

File No.: 04-1000-20-2022-058

March 17, 2022

s.22(1)

Dear s.22(1)

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

I am writing regarding your request of February 2, 2022 under the ***Freedom of Information and Protection of Privacy Act*** for:

**Records regarding the rezoning application for 2086-2098 West 7th Avenue and 2091 West 8th Avenue, specifically:**

- 1. Electronic submissions from citizens to the Shape Your City inbox and;**
  - 2. Correspondence to City Councillors from businesses and the general public.**
- Date range: January 1-15, 2022.**

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 the section here:

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2022-058); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**  
[cobi.falconer@vancouver.ca](mailto:cobi.falconer@vancouver.ca)

453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl. (Response package)

:ma

# Survey Responses

01 January 2022 - 15 January 2022

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

### Shape Your City Vancouver

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





**Respondent No:** 1

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

**Email:**

**Responded At:** Jan 06, 2022 13:09:29 pm

**Last Seen:** Jan 06, 2022 13:09:29 pm

**IP Address:** n/a

**Q1. Your comments**

This is not an ideal location given proximity to children/school for this type of social housing. Low Income Housing might be more appropriate.

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

Opposed

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

not answered



**Respondent No:** 2

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

**Email:**

**Responded At:** Jan 10, 2022 15:39:13 pm

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

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

**Q1. Your comments**

Too high, poor street interface, wrong location for this type of housing

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

Opposed

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

Yes



**Respondent No:** 3

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

**Email:**

**Responded At:** Jan 12, 2022 08:22:38 am

**Last Seen:** Jan 12, 2022 08:22:38 am

**IP Address:** n/a

**Q1. Your comments**

VPD is saying crime will go up with this current model by 600% The City and BC Housing have been lying to us.

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

Opposed

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

Yes



**Respondent No:** 4

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

**Email:**

**Responded At:** Jan 12, 2022 10:23:29 am

**Last Seen:** Jan 12, 2022 10:23:29 am

**IP Address:** n/a

**Q1. Your comments**

I am opposed to this social housing location. It is located across from a school and close to numerous other schools, which are vulnerable. In addition, the building proposed is huge and does not fit the neighborhood. Thank you

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

Opposed

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

Yes



**Respondent No:** 5

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

**Email:**

**Responded At:** Jan 12, 2022 11:17:55 am

**Last Seen:** Jan 12, 2022 11:17:55 am

**IP Address:** n/a

**Q1. Your comments**

Too close to the two nearby schools. Congestion and safety already serious problems on the roads nearby.

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

Opposed

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

Yes





**Respondent No:** 6

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

**Email:**

**Responded At:** Jan 12, 2022 11:52:33 am

**Last Seen:** Jan 12, 2022 11:52:33 am

**IP Address:** n/a

**Q1. Your comments**

The COV and BC Housing own modelling shows this project with fail. Crime will rise and it will do little to help the residence of this project (the cites most vulnerable). Shame on this City

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

Opposed

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

Yes



**Respondent No:** 7

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

**Email:**

**Responded At:** Jan 12, 2022 12:44:08 pm

**Last Seen:** Jan 12, 2022 12:44:08 pm

**IP Address:** n/a

**Q1. Your comments**

This project is dangerous, both to the community, and to the residence the city and BC Housing plan to place here. The hardest to house, with multiple addictions and mental illnesses

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

Opposed

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

Yes



**Respondent No:** 8

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

**Email:**

**Responded At:** Jan 13, 2022 09:49:43 am

**Last Seen:** Jan 13, 2022 09:49:43 am

**IP Address:** n/a

**Q1. Your comments**

The mayor is destroying this city, please vote NO

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

Opposed

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

not answered



**Respondent No:** 9

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

**Email:**

**Responded At:** Jan 13, 2022 10:30:45 am

**Last Seen:** Jan 13, 2022 10:30:45 am

**IP Address:** n/a

**Q1. Your comments**

I full support this. As someone who lived and worked in the neighbourhood for a number of years, I would love to see some more inclusive housing options in the community. Kitsilano is not immune to homelessness and mental health issues that are more visibly apparent in other Vancouver communities. We need to welcome people from all backgrounds, economic and personal health into all of our communities. We need more housing, we need it in every neighbourhood, including Kitsilano.

