

Isfeld, Lori

From: Civil rights Now s.22(1) Personal and Confidential
Sent: Thursday, July 06, 2017 10:09 AM
To: Public Hearing
Subject: July 20 Public Hearing-Oppose Pearson Dogwood Rezoning Application

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council:

I oppose the Pearson Dogwood Rezoning Application because VCH is not in compliance with the Pearson Dogwood Policy Statement.

The Application does not fulfill the requirement of the Policy Statement that "as part of any rezoning application, VCH is to provide a plan for all...housing and supports to replace the Pearson facilities which demonstrates best practices."

The proposed redevelopment includes four or six person units for people with disabilities. Such units, called "group models" or "Greenhouses" in the application, are group homes. (On page 36 of Section 1 of the Dec. 24, 2015 version of the application there is a floor plan labeled: "Typical 4 Unit Layout – Independent Clustered or Group Home"). Group homes are not best practices for housing that promotes independence for people with disabilities.

Disability services expert Michael Kendrick stated in a May 31, 2017 letter to "Interested Persons" and COV's Persons with Disabilities Advisory Committee (PDAC): "Group homes have had their day and are now at least a generation out of date and that fact will simply deepen in significance and consequence as the field progresses forward. There is absolutely no evidence that the future leading edge of best practice shows any support for group homes in comparison to person centred options."

In a June 1, 2017 email to PDAC, Ross Chilton, CEO of the Community Living Society, stated (Ross forwarded me a copy of the email): "Those of you that I have met will know how concerned many of us are about the plans to replace George Pearson Centre (GPC) with congregate housing for up to six individuals with disabilities. You will also know that such models are now considered in Canada and internationally to be "legacy" systems that should not be replicated or expanded. Our organization for the last 39 years has limited any residential congregation to four individuals with disabilities and we recognize

that even that number represented a compromise in our ability to individualize support. We are consistently moving to reduce and eliminate congregation and increase natural and individualized living arrangements including with former GPC residents."

I've asked VCH what evidence demonstrates that apartments with four or six bedrooms is best practices for housing that promotes independence for people with disabilities. VCH still hasn't answered that question.

An argument made to justify the inclusion of group homes in the Application is many current GPC residents want to live in them. The eight group homes of Phase One intended to house 40 people won't be ready until at least 2022. According to the minutes of the Pearson Residents Council meetings, 25 GPC residents have died in the last year and an half. Nearly 10% of GPC's 114 residents die per year. Therefore many of the GPC residents who've asked for group homes will be dead before Phase One is finished. The purpose of the GPC replacement units should not be to honour the dead but to enable the freedom of the living.

Voters with disabilities don't need a room of their own, they need a home of their own. Vancouver needs 114 single bedroom affordable accessible apartments to enable the freedom and dignity of people with disabilities over the next 30 to 50 years. VCH should revise their plan to be in compliance with the Pearson Dogwood Policy Statement. Group homes aren't best practices.

Regards,
Paul Caune

s.22(1) Personal and Confidential



Isfeld, Lori

From: Bevan s.22(1) Personal and Confidential
Sent: Thursday, July 06, 2017 12:24 PM
To: Public Hearing
Cc: s.22(1) Personal and Confidential
Subject: Rezoning Application for 500-650 West 57th Avenue (Pearson Dogwood)

Follow Up Flag: Follow up
Flag Status: Flagged

When the development of these lands were originally proposed, there was to be a station for the Canada Line that was going to be integrated into the Development at the same time the project was to be constructed.

At a round table discussion a few months back at the Marpole Community Center, it came to light that the station is no longer part of the Development. There is somebody new in charge of the Proposal who basically told everyone at the meeting that we were all mistaken at the time of the initial proposal and that there never was to be a new station built at the same time.

He basically implied that we were all liars , and didn't know what we were talking about.

With this Project and the redevelopment of the Langara Estates there will be about ten thousand people with no access to rapid transit as originally promised.

THIS REDEVELOPMENT SHOULD NOT BE APPROVED UNTIL THE TRANSPORTATION QUESTION IS ADDRESSED AND INCLUDED AS AN INTEGRAL PART AS ORIGINALLY PROPOSED.

BEVAN & JAN WILSON

Ludwig, Nicole

From: Derek Findo 5.22(1) Personal and Confidential
Sent: Friday, July 07, 2017 10:27 AM
To: Public Hearing
Subject: Oppose the Pearson Dogwood Rezoning Application

Dear Mayor and Council
I strongly oppose this development.
Thank you
Derek

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Ludwig, Nicole

From: Cathy Grant s.22(1) Personal and Confidential
Sent: Thursday, July 06, 2017 9:27 PM
To: Public Hearing
Subject: Opposed Pearson Dogwood Redevelopment Grouphomes

To Whom It May Concern,

I Cathy Grant, residing at s.22(1) Personal and Confidential Vancouver. I have a disability. I used to lived at George Pearson Centre. I Opposed Pearson Dogwood Redevelopment Group homes. I had personal experience in group homes that was not good. That is why I opposed this development.

