not be able to participate in deepening any sense of belonging with the dwellers. They simply will not be able to integrate with the population as they are not permitted on site. Action: Seek to amend the dwelling types into community housing with varied units inclusive of two bedroom units for families and seek to add a childcare facility within the amenity space. 4. The site design does not work to create long term value for the city's investment. Creating long term value for the partnership from the significant \$65M investment would do well by a site design both inside that unlock the gates of integration - KEY to the success of sites - and does better to eliminate the 'us' and 'them' divide. The lack of setbacks are an affront to a desired safe, connected environment. Dwellers of similar sites have been known to drop items out of windows, and without deeper setbacks the proposed would put children, families and other passersby at high risk of injury. Action: Do integrate community housing within market dwelling settings, BUT create a safe, connected environment with increased setbacks. Increase setbacks to allow for increased safety, natural lighting and added benefit of green space on this busy arterial, transit hub, and school zone. It would add to the safe and independent passage of the 1700 school children to and from the area. Increase the setback along Arbutus to strongly influence how the development interacts with the public realm and the experience it creates on the public street by creating an appropriately scaled enclosure and active yet gentle frontage.

Q2. Street address

s.22(1)

Q3. **Postal code**

Vancouver, BC, s.22(1)

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

Opposed



Respondent No: 391

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 17:27:30 pm

Last Seen: Jul 05, 2023 17:27:30 pm

IP Address: n/a

Q1. Your comments:

I oppose the housing at 7th/8th and Arbutus for the following reasons: - it is 20 meters from a 500 Child elementary school, next door to a successful Women's Supportive Recovery Center, and also very close to other schools (Lord Tennyson, Fraser Academy, St. John's, Kitsilano Highschool). - while we are not opposed to supportive housing, given the above, it should include more units designed for families, as opposed to single units (which could potentially include only single men) - right not, it's 129 studios - families could not live here. - The site should include a daycare, a diversity of home sizes and a minimum of 35% of accessible units. Families should be prioritized for the site given the quiet family-oriented community with toddler park, preschool, elementary school, etc. - The building does not fit into the community nor can it be successful for its dwellers by BC Housing's own standards. The site proposed is 3X the size recommended by BC Housing's own policies and 4X the current zoning RM-4, 3-4 storeys. - The proposed removes much-needed daylight hours of sun from the neighbouring school playground, preschool and toddler park. - The Kitsilano community has not been properly consulted. BC Housing proceeded with planning before consulting key neighbourhood stakeholders and only offering 36 spots for neighbourhood consultation out of the 43,000 + residents. The proposal and process lacks transparency. - BC Housing offers no successful comparable example of a well-managed and restorative site of this scale within a similar community character just 22 steps from a preschool + elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 392

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 17:36:58 pm

Last Seen: Jul 05, 2023 17:36:58 pm

IP Address: n/a

Q1. Your comments:

This housing proposal should have a mix of unit sizes to accommodate families. This neighbourhood already has infrastructure to support families, children and seniors. The children in the neighbouring schools and women from the Sancta Maria House a women's recovery supportive home, and nearby seniors, are the most vulnerable in our society and are being ignored to accommodate the city's mandate to put low-barrier housing who are predominantly men who are homeless or at risk of homelessness, many of whom have mental illness and/or substance abuse issues. This building proposal puts these surrounding vulnerable population at risk and does not meet the City's goals and priorities for Equity and inclusion. The proposed building design is institutional in appearance, it does not contribute positively to the neighbourliness of the immediate area and resembles a prison as pictured here the King County jail, Seattle <https://www.seattletimes.com/seattle-news/law-justice/coronavirus-outbreak-in-seattles-king-county-jail-sends-16-inmates-into-medical-isolation/> For these reasons I oppose this development permit application in its current form.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 393

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 17:51:43 pm

Last Seen: Jul 06, 2023 00:51:43 am

IP Address: s.22(1)

Q1. Your comments:

Have you thought about the women's refuge that will have to close if this is built?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 394

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 18:14:24 pm

Last Seen: Jul 05, 2023 18:14:24 pm

IP Address: n/a

Q1. Your comments:

I oppose this development. Here are 2 thoughts. 1. This building should have a mix of unit sizes instead of single occupancy rooms only. The composition of tenants has not been thoughtfully considered with this design or unambiguously advertised in the application permit or sign at the site. Social housing is an emotional word that most people agree is needed but without further elaborating that this building will be an SRO that excludes many demographics and vulnerable populations that fit better into this family neighborhood is a big oversight and misleading to those who only read the site sign. It was shown that if this building was used for family and children, not using modular technology, way more than 129 people could be housed. This inefficiency is against City housing goals to house as many people as possible. The proposed tenants for this tower will need to travel quite a bit far off-site for their mental health and / or addictions support services as there are none in the neighbourhood. This neighbourhood already has infrastructure to support families, children and seniors. 2. The access gate on Arbutus for the building's parking garage and loading bay is in a terrible location. There will be large trucks backing onto traffic and is a high risk along a busy street where across the street is an elementary school of 450 small children. The vehicle access should be off 8th Ave. This is an accident waiting to happen. The tower portion has no setbacks along Arbutus St, there were no significant changes to improve the public realm. This architectural condition has a significant impact on the neighbourliness of the building and does not meet City urban design goals and policies.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 395

Login: s.22(1)

Email:



Responded At: Jul 05, 2023 18:48:50 pm

Last Seen: Jul 05, 2023 18:48:50 pm

IP Address: n/a

Q1. Your comments:

Concerned about unsupervised drug use in an otherwise family friendly area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 396

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 18:52:19 pm

Last Seen: Jul 05, 2023 18:52:19 pm

IP Address: n/a

Q1. Your comments:

The size and scale of this building is significantly more than the site and neighbourhood can manage. The density proposed results in such limited setbacks that the building is overly imposing and harms the public realm. The building has an institutional appearance which adversely impacts a feeling of welcoming to the neighbourhood. Significant improvement needs to be made to have a building that fits into the neighbourhood,; the best way to do this is limit the density and increase setbacks n Arbutus Street. The parking and loading zone for this building are on Arbutus, which crosses a heavily used sidewalk and crosses a busy street. Having delivery vehicles, garbage trucks and other delivery trucks use this access point puts at risk the safety of the hundreds of kids, seniors and adults that use this sidewalk. I firmly oppose this application and kindly request that amendment be made to the building to allow for a better fit in the neighbourhood

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 397

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 18:52:25 pm

Last Seen: Jul 06, 2023 01:52:26 am

IP Address: s.22(1)

Q1. Your comments:

I wish to inform the public input website for this DP project site contains errors. Once you input your feedback and click submit, the next page says "Thank you for your feedback. If you have questions for staff, use the ask a question tab." This is highlighted text, however when I click that, the next page is an error and says "Page not found on www.shapeyourcity.ca" The web page it lands on is: https://www.shapeyourcity.ca/724-east-56th-ave1?tool=qanda#tool_tab I noticed this very early on in the public input period and was hoping it might be fixed but you should know that this was still happening now. So essentially everyone who tried to ask a question using this method were not able to. This also calls into question the integrity of the development permit application public process. How would this be addressed to rectify this problem?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 398

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 19:24:42 pm

Last Seen: Jul 05, 2023 19:24:42 pm

IP Address: n/a

Q1. Your comments:

This development will not be conducive to the Kitsilano area. We are extremely worried for the safety of our s.22(1) s.22(1). It makes no sense putting mentally unstable people with substance problems in this neighborhood.

Q2. Street address

s.22(1)

Q3. Postal code

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 399

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 19:30:04 pm

Last Seen: Jul 05, 2023 19:30:04 pm

IP Address: n/a

Q1. Your comments:

Majority of Conditions of Approval of Appendix B from Rezoning Referral Report have not been met, without which, the Development Permit Application should not be allowed to be approved. Even though the Dir of Planning has authority over the built form for the approval of this DP application, the City must not ignore that the tenancing, to house a large population 129 single occupants many of whom are mentally ill and have substance abuse issues, is incompatible with the immediate surroundings. This building project as proposed, does not improve the neighbourliness of its surroundings. The on-site substance use facility for residents is problematic in that it provides free government supplied addictive drugs that has many negative impacts for the immediate surroundings as we have seen with other housing facilities of this nature. This social experiment forced upon this neighbourhood by the BCNDP is not a good fit nor compatible with the neighbouring school, the women's recovery home Sancta Maria House, Delamont toddler park and senior apartments.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 400

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 19:34:26 pm

Last Seen: Jul 05, 2023 19:34:26 pm

IP Address: n/a

Q1. Your comments:

This building should have a mix of unit sizes instead of single occupancy rooms. If this building was used for families and children, not using modular technology, more than 129 people could be housed. This is inefficiency is against city housing goals to house as many people as possible. This neighbourhood already has infrastructure to support families, children, and seniors.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 401

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 19:56:28 pm

Last Seen: Jul 06, 2023 02:56:28 am

IP Address: s.22(1)

Q1. Your comments:

I am very concerned about various aspects of urban design for this DP, particularly the shadowing impacts on the school across the street as well as Delamont Park, which is contrary to City policies, including the Broadway Plan, to minimize shadows on public parks, public spaces and public and independent schools. Also, the lack of setbacks between the building and Arbutus is unacceptable as it creates safety issues for pedestrian traffic. In addition, safety and security for pedestrian, cyclist, and vehicular traffic at the intersections at 7th and Arbutus, 8th and Arbutus, and the points at which the Greenway connects with 7th and 8th Avenues are not addressed in the design. Furthermore, there is lack of community greenspace in the design. Of equal importance is public safety with regards to traffic management, emergency vehicle access, sidewalk setbacks, as well as impacts on all of these with the increase pedestrian and vehicular congestion due to the operation of the Broadway Subway station and busloop in the next couple of years.. Finally, in terms of public health and the greater community, there is a lack of detailed information provided in the design on supports for residents of the development, and I cannot emphasize enough the incompatibility of the proposed development with existing vulnerable populations, specifically school children and a women's recovery home, both just metres away.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 402