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

Support

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

not answered



**Respondent No:** 10

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

**Email:**

**Responded At:** Jan 13, 2022 10:49:24 am

**Last Seen:** Jan 13, 2022 10:49:24 am

**IP Address:** n/a

**Q1. Your comments**

I live six blocks from here, you are doing nothing to address the issues these poor people have by warehousing them without support in a neighbourhood full of families.

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

Opposed

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

not answered



**Respondent No:** 11

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

**Email:**

**Responded At:** Jan 13, 2022 13:15:36 pm

**Last Seen:** Jan 13, 2022 13:15:36 pm

**IP Address:** n/a

**Q1. Your comments**

s.22(1) the similar project you allowed in Olympic village, crime went up by 700%, it was so bad the COV had to add Security in the alleys. Now you want to do this in kits. You are ruining this city. NO to this project.

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

Opposed

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

not answered



**Respondent No:** 12

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

**Email:**

**Responded At:** Jan 13, 2022 13:18:49 pm

**Last Seen:** Jan 13, 2022 13:18:49 pm

**IP Address:** n/a

**Q1. Your comments**

You are doing nothing to solve a problem here - why not add a project with single mothers or fathers? The answer is NO to this project

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

Opposed

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

not answered



**Respondent No:** 13

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

**Email:**

**Responded At:** Jan 13, 2022 11:01:48 am

**Last Seen:** Jan 13, 2022 11:01:48 am

**IP Address:** n/a

**Q1. Your comments**

The original public consultation proved more than 85% were oppose to this, and those that were for, lived 10 + KM away - why was a PR company hired to stick handle the bad press? Why was a "spin doctor" needed here? Stop lying to the public and vote NO

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

Opposed

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

not answered





**Respondent No:** 14

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

**Email:**

**Responded At:** Jan 13, 2022 11:05:37 am

**Last Seen:** Jan 13, 2022 11:05:37 am

**IP Address:** n/a

**Q1. Your comments**

s.22(1) The City has done everything they can to ignore all concerns about this project and push it through. Vote NO

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

Opposed

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

not answered



**Respondent No:** 15

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

**Email:**

**Responded At:** Jan 13, 2022 19:59:13 pm

**Last Seen:** Jan 14, 2022 17:29:49 pm

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

**Q1. Your comments**

I feel that whilst social housing is beneficial to the equitable growth of Vancouver, this development is not appropriate and tone deaf to the surrounding community. We are seeing such a huge amount of families moving out of this area due to unaffordability, as well as schools closing down due to no children to attend them. We have several large elementary schools in the immediate area, include one across the road from this development. How are 140+ people who cannot get their lives in order to be able to rent a room themselves in the city expect to live in an area where basic living costs are much higher than others? This should be allocated to a split social and standard homes development.

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

Opposed

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

Yes



**Respondent No:** 16

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

**Email:**

**Responded At:** Jan 13, 2022 23:08:22 pm

**Last Seen:** Jan 13, 2022 23:08:22 pm

**IP Address:** n/a

**Q1. Your comments**

The site is right across a narrow street from a Elementary School and a park frequented by toddlers. Additionally, there are two other Elementary schools within 500 meters. It makes no sense to have 140 single people, mostly with drug addictions, next to vulnerable children. THIS IS A ACCIDENT WAITING TO HAPPEN. Why can't we have Cannabis shops within 300 meters of schools yet hard drug users can live across the street with no treatment requirements for residency? This rezoning clearly is not consistent with other policies designed to protect public safety. Lastly, your rendering of the area makes it look way more spacious than it is.