Sincerely,

Cathy Grant

Ludwig, Nicole

From: Fred McCreath s.22(1) Personal and Confidential
Sent: Saturday, July 08, 2017 3:20 PM
To: Public Hearing
Subject: Pearson Dogwood Public hearing comments re July 20/17 meeting

My comments are as follows:

1. It is not clear from the Notice that both Dogwood and Pearson residents/clients will continue to be accommodated/served during and after re development of the site. This should be included in the planning process.
2. Earlier plans indicated a Canada Line stop at 57th Ave and Cambie was part of the design. A development that will include 2,700 units plus facilities for seniors and persons with disabilities would be well served by a Canada Line station. Since 57th and Cambie will, after the redevelopment of Langara Gardens, likely be the highest density location in the whole Cambie corridor it only makes sense to provide a Canada Line station, as proposed previously.
3. In designing the 57th Ave station consideration should be given to having pedestrian access grade separated from vehicular traffic at the intersection. (The City should consider grade separation for pedestrians at all intersections served by both roads and public transit when new development takes place, in the interests of pedestrian safety).
4. It is unlikely that the 540 **affordable** housing units will be as affordable as those in the existing Langara Gardens towers. It makes sense, therefore, to ensure the stability of the availability and **accessibility** of the Langara Gardens towers (I am a resident and expect to be one for some time) during the development at both the Dogwood Pearson site and at the Langara Gardens site, when it is approved in future.

Respectfully submitted.

Fred McCreath
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Wayne Soon s.22(1) Personal and Confidential
Sent: Monday, July 10, 2017 4:15 PM
To: Public Hearing
Subject: Pearson Dogwood Rezoning

Pearson Dogwood Rezoning Proposal

1. Canada Line Station

Given that there are 2700 residential units and 114 Pearson supportive units proposed, plus redevelopment in Phase Three of the Cambie Corridor, a Canada Line Station at 57th and Cambie should definitely be built. I strongly feel that partial funding for the station as outlined in previous documents should be required by the developer as a condition of approval. This would benefit both the developer and the residents, as well as being in line with the City's Greenest City Action Plan.

2. Traffic

-Traffic remediation such as speed bumps and bump outs should be installed on 59th Avenue North Arm Trail Greenway to slow down traffic.

-Keep the current right out and left turn only east bound traffic at Cambie Street and right out only west bound traffic at Cambie Street configuration. This has provided some traffic calming on 59th Avenue.

-Prohibit left turns for southbound traffic on Oak Street at 59th Avenue.

3. City Park

Design the City park with safety and security measures such as CCTV cameras and lighting

Sincerely,

Wayne Soon

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Jane s.22(1) Personal and Confidential
Sent: Tuesday, July 11, 2017 10:34 AM
To: Public Hearing
Subject: Pearson Dogwood Rezoning

Pearson Dogwood Rezoning Proposal

1. Canada Line Station

Since the combined developments of Pearson Dogwood and Langara Gardens will add over 10,000 people, and the Cambie Corridor developments have added a tremendous amount of congestion to the area, I strongly feel the Canada Line Station at 57th and Cambie is definitely needed. It should be funded by the developers of Pearson Dogwood and Langara Gardens as a condition of approval. This would benefit both the developer and the residents, as well as being in line with the City's Greenest City Action Plan.

2. Traffic

- Automobiles are constantly speeding along 59th Avenue from Cambie to Oak, so traffic remediation such as speed bumps and bump outs should be installed on the 59th Avenue North Arm Trail Greenway to slow down traffic.

- Keep the current right out and left turn only 59th Avenue west bound traffic at Cambie Street and right out only 59th Avenue east bound traffic at Cambie Street configuration. This has provided some traffic calming on 59th Avenue.

- Prohibit left turns for southbound traffic on Oak Street at 59th Avenue.

3. City Park

Design the City park with safety and security measures such as CCTV cameras and lighting.

Sincerely,

Jane Soon

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Mary-Jo Fetterly s.22(1) Personal and Confidential
Sent: Friday, July 14, 2017 2:27 PM
To: Public Hearing
Subject: Pearson Redevelopment

Dear Councillor:

The June 13, 2017 CD-1 Rezoning: 500-650 West 57th Avenue (Pearson Dogwood) Policy Report states (page 9): “some members of the wider disability community are unsatisfied with the proposed 4 and 6 unit housing model...” in the Pearson Dogwood Rezoning Application. It does not explain why some members of the wider disability community are unsatisfied with the proposed 4 and 6 unit housing model.