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 19:59:46 pm

Last Seen: Jul 05, 2023 19:59:46 pm

IP Address: n/a

Q1. Your comments:

I oppose the housing at 7th/8th and Arbutus for many reasons, including the following: - it is 20 meters from a 500 Child elementary school, next door to a successful Women's Supportive Recovery Center, and also very close to other schools (Lord Tennyson, Fraser Academy, St. John's, Kitsilano Highschool). - while we are not opposed to supportive housing, given the above, it should include more units designed for families, as opposed to single units (which could potentially include only single men). - The site should include a daycare, a diversity of home sizes and a minimum of 35% of accessible units. Families should be prioritized for the site given the quiet family-oriented community with toddler park, preschool, elementary school, etc. - The building does not fit into the community nor can it be successful for its dwellers by BC Housing's own standards. The site proposed is 3X the size recommended by BC Housing's own policies and 4X the current zoning RM-4, 3-4 storeys. - The proposed removes much-needed daylight hours of sun from the neighbouring school playground, preschool and toddler park. - The Kitsilano community has not been properly consulted. BC Housing proceeded with planning before consulting key neighbourhood stakeholders and only offering 36 spots for neighbourhood consultation out of the 43,000 + residents. The proposal and process lacks transparency. - BC Housing offers no successful comparable example of a well-managed and restorative site of this scale within a similar community character just 22 steps from a preschool + elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 403

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:01:41 pm

Last Seen: Jul 05, 2023 20:01:41 pm

IP Address: n/a

Q1. Your comments:

Incompatibility with existing vulnerable populations (school children, women's recovery home and seniors) creates potential negative impacts for all parties.. Building design and location near terminus station introduces complex public safety issues around crime and this has not been addressed in any forum. This development represents a significant traffic and safety challenge to the school children and pedestrians.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 404

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:03:31 pm

Last Seen: Jul 06, 2023 03:03:31 am

IP Address: s.22(1)

Q1. Your comments:

I object, among other issues, to the questionable and undemocratic means by which this development is being pushed through, while there is local community legal action against this 'Project'. The BC government has interceded with Bill 26, in direct response to this development proposal, and the legal challenge put forth by concerned citizens in the community. And the process going forward, requires only the Head Planner of the City to make a decision, disallowing any further discussion or decision by our elected officials. This is a scary path to be going down, and denies us citizens representation in this process. I believe, as a citizen of this City, and not someone directly impacted by proximity, that the concerns of the Kitsilano Residents Association and neighbouring context properties and uses, are valid, and should be heard, and respected. The proximity of an elementary school, a women's recovery shelter, and a family co-op housing complex make this site a poor choice. I am in favour of all levels of government stepping up and addressing their neglect and failure to address all levels and forms of affordable housing over recent decades, bringing us to this disgraceful state of homelessness and lack of affordable housing. And, community concerns are increasingly being not acknowledged and respected in City planning and development. I deplore the lack of regard for Vancouver's distinctive neighbourhoods and communities in the recent approval of the Vancouver and Broadway plans. The 'Arbutus Project', as a high rise project, ironically fails to recognize the history of well intentioned high rise 'Projects' in the past century, that had the intention of housing the socially disadvantaged, and turned out to create ghettos of crime, violence and social disconnection. Proximity to a transit station should not necessarily override real community and societal issues. Therefore, I cannot support this Development proposal.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 405

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:10:13 pm

Last Seen: Jul 05, 2023 20:10:13 pm

IP Address: n/a

Q1. Your comments:

I oppose the housing at 7th/8th and Arbutus for many reasons, including the following: - it is 20 meters from a 500 Child elementary school, next door to a successful Women's Supportive Recovery Center, and also very close to other schools (Lord Tennyson, Fraser Academy, St. John's, Kitsilano Highschool). - while we are not opposed to supportive housing, given the above, it should include more units designed for families, as opposed to single units (which could potentially include only single men). - The site should include a daycare, a diversity of home sizes and a minimum of 35% of accessible units. Families should be prioritized for the site given the quiet family-oriented community with toddler park, preschool, elementary school, etc. - The building does not fit into the community nor can it be successful for its dwellers by BC Housing's own standards. The site proposed is 3X the size recommended by BC Housing's own policies and 4X the current zoning RM-4, 3-4 storeys. - The proposed removes much-needed daylight hours of sun from the neighbouring school playground, preschool and toddler park. - The Kitsilano community has not been properly consulted. BC Housing proceeded with planning before consulting key neighbourhood stakeholders and only offering 36 spots for neighbourhood consultation out of the 43,000 + residents. The proposal and process lacks transparency. - BC Housing offers no successful comparable example of a well-managed and restorative site of this scale within a similar community character just 22 steps from a preschool + elementary school.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 406

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:15:09 pm

Last Seen: Jul 05, 2023 20:15:09 pm

IP Address: n/a

Q1. Your comments:

Against to proceed with an illegal authorization, needs to be revisited from the beginning

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 407

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:17:34 pm

Last Seen: Jul 05, 2023 20:17:34 pm

IP Address: n/a

Q1. Your comments:

This type of housing is inappropriate so close to a school, toddler park and women's shelter.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 408

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:18:09 pm

Last Seen: Jul 05, 2023 20:18:09 pm

IP Address: n/a

Q1. Your comments:

This building is too tall and an SRO is not appropriate for this location.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 409

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:18:25 pm

Last Seen: Jul 05, 2023 20:18:25 pm

IP Address: n/a

Q1. Your comments:

Totally against a project and an approval that clearly is not in the best interest of the community and the City, just follows a political agenda from someone who violated the law to get it 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: 410

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:21:26 pm

Last Seen: Jul 05, 2023 20:21:26 pm

IP Address: n/a

Q1. Your comments:

This type of housing is inappropriate so close to a school, toddler park and women's shelter.

Q2. Street address

s.22(1)

Q3. Postal code

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 411

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:22:56 pm

Last Seen: Jul 05, 2023 20:22:56 pm

IP Address: n/a

Q1. Your comments:

This housing is inappropriate next to a school, toddler park and women's shelter.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 412

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:25:10 pm

Last Seen: Jul 05, 2023 20:25:10 pm

IP Address: n/a

Q1. Your comments:

I oppose the current development plan. I have serious safety concerns about the in-house drug use/planned population housed at the proposed supportive housing site since it would be directly facing an elementary school and playground.

Q2. Street address

s.22(1) Vancouver, BC s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 413

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:25:48 pm

Last Seen: Jul 05, 2023 20:25:48 pm

IP Address: n/a

Q1. Your comments:

Strongly opposed. Occupant mix should account for school and childcare across the road.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 414

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:27:49 pm

Last Seen: Jul 05, 2023 20:27:49 pm

IP Address: n/a

Q1. Your comments:

Why are we still discussing something that has been proven to be approved without following the law? Why has the CoV not filed any claim or started a legal process against former Mayor Stewart, as he did not fulfill his duty and his actions broke the law, resulting in millions of dollars of City money wasted? He needs to be accountable for the illegal process and approval that we are still discussing and keeps costing everyone money and valuable time. Social housing is needed, we need to explore a better project that benefits the whole community. Refocusing our efforts and resources to the common good, instead of filling a political agenda.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 415

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:29:22 pm

Last Seen: Jul 05, 2023 20:29:22 pm

IP Address: n/a

Q1. Your comments:

There is considerable existing Social & Supportive Housing in Kitsilano which has been very successful. However, the formula proposed in the model that is part of this new rezoning application has not shown any success. What is being proposed is simply the same failed SRO model from the DTES, that BC Housing and the City of Vancouver are looking to export around the City, with many safety issues and no real change of support or expected outcomes

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 416

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:32:48 pm

Last Seen: Jul 05, 2023 20:32:48 pm

IP Address: n/a

Q1. Your comments:

In favour of supportive housing, not in favour of the proximity of this development to an elementary school. The distance is shocking. The site is so close it's even going to block out sunlight to the school play yard.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 417

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:33:46 pm

Last Seen: Jul 06, 2023 03:33:47 am

IP Address: s.22(1)

Q1. Your comments:

Opposed. - Primarily because there are not guarantees that there will be sufficient staff and mental health supports to help the residents successfully move beyond their addictions, health and mental and problems. These supports need to be required as a part of the building approval. - there should also be a mixture of residents, some couples and families as well as single folks to create a true community where not everyone is suffering from addictions and mental health problems. They deserve an environment that will help them grow beyond their current struggles. - placing this project within steps of an elementary school and a well-used children's park and daycare is problematic and sadly setting up potentially dangerous interactions with young children. Please make these supports a requirement of the approval process. Please consider a different site. s.22(1) with no problems s.22(1). 8th and Arbutus is not suitable.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 418

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:37:30 pm

Last Seen: Jul 05, 2023 20:37:30 pm

IP Address: n/a

Q1. Your comments:

This proposal does not fit with the city goals and priorities. As a senior taxpayer I fear for my life. This model of housing it's been proven not to work for its residents. I truly hope the director of planning will consider the future of this. And how about all the children of the school and parks nearby Little people are so vulnerable and we as people and especially you the politicians that run this city of ours should look at the future of this little people, our future.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 419

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:39:02 pm

Last Seen: Jul 05, 2023 20:39:02 pm

IP Address: n/a

Q1. Your comments:

This is not the right project for the site The approval process did not followed the rules nor listened to the community. The kind of project that was approved has been proven a failure in similar locations and scientific research shows the project will not benefit even those they are trying to help. Social housing is needed, but we need to provide it first to people that benefits the community (single working mother's, low income working families, nurses)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 420

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:42:27 pm

Last Seen: Jul 05, 2023 20:42:27 pm

IP Address: n/a

Q1. Your comments:

I object to the development of this building as I have many concerns regarding how this would fit within the neighborhood. This also does not align with the long term plan and the promise of the mayor during his campaign, who said he will listen to the residents/his voters and their voices would not be silenced this time! What I'm ok with is a type of initiative that has full services for their residents, an inclusive development that integrates its residents and current long term neighbors who support helping more vulnerable.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 421

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:42:44 pm

Last Seen: Jul 05, 2023 20:42:44 pm

IP Address: n/a

Q1. Your comments:

-the height poses concerns about precedent set for future developments, shadowing (and this can be much further elaborated on), increased density -risks to existing community and school across the street and the children and families who rely on the parks and surrounding area to be clean and safe -loss of green space and how it will affect the environment -moreover the process of how this development was authorized without due process

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 422

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:46:06 pm

Last Seen: Jul 05, 2023 20:46:06 pm

IP Address: n/a

Q1. Your comments:

It is concerning for the neighbourhood when high risk individuals are being positioned into a community. The more concerning matter is the proximity to the schools in the neighbourhood

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 423

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:47:00 pm

Last Seen: Jul 05, 2023 20:47:00 pm

IP Address: n/a

Q1. Your comments:

The lack of rehabilitative support for the high risk individuals to be situated in these social housing units is a major concern to the immediate 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: 424

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:49:36 pm

Last Seen: Jul 05, 2023 20:49:36 pm

IP Address: n/a

Q1. Your comments:

I oppose this development

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 425

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:57:44 pm

Last Seen: Jul 05, 2023 20:57:44 pm

IP Address: n/a

Q1. Your comments:

This development will be utterly devastating to the immediate community. The school across the street, which my children attend, will no longer be a safe space and please don't try to pretend it will be. I have listened to many folks who have the same development you pushed into their area talk about the devastating impacts and how detrimental it was to the community. Not to mention the shady and underhanded way this has been handled! This whole thing was shot down already! You should be ashamed of how greedy and self righteous those pushing this housing development look to so many of us. You would never have my vote.

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: 426

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 20:59:31 pm

Last Seen: Jul 05, 2023 20:59:31 pm

IP Address: n/a

Q1. Your comments:

Dear Mrs. O'Donnell, Mayor Ken Sims and Council, (Mr. Sims you may recall s.22(1) s.22(1)) I am writing in regard to the pending Development Permit for 2086-2098 West 7th Ave (DP-2022-00500). As previously expressed during the Public Hearing in June/July 2022, I have several concerns about the current form of this development. While we have provided feedback through the formal DP website, I also wanted to bring these concerns to your attention directly. My opposition to this development stems from the following reasons: Sancta Maria House: The proposed development overlooks Sancta Maria House, a first-stage abstinence-based recovery home for at-risk women seeking healing and recovery from substance abuse. These vulnerable women, often facing homelessness or fleeing violence, may be negatively affected by the planned active drug consumption site, hindering their transition out of the recovery home. Inappropriate Building Height: The height of the building does not align with the surrounding neighborhood and fails to improve the overall aesthetics and public interface. The institutional architectural expression and lack of consideration for the residents' well-being are concerning. Impact on Schools and Playgrounds: The proximity of multiple elementary schools and playgrounds to the proposed development raises concerns about appropriateness and safety for the community, particularly children. Lack of Comprehensive Urban Design Plan: The urban design plan fails to account for the layered impact of the Broadway Subway Project terminal station, future Broadway Plan density, nearby elementary schools, Delmont Park, Sancta Maria House, and the Arbutus Greenway corridor. The capacity of this 2-block area to handle such infrastructure growth needs thorough study and evidence. Shadows and Setbacks: The current design does not adequately address shadowing issues, especially on public parks, spaces, and schools, which contradicts the City's policies. Additionally, the lack of setbacks along Arbutus Street and the absence of improvements to the public realm contribute to an unsatisfactory architectural condition. Traffic and Safety Concerns: The intersection at Arbutus and 7th poses significant safety hazards for the community. The current design creates multiple safety issues, and traffic studies have not adequately addressed the potential impacts, including those from the Broadway Subway Project and other developments in the area. Insufficient Public Greenspace: The proposed development does not provide adequate community public greenspace, limiting the benefits for the neighborhood. Furthermore, there are concerns about the inadequate public hearing and development permit process. Amendments and commitments made during the public hearing have not been reflected in the current application. Essential drawing documents mentioned during the hearing have not been provided, hindering a comprehensive analysis and public feedback. The lack of information impedes an honest consideration of the development's impacts and raises questions about transparency and due process. Given the scale, complexity, and public interest of this application, it is crucial to refer it to the Development Permit Board, allowing for public attendance and meaningful engagement. In conclusion, I believe the City of Vancouver should ensure a fair and transparent process, adhering to procedural fairness and natural justice. The concerns mentioned above require careful consideration before proceeding with the development application. Thank you for your attention to this matter. Sincerely, s.22(1) s.22(1)

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 427

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 21:00:25 pm

Last Seen: Jul 05, 2023 21:00:25 pm

IP Address: n/a

Q1. Your comments:

Dear Mrs. O'Donnell, Mayor Ken Sims and Council, I am writing in regard to the pending Development Permit for 2086-2098 West 7th Ave (DP-2022-00500). As previously expressed during the Public Hearing in June/July 2022, I have several concerns about the current form of this development. While we have provided feedback through the formal DP website, I also wanted to bring these concerns to your attention directly. My opposition to this development stems from the following reasons: Sancta Maria House: The proposed development overlooks Sancta Maria House, a first-stage abstinence-based recovery home for at-risk women seeking healing and recovery from substance abuse. These vulnerable women, often facing homelessness or fleeing violence, may be negatively affected by the planned active drug consumption site, hindering their transition out of the recovery home. Inappropriate Building Height: The height of the building does not align with the surrounding neighborhood and fails to improve the overall aesthetics and public interface. The institutional architectural expression and lack of consideration for the residents' well-being are concerning. Impact on Schools and Playgrounds: The proximity of multiple elementary schools and playgrounds to the proposed development raises concerns about appropriateness and safety for the community, particularly children. Lack of Comprehensive Urban Design Plan: The urban design plan fails to account for the layered impact of the Broadway Subway Project terminal station, future Broadway Plan density, nearby elementary schools, Delmont Park, Sancta Maria House, and the Arbutus Greenway corridor. The capacity of this 2-block area to handle such infrastructure growth needs thorough study and evidence. Shadows and Setbacks: The current design does not adequately address shadowing issues, especially on public parks, spaces, and schools, which contradicts the City's policies. Additionally, the lack of setbacks along Arbutus Street and the absence of improvements to the public realm contribute to an unsatisfactory architectural condition. Traffic and Safety Concerns: The intersection at Arbutus and 7th poses significant safety hazards for the community. The current design creates multiple safety issues, and traffic studies have not adequately addressed the potential impacts, including those from the Broadway Subway Project and other developments in the area. Insufficient Public Greenspace: The proposed development does not provide adequate community public greenspace, limiting the benefits for the neighborhood. Furthermore, there are concerns about the inadequate public hearing and development permit process. Amendments and commitments made during the public hearing have not been reflected in the current application. Essential drawing documents mentioned during the hearing have not been provided, hindering a comprehensive analysis and public feedback. The lack of information impedes an honest consideration of the development's impacts and raises questions about transparency and due process. Given the scale, complexity, and public interest of this application, it is crucial to refer it to the Development Permit Board, allowing for public attendance and meaningful engagement. In conclusion, I believe the City of Vancouver should ensure a fair and transparent process, adhering to procedural fairness and natural justice. The concerns mentioned above require careful consideration before proceeding with the development application.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

**Respondent No:** 428**Login:** s.22(1)**Email:****Responded At:** Jul 05, 2023 21:01:05 pm**Last Seen:** Jul 05, 2023 21:01:05 pm**IP Address:** n/a**Q1. Your comments:**

Dear Mrs. O'Donnell, Mayor Ken Sims and Council, I am writing in regard to the pending Development Permit for 2086-2098 West 7th Ave (DP-2022-00500). As previously expressed during the Public Hearing in June/July 2022, I have several concerns about the current form of this development. While we have provided feedback through the formal DP website, I also wanted to bring these concerns to your attention directly. My opposition to this development stems from the following reasons: Sancta Maria House: The proposed development overlooks Sancta Maria House, a first-stage abstinence-based recovery home for at-risk women seeking healing and recovery from substance abuse. These vulnerable women, often facing homelessness or fleeing violence, may be negatively affected by the planned active drug consumption site, hindering their transition out of the recovery home. Inappropriate Building Height: The height of the building does not align with the surrounding neighborhood and fails to improve the overall aesthetics and public interface. The institutional architectural expression and lack of consideration for the residents' well-being are concerning. Impact on Schools and Playgrounds: The proximity of multiple elementary schools and playgrounds to the proposed development raises concerns about appropriateness and safety for the community, particularly children. Lack of Comprehensive Urban Design Plan: The urban design plan fails to account for the layered impact of the Broadway Subway Project terminal station, future Broadway Plan density, nearby elementary schools, Delmont Park, Sancta Maria House, and the Arbutus Greenway corridor. The capacity of this 2-block area to handle such infrastructure growth needs thorough study and evidence. Shadows and Setbacks: The current design does not adequately address shadowing issues, especially on public parks, spaces, and schools, which contradicts the City's policies. Additionally, the lack of setbacks along Arbutus Street and the absence of improvements to the public realm contribute to an unsatisfactory architectural condition. Traffic and Safety Concerns: The intersection at Arbutus and 7th poses significant safety hazards for the community. The current design creates multiple safety issues, and traffic studies have not adequately addressed the potential impacts, including those from the Broadway Subway Project and other developments in the area. Insufficient Public Greenspace: The proposed development does not provide adequate community public greenspace, limiting the benefits for the neighborhood. Furthermore, there are concerns about the inadequate public hearing and development permit process. Amendments and commitments made during the public hearing have not been reflected in the current application. Essential drawing documents mentioned during the hearing have not been provided, hindering a comprehensive analysis and public feedback. The lack of information impedes an honest consideration of the development's impacts and raises questions about transparency and due process. Given the scale, complexity, and public interest of this application, it is crucial to refer it to the Development Permit Board, allowing for public attendance and meaningful engagement. In conclusion, I believe the City of Vancouver should ensure a fair and transparent process, adhering to procedural fairness and natural justice. The concerns mentioned above require careful consideration before proceeding with the development application.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 429