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

Opposed

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

Yes



**Respondent No:** 17

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

**Email:**

**Responded At:** Jan 14, 2022 09:11:39 am

**Last Seen:** Jan 14, 2022 09:11:39 am

**IP Address:** n/a

**Q1. Your comments**

Across from an elementary school, you can do better than this. Try to care.

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

Opposed

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

not answered



**Respondent No:** 18

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

**Email:**

**Responded At:** Jan 14, 2022 12:26:39 pm

**Last Seen:** Jan 14, 2022 12:26:39 pm

**IP Address:** n/a

**Q1. Your comments**

The height and setbacks of this development are not in keeping with the rest of the neighbourhood. The proximity to numerous schools is not appropriate for this type of housing.

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

Opposed

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

not answered



**Respondent No:** 19

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

**Email:**

**Responded At:** Jan 14, 2022 17:02:30 pm

**Last Seen:** Jan 15, 2022 01:02:30 am

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

**Q1. Your comments**

The community needs affordable rental housing for working families

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

Opposed

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

not answered



**Respondent No:** 20

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

**Email:**

**Responded At:** Jan 14, 2022 17:14:27 pm

**Last Seen:** Jan 14, 2022 17:14:27 pm

**IP Address:** n/a

**Q1. Your comments**

Totally out of character from all structures in the surrounding area and the number of tenants creates a huge safety concern for the neighbour.

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

Opposed

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

Yes



**Respondent No:** 21

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

**Email:**

**Responded At:** Jan 14, 2022 18:58:00 pm

**Last Seen:** Jan 14, 2022 18:58:00 pm

**IP Address:** n/a

**Q1. Your comments**

Can't build this fast enough. Please fast track this application so people in this community have a safe place to live.

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

Support

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

Yes





Respondent No: 22

Login: s.22(1)

Email:

Responded At: Jan 14, 2022 23:01:01 pm

Last Seen: Jan 15, 2022 07:00:22 am

IP Address: s.22(1)

**Q1. Your comments**

Locating a drug hotel in right across from school, next to playground and in the area of several schools in unacceptable. s.22(1) daycare in the 6th and they play on the playground right across from this site. It will become an addict hangout. The mentally unstable people will generate risks right in front of schools. Children will not be able to walk home unassisted. The building exceeds any reasonable density. Does not provided proper management of mental illness or drug addictions. This is will create an open drug scene outside like DTES and ruin another nice neighbourhood. What steps are taken to prevent this from happening? This counters big city investments to make broadway a "Great Street" as it will make 2-3 blocks around it a crime zone. Why are there only studios in this building? Is it a hospital? Do we not think people that require support should be able to form families? Why is building built from some boxes? Why does it have 11' higher ceilings instead of 8-9' like normal people live in? Why is supportive housing planned in the most expensive neighbourhood alike downtown and Kits instead of places where it is cheaper away from city, like former Riverside? Hard working people try to earn their way to live in those neighbourhoods. We don't have that many homeless people in Kits, so now we will be importing them here from all over. Travesty! I have sympathy for underprivileged, particularly hard working people who need affordable housing and sick people who need medical treatment and social help. I want my tax dollars to go to helping people get mental help and drug rehab in managed facilities, not facilitate a life of drug use by providing housing without mandatory treatment. This will do harm in many ways. Addicts will scavenge neighbourhood for stuff to steal to pay for drugs. Dealers will fight with each other and get funded by residents of this house. Has this program of external support services worked anywhere? It is failing in DTES. We don't need more of it and in every neighbourhood! People who vote for it probably don't live in this neighbourhood as I do. It is unfair to push this on residents who worked hard their whole life to live in a safe neighbourhood and would likely have to move. It is hard to build a neighbourhood but easy to ruin it.