The Application does not fulfill the requirement of 3.2.5 of the Pearson Dogwood Policy Statement that “as part of any rezoning application, VCH is to provide a plan for all...housing and supports to replace the Pearson facilities which demonstrates best practices.” (This letter is Appendix A of the Jan. 31, 2014 Memo to Mayor and Council from the then-General Manager, Planning and Development Services.)

Best practices of what? VCH stated in a January 2014 letter to the COV: "This project provides capital and housing that will allow us to use our operating dollars to continue to create models of care and housing to promote independence for people with disabilities."

The proposed redevelopment includes four or six person units for people with disabilities. Such units, called "group models" or "Greenhouses" in the application, are group homes. (On page 36 of Section 1 of the Dec. 24, 2015 version of the application there is a floor plan labeled: "Typical 4 Unit Layout – Independent Clustered or Group Home"). Group homes are not best practices for housing that promotes independence for people with disabilities.

Disability services expert Michael Kendrick stated in a May 31, 2017 letter to "Interested Persons" and COV's Persons with Disabilities Advisory Committee (PDAC): "Group homes have had their day and are now at least a generation out of date and that fact will simply deepen in significance and consequence as the field progresses forward. There is absolutely no evidence that the future leading edge of best practice shows any support for group homes in comparison to person centred options."

In a June 1, 2017 email to PDAC, Ross Chilton, CEO of the Community Living Society, stated (Ross forwarded me a copy of the email): "Those of you that I have met will know how concerned many of us are about the plans to replace George Pearson Centre (GPC) with congregate housing for up to six individuals with disabilities. You will also know that such models are now considered in Canada and internationally to be “legacy” systems that should not be replicated or expanded. Our organization for the last 39 years has limited any residential congregation to four individuals with disabilities and we recognize that even that number represented a compromise in our ability to individualize support. We are consistently moving to reduce and eliminate congregation and increase natural and individualized living arrangements including with former GPC residents."

To VCH - what evidence demonstrates that apartments with four or six bedrooms is best practices for housing that promotes independence for people with disabilities. As of today VCH still hasn't answered that question.

VCH is not in compliance with the Pearson Dogwood Policy Statement. I ask you to refuse the Pearson Dogwood Rezoning Application.

In addition, we have no concrete evidence or budget to show that we will be able to move forward with acceptable plans for the Therapy Pool as per the Policy Statement or Consensual document.

And lastly the transportation issue. With the latest news of the City to stall if not halt plans to build a transfer station on the Cambie line, a development of this size and context - would be a disaster.

Regards,
Mary-Jo Fetterly

Ludwig, Nicole

From: Mayor and Council Correspondence
Sent: Friday, July 14, 2017 12:39 PM
To: Public Hearing
Subject: FW: Pearson and Dogwood Proposed Rezoning

-----Original Message-----

From: Nancy Hundal s.22(1) Personal and Confidential
Sent: Thursday, July 13, 2017 6:32 PM
To: Mayor and Council Correspondence
Subject: Pearson and Dogwood Proposed Rezoning

To Mayor Robertson and the Vancouver City Council-

I am emailing today to express my concerns about the proposed rezoning of these facilities.

I believe that it is crucial that infrastructure such as bus lines, parks, community centres and increased police, fire and ambulance services be a part of this densification of our neighbourhood. Already, with the huge development at Cambie and Marine, our neighbourhood's numbers have increased in the thousands. How is it possible that the addition of thousands more people will be expected to use the same services that were there before this process started?

I have heard that the developer/s will not be creating the Canada Line station at 57th and Cambie; was this not a condition of the sale of the property?

I have lived in this neighbourhood all my 60 years, and my parents and grandparents before that. I understand that densification is the way of the future; however, it must be done in a manner that improves, and not degrades, the neighbourhood.

Please consider my concerns in your plans for our neighbourhood.

Sincerely,

Nancy Hundal
Marpole resident
Sent from my iPhone

Ludwig, Nicole

From: Mayor and Council Correspondence
Sent: Friday, July 14, 2017 12:39 PM
To: Public Hearing
Subject: FW: Pearson - dogwood Re-zoning

-----Original Message-----

From: J STEVENSON **s.22(1) Personal and Confidential**
Sent: Thursday, July 13, 2017 7:44 PM
To: Mayor and Council Correspondence
Subject: Pearson - dogwood Re-zoning

Until you address the transportation boondoggle that is going to arise out of this development, I recommend that the entire project be put on hold. Three schools in the area - No Canada Line at 57th, no bus service along 57th, and a current ongoing "mess" at Cambie & 59th intersection. Surely the "engineer" who was responsible for this "improved" intersection is no longer being paid by any of my tax dollars.