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 21:16:36 pm

Last Seen: Jul 05, 2023 21:16:36 pm

IP Address: n/a

Q1. Your comments:

I am opposed to this project. 1) The structure is too large as it sits on the property line and is not set back for pedestrian safety. 2) The Commercial doors on Arbutus do not fit with the local community and the street is not wide enough to allow for commercial trucks or emergency vehicles to access the building. 3) There should be no drug consumption rooms on site as this makes the building semi-institutional and will reduce safety and enjoyment of the home for residents who do not take drugs, drink or smoke. The City is stereotyping and stigmatizing that people in need of shelter level housing have to be exposed or are users of drugs. The consumption rooms should be changed to private rooms for reconciliation and connection with family and children. 4) The Design of the building is stigmatizing. It does not match the area or it's character and stigmatizes those entering as poor, homeless or drug addicts based on the City and BC Housing describing future residents as homeless or near homeless and addicted to drugs by offering a drug consumption space. 5) The building is \$64M, which is double the cost of a traditional build. Where is the other \$32M going to? These are public funds and the City has to be accountable for ensuring the right form has been selected and proper use of tax dollars. and meets City bylaw code.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 430

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 21:24:51 pm

Last Seen: Jul 05, 2023 21:24:51 pm

IP Address: n/a

Q1. Your comments:

I strongly oppose this development proposal in its current form. My concerns centre around safety, shading, height, aesthetic, and setbacks. The building as designed introduces undue risks to motorists, cyclists, and pedestrians. We have not yet seen a comprehensive traffic study conducted with recommendations for addressing and mitigating these risks. The Delamont toddler park to the north will be severely impacted by the building's massing and form. As will the poor school children to the west. It is incumbent on the City to reject proposals like this that do away with any real consideration for the public's right to light. The City's own Broadway Plan states as much. The proposed height of the building is absolutely and completely out of context with the neighbourhood. I understand that neighbourhoods evolve and that the Broadway Plan paves the way for many more taller, denser buildings in the areas nearby this site. That said, the notion that this building will intentionally require the equivalent of 18 storeys in real height to fit just 12 floors due its modular construction is truly abhorrent when considered in tandem with the shading concerns. Excuse me for being frank but the building currently has very little to nothing going for it aesthetically. It will be an eyesore for the next 60 - 100 years. A wound that festers and only worsens with age. If the province and city are going to force this building on the neighbourhood, the least that could be done is to attempt to make it architecturally pleasing. Lastly, I understand the setbacks as proposed are essentially "zero-clear" on Arbutus and the greenway, all the way up and down the tower. Why is this project the exception to the otherwise stringent requirements around setbacks? Talk about double standards and a true 'middle finger' to the neighbourhood. Thank you for considering my comments. Once again, I am VERY STRONGLY opposed to this development permit application and trust that the City and its staff will exercise due reason and fairness in deciding to reject it.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 431

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 21:31:04 pm

Last Seen: Jul 05, 2023 21:31:04 pm

IP Address: n/a

Q1. Your comments:

Our concern for this development is the potential drug use and used needles that could be found near the school. We don't feel the children are safe at all with these issues so close to their learning environment. Also, potential visitors of the development that have criminal history such as assaults and sex crimes. Having these types of visitors to the establishment could pose so many threats to the vulnerable public in the area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 432

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 21:39:43 pm

Last Seen: Jul 05, 2023 21:39:43 pm

IP Address: n/a

Q1. Your comments:

This application should not be going ahead given the amount of clear opposition. Addiction in our city is a real problem that requires serious efforts to improve the lives of those suffering from it. But placing recovering addicts directly adjacent to children is only adding to the problem by now creating a more dangerous place for our kids to study and play. There are many better solutions to the housing problem that have been presented in detail at the council sessions on this development, but it seems city council has not even taken the effort to consider them. This is very disappointing to see in our municipal government who should be working to act in the best interests of the city's youngest people.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 433

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 21:45:42 pm

Last Seen: Jul 06, 2023 04:45:47 am

IP Address: s.22(1)

Q1. Your comments:

OPPOSE THIS DEVELOPMENT 1. The proposed use (single rooms for single hard-to-house, with mental health/addictions issues) is not appropriate for the site. To be successful at improving lives and outcomes huge staff and services would be necessary. Definitely not appropriate as proposed due to proximity of school and playground adjacent. 2. Mix of occupants and unit sizes (i.e. to accommodate low income families and single moms) would be better use. Amenities for families and children nearby include elementary schools, parks including Kitsilano community center. It's even close enough for a low income family to walk to the beach which is one of the few things left in Vancouver without an admission charge. This would be a positive neighbourhood for families and could improve the lives of disadvantaged kids. A much better use of the site.

Q2. Street address

2086-2098 W 7th Ave and 2091 W 8th Ave

Q3. Postal code

Vancouver, BC, V6S2C7

Q4. Your overall position about the application:

Opposed



Respondent No: 434

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 21:47:03 pm

Last Seen: Jul 05, 2023 21:47:03 pm

IP Address: n/a

Q1. Your comments:

I oppose the Development Permit Application for 2086-2098 W 7th Ave and 2091 W 8th Ave (DP-2022-00500). I strongly believe the inefficient use of floor space (in the current design) actually opposes the City's own goals of acting for as many citizens as possible. The modular nature of the units over a properly built traditional building of wood or concrete would house more than 129 people. Introducing a mix unit configurations of residents would allow families and children to also take advantage of the space. Based on the Project Data document posted on your website, the building shows floor space ratio for only a 4-storey building, has the proposed development changed from the original 13-storeys? If it has changed, why wasn't the community informed? If it hasn't changed, why have you posted this inaccurate documentation for floor space ratio?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 435

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 21:48:57 pm

Last Seen: Jul 05, 2023 21:48:57 pm

IP Address: n/a

Q1. Your comments:

I fully oppose this development application. This is not the right location for this type of housing: right next to an elementary school and playground. It just doesn't make any sense to build it here and house a large number of at-risk individuals with so many young children in the immediately surrounding area every single day.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 436

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:00:24 pm

Last Seen: Jul 05, 2023 22:00:24 pm

IP Address: n/a

Q1. Your comments:

The development permit application is replete with incorrect and misleading data. For example, the project statistics sheet shows the project as a 4-storey building with a FSR of 1.46 and 4,000 sq meters. The building is obviously way taller and larger than a 4-storey building. Also, there is no information regarding the structural integrity of the proposed structure. It appears that no deep foundations are contemplated, and no central seismic resistance core planned for this tall, large building. A disaster waiting to happen. The building looks like a prison. It is not at all neighbourly.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 437

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:07:54 pm

Last Seen: Jul 05, 2023 22:07:54 pm

IP Address: n/a

Q1. Your comments:

While I am aware there is an affordability and homelessness problem in this city, I strongly believe that this is NOT the correct way of addressing it. Congregating a high-risk population in one building is not the answer, and particularly not in a location which is absolutely surrounded by children and young families. The proposed location is across the street from an elementary school, a Montessori preschool and within walking distance of several other schools and parks. Furthermore, it is adjacent to a women's recovery shelter and near senior housing. s.22(1)

s.22(1); at least half the units are occupied by families with children under the age of 10. David Eby says that he will be quick to respond to any issues which arise; unfortunately, issues that could possibly arise in this area are completely unacceptable and if they happen in the first place it is too late. A young child finding a used drug needle while playing at school? The schools and preschools vandalized? Or heaven forbid something much worse happening to a child in the neighborhood? This is an unacceptable spot to be housing such a large group of at-risk individuals. My husband and I chose this area of kits because it is safe and family friendly. There are parts of this city that we could have lived in, and paid less for housing, where unfortunately it is the norm to see a needle, a drug deal or an individual lying on the street. We don't live there because we don't want s.22(1) growing up in that neighborhood. That fact that there is a proposal for a building with an on-site substance use consumption room ACROSS the street from an elementary school is deplorable. Overall, I am supportive of the need for social housing, however the location and type of housing needs to be more appropriate and it needs to come with long term and well thought through social programs. What is the plan to rehabilitate these people and ensure they do not end up homeless in the future? What is the plan to address their drug addiction, which I can only assume much of the population will have due to the need for an on-site substance consumption room? Why are we housing people in areas of the city which do not also have the services that they need to access regularly in order to ensure long term success? Simply providing housing does not solve this problem.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 438

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:08:44 pm

Last Seen: Jul 05, 2023 22:08:44 pm

IP Address: n/a

Q1. Your comments:

We are concerned with the traffic patterns and safety on Arbutus Street and eighth and seventh Avenue. Adequate lighting at night and early morning. Proper redesigned crosswalks. Directing traffic away from arbutus (arbutus will turn into a parking lot). Consider permanent sharps containers/used needle disposal sites. Please consider non-reflective safety windows (suicide prevention,) Please consider physical barriers to prevent squatting/tenting/loitering.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 439

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:19:24 pm

Last Seen: Jul 05, 2023 22:19:24 pm

IP Address: n/a

Q1. Your comments:

Due to the height of the building there will be shadowing at delamont park, the arbutus greenway and the elementary school. Arbutus is a very narrow road. There will be congestion in the area with the sky train & elementary school. Emergency vehicle access and traffic will be difficult. A potential for high density of recovering addicts in one area may pose a risk to young children if tenants relapse & increase drug use in the area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 440

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:23:25 pm

Last Seen: Jul 05, 2023 22:23:25 pm

IP Address: n/a

Q1. Your comments:

Mayor & Council, Ms. Theresa O'Donnell, City of Vancouver Re: Opposition to the current proposed Development Permit Application at 2086 and 2098 West 7th Avenue, 2091 West 8 Avenue Dear Ms. O'Donnell, Hope my note finds you well. Over the last 2.5 years the application process for this site has resulted in misinformation amongst the Vancouver Police Department, neighbouring senior stratas, Sancta Maria Home, the Vancouver Parks Board, the Vancouver School Board and independent schools. The initial MOU in 2021 at this site confirmed housing for families would be considered at this site. For some reason women and women-led families at this site were excluded from community input sessions in 2021 and 2022. In Q3 2022 Councillor Rebecca Bligh efforts resulted in family units to be studied for this site but no progress has been made for 1 year now. In April 2023 BC Minister of Housing and Government House Leader, Ravi Kahlon, stated the site would be for "young families." [https://www.youtube.com/embed/Xbc1ViGZsS4] Your partners in Victoria are supporting housing for local women and women led families facing homelessness thus I humbly ask you to support housing for those most in need. Sincerely, s.22(1) Vancouver, BC References Councillor Rebecca Bligh - [https://council.vancouver.ca/20220628/documents/phea20220628min.pdf] Minister Ravi Kahlon - [https://www.youtube.com/embed/Xbc1ViGZsS4]

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 441

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:24:41 pm

Last Seen: Jul 05, 2023 22:24:41 pm

IP Address: n/a

Q1. Your comments:

Opposed to this building. 1) Sits on the property line - this is unacceptable given the size of the tower and it's impact on the street and safety 2) Is not safe for pedestrians and gives no consideration for flow or volume of foot traffic or vehicle movement especially along Arbutus which is too narrow to support commercial trucks and emergency vehicles 3) Does not give consideration for neighbourhood context for design or use with open drug use next to elementary school, toddler park and women's recovery house. This is further exasperated by the current irresponsible policy of the BC Government to allow open drug use in public including parks 4) Over 75% of the public is opposed to this building 5) There is litigation in place to oppose the process of this building.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 442

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:29:11 pm

Last Seen: Jul 05, 2023 22:29:11 pm

IP Address: n/a

Q1. Your comments:

We strongly oppose this development in the form it was approved by City Council. Our principal concern is that the public process that took place last year was a sham. We took part in the community process prior to approval. We spoke to Council and we listened to the majority of the public that also spoke, more than two hundred of us, over several days and evenings. It was abundantly clear that substantially all the public who spoke were in favour of a modestly-sized supportive housing project, but were most definitely NOT in favour of a project on this large scale. There was no other conclusion to be made about the public's view, yet the Council still voted in favour of the project as presented. None of the Councillors that voted in favour appeared to take into account or be swayed by the public's clear direction on this. We are Vancouver residents for many decades and we are absolutely dismayed that the Council has no regard whatsoever for the public's direction. After paying property taxes in Vancouver for thirty-five years, and voting in municipal elections for forty years, we are now facing the reality that our City governance is not legitimate and is irredeemably corrupted by special interests. Why on earth waste the time and money on a public process if there is no intention to abide by the crystal clear direction of it? If Council's deeply cynical objective is simply to warehouse our city's homeless residents without adequate support, while also radically impacting a quiet residential neighbourhood (there is an elementary school across the street – what on earth can any Councillor who is a parent themselves be thinking?!) with the intent of motivating homeowners to sell to developers eager to redevelop the neighbourhood into more valuable multi-unit residential buildings along the new Skytrain corridor, then congratulations on achieving your first step! However, the Councillors who voted in favour of this plainly do NOT represent Vancouverites.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 443

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:29:46 pm

Last Seen: Jul 05, 2023 22:29:46 pm

IP Address: n/a

Q1. Your comments:

This site is directly across the street from a pre-school, an elementary school, a toddler playground, and right next door to Sancta Maria house: supportive recovery homes for vulnerable women escaping violence and recovering from mental health and addiction issues. Sancta Maria house is a great example of one of over 2000 units of social and supportive housing in Kitsilano that are not stigmatizing and provide compassionate and real, transformative change to the residents they house. It is a shining beacon of light and hope that the director of Sancta Maria house, at the public hearing, said would have to close if this building. Because this building's design does not have space for common area facilities (not including the space for safe consumption of substances), or proper green space (replacing the shaded woodlands that many neighbours use for shade/cooling off), residents/tenants of this site would gather in front of the building, which without the proper setbacks, be right up against the toddler park, school, and Sancta Maria House. These are all vulnerable populations and having everyone so close together is not good design or planning. I strongly urge for this development application to be rejected and reconsidered. Thank you.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 444

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:33:12 pm

Last Seen: Jul 05, 2023 22:33:12 pm

IP Address: n/a

Q1. Your comments:

Please do not go ahead with this development. The size is inappropriate; location inappropriate (across from Roman Catholic Primary School - who in their right mind thinks this is a good idea?); and next to a future SkyTrain station. Why should my neighbourhood bear the burden of your clearly failed social policies?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 445

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:34:40 pm

Last Seen: Jul 05, 2023 22:34:40 pm

IP Address: n/a

Q1. Your comments:

There have been no efforts to mitigate transportation/safety concerns in the area around the development. The building is in a school zone and there will be many school children and pedestrians in the area and their safety ought to be considered (In fact, the building is right in the middle of school campus as it is in between St. Augustine school and the parish and school children commute/walk to and from the two buildings daily). Traffic studies and modeling have not been conducted to account for the significant changes that will come with this building, the subway terminus station, and the Broadway Plan. The intersection of Arbutus and West 7th is a very dangerous point of safety for the community. The driver load is too high. The intersection has two separate crossings on both the north and south side, and also an at grade concrete bike media. These are too many obstacles for drivers to navigate, and this will be compounded by the vehicle traffic that the building will bring - as well as emergency vehicles. The unkindness of ravens swooped down and gathered the mischief of mice into their beaks, devouring them and dropping their remains in the sea where they landed on a smack of jellyfish, who were enroute to Antarctica to see the waddle of penguins they had befriended last summer.

Q2. Street address

s.22(1)

Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 446

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:37:07 pm

Last Seen: Jul 05, 2023 22:37:07 pm

IP Address: n/a

Q1. Your comments:

s.22(1) in Vancouver. When the International Hostel at 1114 Burnaby Street was used for a shelter after the Roundhouse Community Center was reopened in 2020, the street changed. Every day there were sirens for fire trucks and ambulances. Many times, each day. Every day there was garbage and drug paraphernalia from Thurlow Street to Bute Street on both sides of Burnaby. This included used needles, wrappers of needles, crack pipes and aluminum foil. Every day there were piles of human defecation somewhere on the streets, usually in front of buildings or in the gardens or on the grass. Many nights there was yelling from the occupiers of the hostel as they fought on the street. Also, there was shouting and screaming as the residents of the hostel made their way back after dark. Older residents were afraid to go onto the street in daylight. Kitsilano is a park deficient area of the city. The playground in Delamont Park, at 7th and Arbutus, is well used by residents in the area. The playground is well used by children after school, weekends and in the summer. There is a 300-student school at the corner of Arbutus and 7th Avenue. The proposed use of the property is unacceptable due to its proximity to a school and the park playground where children will be playing, and their security will be compromised. This use would not be acceptable so close to a public school so why is it acceptable at this location?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 447

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:42:43 pm

Last Seen: Jul 05, 2023 22:42:43 pm

IP Address: n/a

Q1. Your comments:

This housing project is in complete conflict to the benefit and welfare of the 450 elementary students attending school across the street. This is not a win win situation and inconsiderate by those in authority making this decision to move forward with this project.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 448

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:50:13 pm

Last Seen: Jul 06, 2023 05:33:26 am

IP Address: s.22(1)

Q1. Your comments:

The neighborliness of the building form and public interface has not improved from the previous proposal. The building is institutional in architectural expression and at public realm on all elevations and is stigmatizing to the residents. The modular technology does not allow for repurposing of the building in the future to allow for spouses and children to move in. It will cast both the elementary school and Delamont Park in shadow during the long winter months. Delamont Park is frequented by families with young children who often live in extreme cramped quarters and the city is taking away their sunshine. Adequate traffic analysis has not been completed or shared, this development represents a significant traffic and safety challenge to the school children and pedestrians, this does not meet city goals and priorities. This building's harm reduction model with on-site substance use consumption room for the residents brings risk to the neighbourhood and is risk for school children, for the women in the adjacent supportive recovery home, for seniors in the seniors housing close by as well as to the residents. This building is better suited for families and children who can get benefit from the location, which has significant family infrastructure and help achieve City goals and priorities.