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

Opposed

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

Yes



**Respondent No:** 23

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

**Email:**

**Responded At:** Jan 15, 2022 00:01:11 am

**Last Seen:** Jan 15, 2022 00:01:11 am

**IP Address:** n/a

**Q1. Your comments**

As a s.22(1) who works in the supportive housing field, there doesn't appear to be the appropriate support systems in place to assist future tenants. Whilst housing itself is important, close proximity to support services is just as critical to make meaningful change to these peoples lives. I do not support a rezoning for supportive housing in a location that cannot also provide much-needed 'wrap around' support services.

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

Opposed

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

not answered



**Respondent No:** 24

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

**Email:**

**Responded At:** Jan 15, 2022 08:12:54 am

**Last Seen:** Jan 15, 2022 08:12:54 am

**IP Address:** n/a

**Q1. Your comments**

This type off housing not suited in our neighbourhood

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

Opposed

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

not answered



**Respondent No:** 25

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

**Email:**

**Responded At:** Jan 15, 2022 08:53:37 am

**Last Seen:** Jan 15, 2022 17:35:47 pm

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

**Q1. Your comments**

Does nothing to help the vulnerable and underprivileged. Creates a dangerous community for those not able to manage their own health and finances.

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

Opposed

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

Yes



**Respondent No:** 26

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

**Email:**

**Responded At:** Jan 15, 2022 12:35:20 pm

**Last Seen:** Jan 15, 2022 12:35:20 pm

**IP Address:** n/a

**Q1. Your comments**

Please show us an example of a successful 140 unit social housing development in the City of Vancouver. In addition why has one of social development been put so close to an elementary school?

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

Opposed

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

Yes

**From:** [CouncilCorrespondence@vancouver.ca](mailto:CouncilCorrespondence@vancouver.ca)  
**To:** s.22(1)  
**Subject:** 2086-2098 W 7th Ave and 2091 W 8th Ave Rezoning Application  
**Date:** Tuesday, January 11, 2022 3:32:28 PM

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Reference Number: 101015668540

PLEASE NOTE: Your comments have NOT been shared with the Mayor and Council as this item is still in the application stage and has not yet been referred to public hearing.

All correspondence regarding a rezoning application or heritage designation must be submitted through the appropriate channels, which vary depending on the stage that the application is in. This helps ensure that Council does not receive information that the public and applicant do not otherwise have before the items are scheduled for review at a public hearing.

Your comments have, however, been sent to the Planning Department to be summarized as part of the referral report to Council.

If the application is referred to public hearing, at that time you can submit further comments to Council through the public hearing web form: <https://vancouver.ca/your-government/contact-council-public-hearing.aspx>, which will be captured as part of the public hearing proceedings.

To learn more about the rezoning process and how to participate in public hearings, please visit: <https://vancouver.ca/home-property-development/how-rezoning-works.aspx>.

Sincerely,

Office of Vancouver City Council  
City of Vancouver  
453 West 12th Ave  
Vancouver, BC  
V5Y 1V4

Note: Please do not respond to this email. If you would like to follow-up or have additional questions or comments, please use the Contact Council web form: <http://vancouver.ca/your-government/contact-council.aspx> or call 3-1-1 and provide your Reference Number listed above.

## Mayor and Council Feedback

Case number: 101015668540

Case created: 2022-01-11, 09:54:00 AM

Channel: WEBemail\_out

### Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Original Address: s.22(1) Vancouver, BC. V6K 1X9

### Request Details

1. **Subject:**  
7th/8th Aves & Arbutus Supportive Housing
2. **Describe details (who, what, where, when, why):**  
The site of the proposed development is zoned RM-4 (3-4 storeys). BC Housing is applying to the City of Vancouver for CD-1 (downtown) zoning for the 13-storey building. Only one project has been found to be in close proximity of an elementary school; a 39-unit project at 59th and Heather. Note this is one-third the size of what is proposed for the 8th and Arbutus project. BC Housing has claimed that there are similar projects that are within 500 metres but have continually failed to respond with a list of any that come anywhere close to the current proposal with a proximity of 17.8 metres.  
I am opposed to placing a building of this size in the midst of a 3-4 story neighborhood, creating tremendous density in an otherwise quiet neighborhood.  
It also places a huge amount of unsupervised, unsupported, and possibly troubled individuals in a quiet neighborhood, across the street from a school with 400-500 children, a public children's park, and very close to a BC Liquor Store.  
It is entirely unsuitable for our neighborhood. I oppose this project due to size and impact on the neighborhood. I would oppose it even if it were a private development request for Condominiums. It just doesn't fit our neighborhood, by every standard.
3. **Neighbourhood:**  
\line
4. **Were any other cases or service requests created as a result of this feedback?**  
No
6. **(Don't ask, just record - did caller indicate they want a call back?):**  
Unknown
13. **Original Client:**  
s.22(1)
14. **Original Email address:**  
s.22(1)
15. **Original address:**  
s.22(1) Vancouver, BC. V6K 1X9

### Additional Details

2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application. Please remove from report.

### Contact Details

Name: s.22(1)

Address: ,

Address2:

Phone:

Alt. Phone:

Email: s.22(1)

Preferred contact method: Either

## Case Notes

## Photo

- no picture -

*Any web links (URLs) in this case have been altered so that they cannot be opened, as a security measure to protect against malicious links. If you believe a link to be safe please replace the "hxxp" at the beginning with "http" and open in a browser window. If you're unsure if the link is safe to open and you need to open it, please contact the Service Desk.*



**From:** s.22(1)  
**To:** ["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](mailto:Rebecca.Bligh@vancouver.ca)  
["Boyle, Christine" <Christine.Boyle@vancouver.ca>](mailto:Christine.Boyle@vancouver.ca)  
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)  
["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)  
["Dominato, Lisa" <Lisa.Dominato@vancouver.ca>](mailto:Lisa.Dominato@vancouver.ca)  
["Fry, Pete" <Pete.Fry@vancouver.ca>](mailto:Pete.Fry@vancouver.ca)  
["Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>](mailto:Colleen.Hardwick@vancouver.ca)  
["Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>](mailto:Sarah.Kirby-Yung@vancouver.ca)  
["Swanson, Jean" <Jean.Swanson@vancouver.ca>](mailto:Jean.Swanson@vancouver.ca)  
["Wiebe, Michael" <Michael.Wiebe@vancouver.ca>](mailto:Michael.Wiebe@vancouver.ca)  
["Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>](mailto:Kennedy.Stewart@vancouver.ca)  
**CC:** [communityliaison@bchousing.org](mailto:communityliaison@bchousing.org)  
**Date:** 1/12/2022 2:32:48 PM  
**Subject:** [EXT] Arbutus and West 8th Ave BC Housing Proposal

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**City of Vancouver security warning:** Do not click on links or open attachments unless you were expecting the email and know the content is safe.

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Dear Vancouver City Council,

I am writing to express my support for the proposed BC Housing Supportive Housing development that would be located at West 8th Avenue and Arbutus Street

As you are likely aware, more than 2,000 people across our city are currently experiencing homelessness. The proposed project would add critical supportive and affordable housing stock, adding approximately 140 new units to the community.

The City of Vancouver has a mandate to reduce the affordability gap, as articulated through the "Housing Vancouver" policy. This includes supporting non-profit and non-market affordable housing options. The proposals for 2086 and 2098 West 7th Avenue and 2091 West 8th Avenue help the city meet this commitment.

There are many parents, residents, property owners, businesses and workers in the community who are excited about this project. There are already many individuals experiencing homelessness in Kitsilano who need immediate access to safe housing.

Finally, the proposed building height and scale is aligned with nearby units in the Fairview/Arbutus area. These neighbourhoods still very much enjoy a human-scale environment. The proposed location would add critical affordable housing stock without displacing any existing residents. Its proximity to the future Broadway Subway Extension and the Arbutus Greenway would provide its residents with direct transportation options.

I want to welcome new members into this community. I urge you to ~approve this project's application for rezoning when it comes across your desk.

Sincerely,

s.22(1)

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

**From:** s.22(1)  
**To:** "Mayor and Council Correspondence" <mayorandcouncil@vancouver.ca>  
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>  
"Boyle, Christine" <Christine.Boyle@vancouver.ca>  
"Carr, Adriane" <Adriane.Carr@vancouver.ca>  
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>  
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>  
"Fry, Pete" <Pete.Fry@vancouver.ca>  
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>  
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>  
"Swanson, Jean" <Jean.Swanson@vancouver.ca>  
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>  
**CC:** david.eby.mla@leg.bc.ca  
george.heyman.mla@leg.bc.ca  
**Date:** 1/13/2022 12:35:52 PM  
**Subject:** [EXT] Opposition to Rezoning of Arbutus and 8th

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Dear Honorable Mayor and Council,

I am writing to express my **opposition** for the proposed BC Housing Supportive Housing development format requiring the upcoming rezoning of the lot on Arbutus between 7th and 8th Avenues

I am a s.22(1) that attend elementary and high school in the six-school zone surrounding Arbutus and Broadway.

Firstly, I applaud each of you for taking on the charge of service to your community and second for taking on the task of finding a compromise that meets the health, safety and housing needs for all Vancouverites. I fully realize that the task is not an easy one nor one taken lightly by any of you. I would like to suggest that the decision you make on this particular site has further reaching impact and implications city-wide and therefore kindly ask that you consider my reasoning.

I am **opposed to the proposal as is** for the rezoning at Arbutus and 8th for "Supportive" Housing on the following grounds:

1. With the recent announcement of 13 Mayors demanding complex care solutions, there is an acknowledgement that Supportive Housing without complex care does not function for neither tenants nor community, especially for low-barrier



1. sites where those suffering gravely with mental health and addictions find a home.
2. The current proposed housing model is not proven effective in reducing homelessness and increasing recovery as evidenced city-wide. Respectfully, I urge you to look to Finland, the only EU country where the opposite has been achieved; they have both a reduction in homelessness and an increase in recovery. Their compassionate and unconditional provision of housing also includes a 1:7 ratio of staff to tenant care (Source) while the community was informed by BC Housing that this proposal only ensures just a 1:70 ratio, is located away from mental health and addiction recovery services and the operators give no promise but only that these desperately needed services "may" be offered on site.
3. It is well researched that this proposed housing format is exemplified around the City of Vancouver as one that increases crime, discourse and even physical harm to both tenants and community; affecting surrounding business, residents, and schools.
4. The City of Vancouver planning staff and the applicant, BC Housing, have not acted with the fiduciary duty of promised and earnest community consultation. In total, just 39 individuals were permitted to provide feedback via Zoom from a population of over 45,000 in Kitsilano.
5. Despite 519 comments lodged online to BC Housing, the summary for your review claimed that only some requested more consultation and that just a few had concerns about its operations. This is false and has elicited mistrust of process and leaders.
6. The community clearly communicated they felt it was irresponsible to pursue this proposal as is. Feedback opposing the proposal has been entirely ignored.
7. The ambiguity of the definition of Social Housing is still in question at City Hall.
8. The project has been misrepresented to the public as Social Housing and Affordable Housing and not what it actually is, which is Low-Barrier Supportive with no guarantee of support on site for those planned to live there with severe mental and addiction conditions.
9. The applicants continued later in the Fall 2021 to submit a falsified shadow impact study and misled the Urban Design Panel in their brief, and if not for a community volunteer the Urban Design Panel, Council and all attending across Vancouver would have continued to be misled. However, this professional volunteered to prepare an accurate shadow study that revealed a vast difference in shadow impact over the two-thirds of elementary school and its only play area across the street during learning hours. The new study was provided to the UDP just in time for the meeting and the applicant only then they made the adjustment.
10. The applicant listed the Kitsilano Fairview Community Policing Office as a stakeholder they consulted in preparation of the proposal. This is in fact false. They did not.

I do not take it for granted that your job is a tiring, difficult one and I will always applaud your service and gift of time and expenditure of energy and thought that often goes well beyond your call of duty and salary. May I suggest in earnest that the Mayor and Council help City Planners and BC Housing take a few steps to earn back the trust of this community of Kitsilano, and in turn be lauded for your determination and finding a new success solution. First, ask the applicant to provide city staff all letters and comments from the community and have a new report of community feedback prepared for you to review.~ If the applicant and city planners wouldn't listen perhaps you could show you are willing to.~ Second, converse with the Mayor of Helsinki's and perhaps others and learn of their best used practices so as to employ them here. Meet directly with the Broadway and West 4th Business Improvement Associations, ~the Kitsilano Fairview Community Policing Office and the multiple schools in the community. With these measures, I suggest, you would show a solid stand for all members of the community - businesses, children, schools, stratas, residents and the vulnerable homeless population.

In conclusion, I along with many, many parents in our surrounding community urge you to stand opposed to the rezoning, make a stand for a compassionate and transformational approach to the care for our cities' vulnerable homeless population and demand that only proposals that match those of successful jurisdictions around the world that include a higher standard of care will be acceptable.

Thank you for your time and consideration,

s.22(1)



Vancouver

BC s.22(1)





**From:** "Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
**To:** "Basi, Sarah" <sarah.basi@vancouver.ca>  
**Date:** 2/10/2022 11:13:23 AM  
**Subject:** FW: [EXT] Arbutus and West 8th Ave BC Housing Proposal

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**From:** s.22(1)  
**Sent:** Wednesday, January 12, 2022 2:33 PM  
**To:** Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Boyle, Christine <Christine.Boyle@vancouver.ca>; Carr, Adriane <Adriane.Carr@vancouver.ca>; De Genova, Melissa <Melissa.DeGenova@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Hardwick, Colleen <Colleen.Hardwick@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Swanson, Jean <Jean.Swanson@vancouver.ca>; Wiebe, Michael <Michael.Wiebe@vancouver.ca>; Stewart, Kennedy <Kennedy.Stewart@vancouver.ca>  
**Cc:** communityliaison@bchousing.org  
**Subject:** [EXT] Arbutus and West 8th Ave BC Housing Proposal

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Dear Vancouver City Council,

I am writing to express my support for the proposed BC Housing Supportive Housing development that would be located at West 8th Avenue and Arbutus Street

As you are likely aware, more than 2,000 people across our city are currently experiencing homelessness. The proposed project would add critical supportive and affordable housing stock, adding approximately 140 new units to the community.

The City of Vancouver has a mandate to reduce the affordability gap, as articulated through the "Housing Vancouver" policy. This includes supporting non-profit and non-market affordable housing options. The proposals for 2086 and 2098 West 7th Avenue and 2091 West 8th Avenue help the city meet this commitment.

There are many parents, residents, property owners, businesses and workers in the community who are excited about this project. There are already many individuals experiencing homelessness in Kitsilano who need immediate access to safe housing.

Finally, the proposed building height and scale is aligned with nearby units in the Fairview /Arbutus area. These neighbourhoods still very much enjoy a human-scale environment. The proposed location would add critical affordable housing stock without displacing any existing residents. Its proximity to the future Broadway Subway Extension and the Arbutus Greenway would provide its residents with direct transportation options.

I want to welcome new members into this community. I urge you to approve this project's application for rezoning when it comes across your desk.

Sincerely,

s.22(1)

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



**From:** "Carr, Adriane" <Adriane.Carr@vancouver.ca>  
**To:** "Rowley, Cheryl" <Cheryl.Rowley@vancouver.ca>  
**Date:** 2/16/2022 1:07:57 PM  
**Subject:** Fw: [EXT] Support for Arbutus and West 8th Ave BC Housing Proposal

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**From:** s.22(1)  
**Sent:** Friday, January 14, 2022 9:15 AM  
**To:** Bligh, Rebecca; Boyle, Christine; Carr, Adriane; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; De Genova, Melissa; Stewart, Kennedy  
**Subject:** [EXT] Support for Arbutus and West 8th Ave BC Housing Proposal

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Sincerely,

s.22(1)

**From:** "Wiebe, Michael" <Michael.Wiebe@vancouver.ca>  
**To:** "Basi, Sarah" <sarah.basi@vancouver.ca>  
**Date:** 2/10/2022 11:13:50 AM  
**Subject:** FW: [EXT] Support for Arbutus and West 8th Ave BC Housing Proposal

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From: s.22(1)  
Sent: Friday, January 14, 2022 9:15 AM  
To: Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Boyle, Christine <Christine.Boyle@vancouver.ca>; Carr, Adriane <Adriane.Carr@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Hardwick, Colleen <Colleen.Hardwick@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Swanson, Jean <Jean.Swanson@vancouver.ca>; Wiebe, Michael <Michael.Wiebe@vancouver.ca>; De Genova, Melissa <Melissa.DeGenova@vancouver.ca>; Stewart, Kennedy <Kennedy.Stewart@vancouver.ca>  
Subject: [EXT] Support for Arbutus and West 8th Ave BC Housing Proposal

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Sincerely,

s.22(1)

**From:** "Carr, Adriane" <Adriane.Carr@vancouver.ca>  
**To:** "Rowley, Cheryl" <Cheryl.Rowley@vancouver.ca>  
**Date:** 2/16/2022 1:08:05 PM  
**Subject:** Fw: [EXT] YIKES - tall bldg proposed by BC Housing Development, Arbutus and West 7/8th

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**From:** s.22(1)  
**Sent:** Thursday, January 13, 2022 6:15 PM  
**To:** O'Donnell, Theresa; Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael  
**Cc:** AG.minister@gov.bc.ca; david.eby.mla@leg.bc.ca; george.heyman.mla@leg.bc.ca  
**Subject:** [EXT] YIKES - tall bldg proposed by BC Housing Development, Arbutus and West 7/8th

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Dear Mayor Kennedy, Director O'Donnell,+ Council,

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

Like a growing number of my neighbours the more I've heard about the proposed BC Housing development being proposed for Arbutus and West 7/8th the more opposed I am. I live, work + play in this neighbourhood.

Quite simply, it feels like we are going to be stuck with the same failed planning + rezoning model that has become the norm in the city.... projects being permitted over + above community/citizen concerns being integrated into the final design.... in this case 400% taller than the neighbourhood's character...

This project fails on a number of fronts:

- 13 storeys in a 2-4 storey community...  
**yikes**

-



- lack of urban integration + sensitivity... parachuted next to the greenway, park, and 3 store
- public consultation has been minimal and the neighbourhood feedback from bc housing mtgs + city engagement portal: **yikes**
- time to change elected council + planning leadership in the fall for lack of attention to spec
- **we need homeless, supportive + affordable housing... in this block, in this predim community housing needs + advances density changes respectfully... one that terraces from 3-6 storeys, from 7th to 8th ave**

More and more we are feeling ignored, rather than being heard and consulted properly.

I'm hoping that those of you at city council, that we elect to be our voice at city hall, and those leading planning + rezoning processes, will tell BC Housing to go back to the drawing board, and reduce the height, be creative, integrate....rather than trying to impose something that doesn't work, imposing a scale + size that will not easily integrate + assimilate into the existing community.... ***to date, you have not succeeded in setting this initiative + project up for success: for the users, for the neighbourhood, for the city.***

Yours truly,

s.22(1)

Vancouver