Are you so beholden to your developer friends that you are afraid to challenge them over the lack of a suitable transportation infrastructure to accompany this development??

John Stevenson.
Resident.

Sent from my iPhone

Ludwig, Nicole

From: Nancy Hundal 5.22(1) Personal and Confidential
Sent: Thursday, July 13, 2017 6:39 PM
To: Public Hearing
Subject: Proposed Pearson and Dogwood Rezoning

To Mayor Robertson and the Vancouver City Council-

I am emailing today to express my concerns about the proposed rezoning of these facilities.

I believe that it is crucial that infrastructure such as bus lines, parks, community centres and increased police, fire and ambulance services be a part of this densification of our neighbourhood. Already, with the huge development at Cambie and Marine, our neighbourhood's numbers have increased in the thousands. How is it possible that the addition of thousands more people will be expected to use the same services that were there before this process started?

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Please consider my concerns in your plans for our neighbourhood.

Sincerely,

Nancy Hundal
Marpole resident

Ludwig, Nicole

From: Mark Stockbrocks **s.22(1) Personal and Confidential**
Sent: Friday, July 14, 2017 4:13 PM
To: Public Hearing
Subject: Fwd: Pearson Redevelopment

Please consider this information for any life-affecting decisions you are making on behalf of others.

Thanks ☺

Mark Stockbrocks

s.22(1) Personal and Confidential

----- Forwarded message -----

From: "Mary-Jo Fetterly" **s.22(1) Personal and Confidential**
Date: Jul 14, 2017 2:30 PM
Subject: Fwd: Pearson Redevelopment
To: "mary-jo fetterly" **s.22(1) Personal and Confidential**
Cc:

Hey everybody here's the letter that I have for you to send off to the city today ASAP before 430 if possible. It will get into the council hands before the hearing next week. Read through it and hopefully if you agree with everything please use your own email and send off to this email:

Thanks

s.22(1) Personal and Confidential

Dear Councillor:

The June 13, 2017 CD-1 Rezoning: 500-650 West 57th Avenue (Pearson Dogwood) Policy Report states (page 9): “ some members of the wider disability community are unsatisfied with the proposed 4 and 6 unit housing model...” in the Pearson Dogwood Rezoning Application. It does not explain why some members of the wider disability community are unsatisfied with the proposed 4 and 6 unit housing model.

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To VCH - what evidence demonstrates that apartments with four or six bedrooms is best practices for housing that promotes independence for people with disabilities. As of today VCH still hasn't answered that question.

VCH is not in compliance with the Pearson Dogwood Policy Statement. I ask you to refuse the Pearson Dogwood Rezoning Application.

In addition, we have no concrete evidence or budget to show that we will be able to move forward with acceptable plans for the Therapy Pool as per the Policy Statement or Consensual document.

And lastly the transportation issue. With the latest news of the City to stall if not halt plans to build a transfer station on the Cambie line, a development of this size and context - would be a disaster.

Regards,
Mary-Jo Fetterly

Ludwig, Nicole

From: Artorius Jonkerino s.22(1) Personal and Confidential
Sent: Friday, July 14, 2017 3:38 PM
To: Public Hearing
Subject: George Pearson Rezoning application, Use of group modeled to accommodate persons with disabilities

Dear Councillor:

The June 13, 2017 CD-1 Rezoning: 500-650 West 57th Avenue (Pearson Dogwood) Policy Report states (page 9): " some members of the wider disability community are unsatisfied with the proposed 4 and 6 unit housing model..." in the Pearson Dogwood Rezoning Application. It does not explain why some members of the wider disability community are unsatisfied with the proposed 4 and 6 unit housing model.

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Regards,

Art Jonker

Ludwig, Nicole

From: Artorius Jonkerino s.22(1) Personal and Confidential
Sent: Friday, July 14, 2017 3:46 PM
To: Public Hearing
Subject: George Pearson Rezoning application, Use of group model to accommodate persons with disabilities

Dear Councillor(s),

Just to make it clear. As a person with disabilities living independently, I would be horrified to be presented with a group model as an option for accessible housing. The group model contradicts everything that the concept of "independent living" stands for. Individual space, privacy, ability to carry on social activities or relationships, and a general sense of individuality are just some of the aspects of life that are severely compromised if a group model is imposed on a person with a disability.

Please reject the group model immediately and demand a design that actually offers individualized living.

Thank you for your attention to this very important matter.

Sincerely,

Art Jonker