Q2. Street address

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

Q3. Postal code

Vancouver, BC, V6J1T4

Q4. Your overall position about the application:

Opposed



Respondent No: 449

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:52:58 pm

Last Seen: Jul 05, 2023 22:52:58 pm

IP Address: n/a

Q1. Your comments:

The Immediate surroundings are in incredible jeopardy with this development from the building's harm reduction model alone and brings risk to the entire neighbourhood which is primarily comprised of families, school children at the elementary school across the street, the children's playground adjacent to the building, seniors and women already receiving support for recovery in a nearby building. How on earth is this appropriate with these vulnerable populations making up the neighbourhood? This is not taking care of or showing responsibility for the existing community. Congregating a large number of low-barrier housing residents with similar problems of mental health and/or addictions in a harm reduction model without the proper treatment and supports in a harm reduction environment will only exacerbate the problems, and does not lead them on a path to recovery. This is unfair to the residents too, and does not show responsibility for their proper care and recovery. The safety of all of these populations including within the immediate surroundings of this proposed building is of great concern. This building would better be suited for families and children who can benefit from the location, which has significant family infrastructure which would also help achieve the city's goals and priorities. Excluding the potential for much needed housing for low-income families as well as seniors at this location, that lends itself to this group, is a gross oversight and missed opportunity. Additional safety concerns with the building's location are not being addressed. Arbutus is a busy arterial road that is narrow to begin with. There were no changes to the building set-backs along Arbutus posing safety concerns to pedestrians trying to navigate this very busy road. Traffic concerns are also being overlooked. Adequate traffic analysis has not been completed or shared. This development represents significant traffic and safety challenge to the school children, pedestrians and motorists. This does not meet City goals and priorities. One final thought on the compromised safety of those in the surrounding area relates to an inevitable increase in crime to this area. Based on Geodash crime map data, SkyTrain and subway stations around the city have significantly higher crime rates, with terminal stations showing an even higher density. Again, where is the responsibility to protect the current population of the area?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 450

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 22:55:10 pm

Last Seen: Nov 19, 2021 19:24:51 pm

IP Address: s.22(1)

Q1. Your comments:

I strongly oppose the 2086-2098 W 7th Ave and 2091 W 8th Ave development application for several reasons including a flawed process, poor urban design, safety risks as well as public health and community concerns. My detailed comments are listed below. Process: Inadequate public hearing is being compounded by an inadequate Development Permit process. We believe that the City of Vancouver failed to follow the rules of procedural fairness and natural justice at the rezoning public hearing, and continues to show a lack of transparency and due process in the development application process. Only in June 2023, through the development permit signage, was the public informed that the development permit application was received 7 months earlier on November 16, 2022. The development permit signage also states that a decision will be solely made by the Director of Planning. This application is of significant importance because of its scale, complexity and the public interest it has garnered, and ought to be referred to the Development Permit Board whose meeting the public can attend. Public Safety: The building design and location near a terminus station introduces complex public safety issues around crime and this has not been addressed in any forum. With the location of the Broadway Subuway terminal station right next to the proposed housing project this exposes many public safety concerns. Based on Geodash crime map data, SkyTrain and subway stations around the city have a significantly higher crime rates, with terminal stations showing an even higher density. Urban Design: The neighbourliness of the building form and public interface are not improved from the previous proposal. The building is institutional in architectural expression and at public realm on all elevations, and is stigmatizing for the residents. This does not meet City's own urban design goals and priorities. If this building was used for housed family and children, not using modular technology, more than 129 people could be housed. This inefficiency is against City housing goals to house as many people as possible. Public Health and Communities: The building's harm reduction model with on-site substance use consumption room for the residents brings risk to the neighbourhood and is a risk for school children, for the women in the adjacent women's supportive recovery home, for seniors in the seniors housings close by, as well as to the residents. This building is better suited for families and children who can benefit from the location, which has significant family infrastructure, and help achieve City goals and priorities. A better option for the space would Social Housing for Families, Children and low-income, in a building form that could house more people than 129 individuals. This would suit the area and enhance an already family oriented 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: 451

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:00:50 pm

Last Seen: Jul 05, 2023 23:00:50 pm

IP Address: n/a

Q1. Your comments:

I strongly oppose the 2086-2098 W 7th Ave and 2091 W 8th Ave development application for several reasons including a flawed process, poor urban design, safety risks as well as public health and community concerns. My detailed comments are listed below. Process: Inadequate public hearing is being compounded by an inadequate Development Permit process. We believe that the City of Vancouver failed to follow the rules of procedural fairness and natural justice at the rezoning public hearing, and continues to show a lack of transparency and due process in the development application process. Only in June 2023, through the development permit signage, was the public informed that the development permit application was received 7 months earlier on November 16, 2022. The development permit signage also states that a decision will be solely made by the Director of Planning. This application is of significant importance because of its scale, complexity and the public interest it has garnered, and ought to be referred to the Development Permit Board whose meeting the public can attend. Public Safety: The building design and location near a terminus station introduces complex public safety issues around crime and this has not been addressed in any forum. With the location of the Broadway Subuway terminal station right next to the proposed housing project this exposes many public safety concerns. Based on Geodash crime map data, SkyTrain and subway stations around the city have a significantly higher crime rates, with terminal stations showing an even higher density. Urban Design: The neighbourliness of the building form and public interface are not improved from the previous proposal. The building is institutional in architectural expression and at public realm on all elevations, and is stigmatizing for the residents. This does not meet City's own urban design goals and priorities. If this building was used for housed family and children, not using modular technology, more than 129 people could be housed. This inefficiency is against City housing goals to house as many people as possible. Public Health and Communities: The building's harm reduction model with on-site substance use consumption room for the residents brings risk to the neighbourhood and is a risk for school children, for the women in the adjacent women's supportive recovery home, for seniors in the seniors housings close by, as well as to the residents. This building is better suited for families and children who can benefit from the location, which has significant family infrastructure, and help achieve City goals and priorities. A better option for the space would Social Housing for Families, Children and low-income, in a building form that could house more people than 129 individuals. This would suit the area and enhance an already family oriented 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: 452

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:01:36 pm

Last Seen: Jul 05, 2023 23:01:36 pm

IP Address: n/a

Q1. Your comments:

I am opposing this BC Housing Development Permit Application for 2086-2098 W 7th Ave and 2091 W 8th Ave, close to an elementary school, a public park and a women's recovery home. I am concerned for the safety of the school children and the community. This will also create an unhealthy environment for the school children and the community. -BC Housing's Application lacks detailed information on how they will provide support for the residents. -BC Housing residents will include drug users and residents with other addictions... How can these vulnerable elementary school children, women in the recovery home and senior community residents feel safe and be safe? -Tall height of the building will cause shadowing of the school playground and public park. This is contrary to City Policies (and the Broadway plan) to minimize shadows on public parks, public spaces and independent schools. -The combined crosswalk and bike line at Arbutus and 7th Ave creates hazardous points of safety for pedestrians in the community and the BC Housing design does not address this.

Q2. Street address

s.22(1) Vancouver s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 453

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:12:49 pm

Last Seen: Jul 05, 2023 23:12:49 pm

IP Address: n/a

Q1. Your comments:

Opposed to this development as it is proposed. Proximity to the school is too dense and with too many low barrier tenants without supervision close to the school with vulnerable population directly across the street.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 454

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:14:43 pm

Last Seen: Jul 05, 2023 23:14:43 pm

IP Address: n/a

Q1. Your comments:

Shadowing of Delamont Park, SAS elementary school, and Montessori preschool and Arbutus Greenway is contrary to City policies. The tower portion of the building has not setbacks on the Arbutus side. Setbacks on West 7th and 8th should also be larger. The building is very large in comparison to the neighbourhood. There are no architectural features to minimize its appearance or size. The removal of the warm, red brick from the podium results in a design that is not consistent with the character of the surrounding area and does not meet City urban design goals and priorities. The combined crosswalk and bike line at Arbutus and West 7th creates hazardous points of safety for pedestrians, and the building design does not address this. There is a lack of greenspace. There can be no trees on Arbutus or West 7th given none/nominal setbacks. The conditions for approval required by Council at the public hearing do not appear to be included in the development permit application. Example, those items referred to in Appendix B Conditions of Approval in the Rezoning Referral Report. There has been no consideration of the impact of increased traffic servicing the building (deliveries, service providers) in the design/planning of the building. Arbutus Street is a narrow arterial road and poses issues for emergency vehicles. This has not been considered adequately. No consideration regarding proximity to the Broadway Subway and the public safety issues that poses. Lack of compatibility with surroundings, especially given the building will have on-site drug services. The building is right next to a preschool, elementary school, public park and women's abstinence-based recovery home. How easy will it be for them to stay in recovery with this harm reduction building next door? Our Mayor only seems to care about "vibes" and "swagger" so let me put my opposition in terms that may resonate with him: this building does not give off good "vibes" and the only swagger you'll see at this building is from those getting high from government supplied addictive drugs. Thanks Mayor and Council for not doing what's best for your citizens and cow-towing to David Eby who is pushing this project and could care less about this neighbourhood.

Q2. Street address

s.22(1)

Vancouver

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 455

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:16:37 pm

Last Seen: Jul 05, 2023 23:16:37 pm

IP Address: n/a

Q1. Your comments:

We are residents of Kitsilano and were involved in the development of approval of 2086-2098 W 7th Ave and 2091 W 8th Ave project at all stages. The City of Vancouver has deliberately ignored all valid concerns and opinions of the residents, partitioners, parents and concerning citizens. There are 2 fundamental principles that must be reevaluated by the City of Vancouver in order to approve this project: 1. Given the geographic location of this building and close proximity to school, playground, church and convenient transportation, all social housing units in this building should be geared towards low-income families with children, low-income single parents, women and elderly. 2. The height of the building should be limited to six (6) storeys maximum.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 456

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:16:50 pm

Last Seen: Jul 05, 2023 23:16:50 pm

IP Address: n/a

Q1. Your comments:

What I like the most about this development is that it literally casts a shadow over all the little Catholic souls in elementary school across the street. It is the perfect device to quash the spirit of those youngsters. Once the school closes, because no sane parent is going to abandon their child in reach of the criminal and addicted element living in this development (or the entrepreneurial element arriving by rapid transit to serve it), crime in the neighbourhood will escalate and the bleeding hearts that voted for this sham to move ahead will get a taste of their leftist tears. I just hope my tax dollars go toward phone and free narcotics for the residents. Way to go, team!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 457

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:27:56 pm

Last Seen: Jul 05, 2023 23:27:56 pm

IP Address: n/a

Q1. Your comments:

I am deeply opposed to this plan. This building is far too large and overshadows all the other buildings in its vicinity. It is too large a number of difficult to house individuals that it would create immense stress on the neighbourhood. Did you take into consideration that there is an elementary school across the street? Also there is a church with a women's shelter nearby. Not sure whose idea was to expose two vulnerable populations to additional stress and drug use. It would be ideal to have social housing (which there is clearly need for, in all communities) that would be mixed, with families, elderly as well as single men. This area has a shortage of supports that other communities offer. Every skytrain terminus is a magnet for drug use and petty crime. At East Broadway and Commercial drive, it feels relatively safe despite being a very busy area because of the presence of police and the nearby REACH clinic with its pharmacists and nurse practitioners, as well as social workers, and many shops and reasonably priced restaurants. There is no similar health infrastructure near Arbutus streets. Many of the family medicine clinics are full and do not take walk ins. There are no safe injection clinics, methadone clinics, public health clinics nearby. Other than parking an overdose prevention van on the street, who is going to support this community? Is the building going to be staffed by an individual with experience dealing with the mentally ill? The way the city council has dealt with this project was concerning from the beginning. You were not honest when presenting details of the project initially. Concerns from community residents and local businesses were ignored at council meetings. Kennedy Stewart was particularly dismissive and condescending, and it was obvious that this project would be pushed through regardless of public input. It's clear that there were legal/ethical violations with this process. Democracy only functions if voter's wishes are respected. I hope new city councillors and Mayor Ken Sim could consider the community's profound concerns about this housing project.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 458

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:36:40 pm

Last Seen: Jul 05, 2023 23:36:40 pm

IP Address: n/a

Q1. Your comments:

Project Facilitator, Social Housing will simply have a negative effect on the neighborhood, business and schools in that area! The City needs to work with the community to better understand the best use of the land & specific type of housing project for this area of the city. Thus far just the opposite has been happening & without a reasonable drought have not "been able to explain to the community at large how this application will actually affect the community" It's the city's goals and priorities that need to align with the business, schools, people not the other way around. What needs to happen next is that the city of Vancouver needs to sit down with the stake holders in the area, listen, make compromises, concessions to create a balanced application moving forward for social housing in the area. Concerned neighbor & s.22(1) in Kitsilano.

Q2. Street address

2086-2098 W 7th Ave and 2091W 8th Ave

Q3. Postal code

Vancouver, BC, V6J1T4

Q4. Your overall position about the application:

Opposed



Respondent No: 459

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:47:56 pm

Last Seen: Jul 05, 2023 23:47:56 pm

IP Address: n/a

Q1. Your comments:

I do not support this development as it currently stands. Redesign is needed with local community input.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 460

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:49:28 pm

Last Seen: Jul 05, 2023 23:49:28 pm

IP Address: n/a

Q1. Your comments:

The shadow diagrams provided by the architect don't appear to be quite correct. A cursory check indicates that new shadow would be introduced on Delamont Park on the March equinox at 2pm, as well as at 3pm. Please note that this is not a flat site, and the grade drops going north which would make the tower shadows longer. The Broadway Plan doesn't allow for new shadows to be introduced on an identified park space like Delamont Plan. Staff would be well advised to check the spring equinox shadow diagram against the elevations and site plan information. There would also be a very large amount of shadow on the schoolyard through the year, even around 9am on the summer solstice. s.22(1)

s.22(1) Council at the Public Hearing. This is contradictory to the Broadway Plan. There's a lot to be said about the lack of substantial setbacks on the Arbutus street side, and the facade treatment has been cheapened compared to what was shown at the public hearing. Floor to floor heights of 3.375m are not supported under the Broadway Plan and hence this design should not be supported.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 461

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:50:20 pm

Last Seen: Jul 05, 2023 23:50:20 pm

IP Address: n/a

Q1. Your comments:

Opposed. I have sent a letter direct and including it here. Dear Theresa, I am writing in opposition of the Development Permit for Arbutus and 7th / 8th Avenue. s.22(1) and within two blocks of the proposed development. To start, this was a flawed process even before the Public Hearing began. During the Urban Design Panel meeting on November 10, 2021, the Panel was instructed by Paul Cheng, Senior Planning of Housing Priority Urban Design Group, to not evaluate PMSHI buildings to the standards used for the past decade including smooth physical transition between neighbouring properties and that under PMSHI "transitions will appear abrupt". It is also noted in the UDP minutes posted on the City's website questions around the site with regards to usability and proximity to the school. None of the concerns have been addressed over the last 18-months. (<https://vancouver.ca/files/cov/udp-minutes-11102021.pdf>). I am providing 10 specific concerns: 1) Modular Housing is Subject to Mold as Reported by CMHC Canadian Mortgage and Housing Corporation stated the modular housing is subject to mold especially during transportation and if not properly constructed / sealed during connection of the modules, especially in wet climates. (<https://www.cmhc-schl.gc.ca/nhs/nhs-project-profiles/2021-nhs-projects/key-lessons-modular-housing-across-canada>) This building is intended for 60 years in a wet environment and there is limited information on how these towers will withstand time and climate. 2) Fire Resistance of Modular Tower Needs Testing Analysis Recent lawsuits reported in Business in Vancouver stated "Nexitte panels are 'far heavier' than other manufactured panels and that their fire and water-resistant capabilities are not based on legitimate testing." (<https://biv.com/article/2023/06/canadas-self-proclaimed-fastest-growing-unicorn-facing-legal-trouble-bc-us>). From the information provided to the public this building was awarded to Nomodic / Nexii. Can the City of Vancouver confirm this building meets fire code as fires including Grenfell Tower in England did not meet fire safety standards and local supportive housing has taken lives due to fire in recent years. 3) Modular Structure & Seismic Activity During construction of the Arbutus subway project seismic reports have been requested and provided on the impact of drilling on surrounding buildings. However, there do not appear to be any reports on how seismic activity would impact this building including during an earthquake. The building does not have a traditional foundation and is the height of an 18-storey traditional build. Where is the information as this building is located next to major future transportation hub, school, park and residential buildings and sits in a territory subject to earthquakes. Studies on the use of mid- to high-rise modular buildings have been primarily in non-seismic zones: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7386282/> 4) Decimates Trees - Against Greenest City 2020 Action Plan and Urban Forest Strategy To construct this building and its footprint would require a clear cut of the current trees which are a valued part of the community and environment. The building design did not take consideration to maintain the norther portion of the land and trees. The property along 7th could have been maintained as shared outdoor space with the community and benefit the health and connection to future residents. The design does not consider the natural environment or urban forest as required by the Urban Forest Strategy or Greenest City 2020 Action Plan which could occur by increasing the height of the building to ensure the future of the trees and green space. <https://vancouver.ca/home-property-development/urban-forest-strategy.aspx> 5) Infringes on Individual Right to Safety and Opportunities for Reconciliation: The interior plans and information historically shared with the public states open drug use including a common area for drug consumption. This building will therefore not allow for persons under 18 and does not allow for a safe space for people who do not take drugs or are recovering from drug use. Onsite drug use also limits access for reconciliation with family members as there are no spaces within the building for family visits including children, grandchildren, godchildren, nieces or nephews under the age of 18. Drug consumption should be eliminated from the building or confined to individual apartments, and common rooms should be turned into rooms for gathering with friends and family to support reconciliation and connection. Open drug use can also lead to threats of safety of other residents of the building and interruption to the enjoyment of their home. Safety is a fundamental right in Canada: <https://www.justice.gc.ca/eng/csj-sjc/rfc-dlc/ccrf-cddl/check/art7.html#:~:text=Everyone%20has%20the%20right%20to,the%20principles%20of%20fundamental%20justice.> 6) Building Is Too Large for the Space and Sits on Property Line There were no changes to the building set-backs along Arbutus posing safety concerns to pedestrians trying to navigate along a busy arterial road, Arbutus Street. This building is too large for this site. It should also be noted that there are errors in the Data Sheets, showing significantly smaller

floorspace and 0 sqft above the 5th floor, plus a lower (erroneous) FSR. 7) Reduced Safety for pedestrians, cyclists and commuters With no set-back from the sidewalk along Arbutus, this leaves pedestrians navigating along the sidewalk exposed to hazards that may come from directly above windows of the proposed housing development. In addition, no consideration has been given to the increase in vehicular, pedestrian and cyclist traffic once the Broadway Subway project is complete along the major arterial thoroughfare, Arbutus Street. Traffic studies and modeling have not been conducted to account for the significant changes within this 2-block area. Studies are required to determine impacts from the Broadway Subway Project, Broadway Terminal Station, Broadway Plan, and proposed housing development, all within 20m from an elementary school in an active school zone. 8) Commercial Gate on Arbutus – Traffic Bottle Necks and Pedestrian Danger Arbutus Street is already a narrow arterial road currently posing issues for emergency vehicles. No regard has been given to access points for emergency response to both the proposed development and surrounding community. Emergency response teams, during peak traffic times that coincide with school children pick-up and drop-off times, are forced to travel into oncoming traffic along Arbutus in an active school zone. In some cases, emergency vehicles have become trapped behind traffic with no opportunity to pass, further posing safety concerns to the public. In addition, the building will need to be serviced by commercial trucks including food services, garbage disposal, first responders and HandyDarts with limited ability to turn from the narrow Arbutus Street and into the imposing industrial opening with over height commercial gates without stopping traffic or turning into oncoming traffic lane which poses a danger for motorists, cyclists and pedestrians. Gates of this size also create noise issues which is why they are traditionally found in alleyways and used during commercial hours. 9) Urban Design Flaws The building form and public interface have not improved since the previous proposal. The structure is imposing, institutional in architectural expression and unfortunately more than anything is stigmatizing for the residents as the building is 'abrupt' as initially discussed at the UDP in November 2021. Most items in Appendix B Conditions of Approval, in Rezoning Referral Report have not been reflected within the development permit application related to Urban Design, Landscaping and Engineering. <https://council.vancouver.ca/20220517/documents/rr3.pdf#page=22> The Application did not take into account this building is next to a future transit station with pedestrian traffic along Arbutus, as well as drop off and movement of hundreds of children daily to the school and park. The design does not accommodate for the safety and movement of people with its design and imposing structure right up to and on the property line. 10) Process Again, the City is stifling the voices of the community by shifting the process from Urban Design Panel with public participation to a decision made by yourself. The lack of information impedes a credible urban design analysis and honest consideration of the proposed development's impacts on its surroundings and makes it premature to proceed to development application at the present time. This building was not designed based on an RFP process for traditional construction or open bid process. The building is estimated to cost the public \$64M of public funds which is double the cost of construction in Vancouver. Following the release of the Ernst & Young reports on mismanagement of funds by BC Housing, the City should ensure this is the right building, format and site for the project. This Application for Development Permit should not 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: 462

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:50:28 pm

Last Seen: Jul 05, 2023 23:50:28 pm

IP Address: n/a

Q1. Your comments:

Makes No Sense...Explain? COMPATIBILITY AND THE BUILDING'S TOWER STANDS AS IF POSING A THREAT & OVERSHADOWS THE COMMUNITY: • Is this juxtaposing of these incompatible entities of a house of mentally ill persons/addicts/homeless next to a school, and an elementary school at that, with young innocent lives, and a rehab home for women, even allowed? The world over, attempts are made to separate such entities and to keep track of those "unstable" to keep them away from schools where so many innocent kids and teachers are being harmed by disastrous incidents, while, in Vancouver, the city authorities are placing them next to each other. Can the City/Authorities explain where this model imposed on this community is being adopted from and where it has been shown to work; and, not result in tragedies? It makes no sense. • Are the proposed residents to have 24 hour support, staffing and monitoring? What safety and security measures are being put in place to protect the community, the school, the women's rehabilitation centre, the nearby elderly, the families and the church, when the proposed residents are moved into the building? • Have any of the persons making these decisions put themselves in the shoes of the parents and those of the community, which would be considered a safe community today? Would these decision-makers be at peace and comfortable and have no concerns if their kids were at a school next to an institution of the mentally ill and persons with addictions? • The building is also designed so that the rooms are towering over the school staring into the school playground at the innocent kids and teachers below. Just the design alone appears as a looming threat. Is this what City officials would accept for their own children? It makes no sense. • A more appropriate and compatible group to be housed in the neighbourhood would be the elderly. Have the officials making the decisions never experienced the joy it brings to the elderly to interact with and to see children at play? Take the children to an old-age home and you delight in the smiles it brings. THE URBAN PLANNING APPEARS NON-EXISTENT: • The proposed building is designed as if it is in the Downtown core of a City with apparently no setbacks from the surrounding streets. • The school can't "breathe" with the imposition of this structure. There is no attempt to respect the school building, the existing public park and the surroundings where there is inclusion of or allowance for greenspace and landscaping. • The proposed building's height and shadowing of the School and its playground across Arbutus Street and the public park across 7th Avenue, is contrary to City policies, including the Broadway Plan, to minimize shadows on public parks, public spaces and public and independent schools. • The building appears designed as if there was no study of the existing conditions and surrounding area within the community that stretches from 8th Avenue north towards 2nd Avenue. The height is out of context with the neighbouring buildings immediately adjacent along 7th and 8th Avenue. The building is designed as if it is on West Broadway, and it is not. It is within the neighbourhood that is at a completely different scale and massing. • The design does not appear to address traffic patterns and pedestrian crosswalks: o Studies are required to determine traffic impacts from the Broadway Subway Project, Broadway Terminal Station, Broadway Plan, and proposed housing development, all within an active school zone. o The combined crosswalk and bike lane at Arbutus and 7th Avenue creates hazardous points of safety for pedestrians in the community and the design does not address this. o How has emergency vehicle access been addressed? With a building to house occupants that will require A LOT of support, how has this been designed? How has emergency access been considered with the school traffic and children who may be walking in the area? Are not areas around schools zoned for slow traffic and careful access. How does emergency vehicle access interface with such an existing condition of the school that has been in the community from the very beginnings of the community? • Overall, the conditions for approval required by City Council do not appear to be included in the development permit application. For example, most items in Appendix B Conditions of Approval, in the Rezoning Referral Report, have not been reflected within the development permit application, specifically related to Urban Design, Landscape and Engineering. CRIME AND VIOLENCE – RECIPE FOR DISASTER • The City is moving the problem around the City and accommodating the issues rather than addressing the root of the problem. Making it more difficult to police across the City. We will end up with what is typical in third world countries of violence across the City that is then unmanageable as there are poverty stricken areas or the unfortunately marginalized directly adjacent to those who are not. • How are key housing goals aligned to the maintenance of the vibrancy of the community? The livability of the City in general? Is the urban planning not creating by injecting pockets of unfortunate circumstances into neighbourhoods currently vibrant the decline of safe neighbourhoods? And, the decline of the appeal of Vancouver as a City overall? This sort of arrangement /urban planning is

what is seen in the third world. Is Vancouver now heading that way? • The police and other agencies do not have the capacity to monitor and control violence in the City. The crime is out of control, in crisis and only getting worse. This tragedy in the making is preventable by heeding the warnings signs. The parents and kids of an elementary school and this community should not be the guinea pig for the City's trials in whether their policies of 1989 to 1991 for affordable housing works where they are set to distribute shelter in residential neighbourhoods per their mandate regardless of the obvious danger it brings and to the detriment of the neighbourhood.

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- Q2. **Street address** s.22(1) ,
- Q3. **Postal code** Vancouver, BC, s.22(1)
- Q4. **Your overall position about the application:** Opposed



Respondent No: 463

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:52:30 pm

Last Seen: Jul 06, 2023 06:52:30 am

IP Address: s.22(1)

Q1. Your comments:

YES TO HELPING! NO TO THIS MODEL ! WRONG MODEL WRONG PLACE. REAL SOCIAL HOUSING - NO TO THIS MODEL -We want a different model that fits the neighborhood, school etc. _We 1000% reject this failed model and have serious concerns. -We demand a proper social housing ..a diverse mix of women, children, seniors, disabled, working people, and sober, homeless people. _This proposal is a proven failed model for the people in the building and the neighborhood. Many experts testified, and police voiced concerns. -We support social housing but not this low barrier model next to a school, play park for babies, women's shelter in a quiet safe working area. -Anyone looking at the location next to school, baby park, womens shelter, new skytrain where the UBC kids will transfer...would say no intelligent person would put this facility there and put lives in danger. -Why did the BC Housing Pres have to resign and his wife who was given the private contracts? -Why are the voices of the direct neighbors and community who reject this model at a ratio to 90 to 95 % not being listened to about the safety and crime concerns? - this is the wrong model in the wrong place! -this is not a rich part of Kitsilano, this is people in a mix of rentals middle class people living safely and in peace. Also 3 story buildings this is equivalent to 18 stories. -Housing is human right. Being a substance abuse user, who refuses to make an effort to get sober, and having others pay for your housing is not a human right. -Importing people into the neighborhood who have no connection to the community is with serious issue is wrong and dangerous. -Taxation without representation is theft. -We the direct neighbors paying the taxes 1000% REJECT THIS MODEL! and WANT REAL SOCIAL HOUSING - A MIX OF WOMEN, CHILDREN, SENIORS, DISABLED. WORKING PEOPLE, SOBER HOMELESS PEOPLE. They will be welcomed and be a seamless fit. The current model will be the opposite. -Anyone with a serious addictions and mental challenges should receive help well away from the rest of the community. You should have to graduate and prove sobriety, criminal record check etc. to enter this housing next to where our children are playing. -Listen to the voices of your citizens or resign. -Expert opinions including from law enforcement state that model is a failure both for the residents of the building, and the neighborhood and community. YES TO HELPING! NO TO THIS MODEL ! WRONG MODEL WRONG PLACE. REAL SOCIAL HOUSING - NO TO THIS MODEL

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: 464

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:52:48 pm

Last Seen: Jul 05, 2023 23:52:48 pm

IP Address: n/a

Q1. Your comments:

I am highly concerned about this proposed development. Placing a large number of at risk individuals (substance abuse, mental health issues, etc) in such close proximity to young school children is a recipe for harm. Furthermore, there are no onsite supports or other measures in place (policing, security, etc) to properly help the people being housed as well as to ensure the safety of the surrounding community. I have first hand experience with a similar (and even smaller) housing development across the street from our s.22(1). Unfortunately we have commonly experienced people sleeping overnight on our property, left over drug paraphernalia, garbage, damage, theft, harassment, and many other challenges. The police have been unable to help. I am saddened to know that we will almost certainly face the same issues with this proposal - likely on a bigger scale given it's size and even worse, it will be our community's children and seniors most affected. Why aren't these common sense questions being considered? Who will be accountable for the problems that will arise? Let's use good judgment and adjust this proposal to best suit the community and those we are trying to help.

Q2. Street address

s.22(1) Vancouver

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 465

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:52:48 pm

Last Seen: Jul 06, 2023 01:52:26 am

IP Address: s.22(1)

Q1. Your comments:

The design of this building looks institutional and does not blend in well with the surroundings with its stark white exterior and tiny windows for the residents inside. I think Mr Sim will agree there has been poor effort in giving this building a more neighbourly vibe as it feels too imposing with the building butt right up against the sidewalk along Arbutus. Definitely needs greater set-back and bit more swagger in the details at ground plane. The public realm has not significantly improved and does not meet the Conditions of Approval specified in Appendix B Rezoning Referral Report.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 466

Login: s.22(1)

Email:

Responded At: Jul 05, 2023 23:55:11 pm

Last Seen: Jul 05, 2023 23:55:11 pm

IP Address: n/a

Q1. Your comments:

The development is incompatible with the neighbourhood and the elementary school across the street. Having seen the negative impact of similar hardest to house developments, e.g. Olympic Village and Yaletown, I am extremely concerned with how it will impact the children attending school 13 metres away from the housing. I am concerned for the children's safety and the impact it will have on their use of the neighbourhood. The area is small and congested, with narrow sidewalks, and the inevitable emergency and police vehicles that will frequent the area will further aggravate the limited space. Social housing in that space makes good sense, however, placing the hardest to house within 13 metres of an elementary school does not make good sense. Children matter, please rethink who should reside there and make it compatible with the community.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed