

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, December 09, 2016 2:45 PM  
**To:** Public Hearing  
**Subject:** FW: Temporary modular housing proposal for Walker St & Copley St

**From:** Emily Keller s.22(1) Personal and Confidential  
**Sent:** Friday, December 09, 2016 2:25 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Temporary modular housing proposal for Walker St & Copley St

Dear Mayor Robertson and Council members,

I'm writing regarding the proposed CD-1 by-law change to permit temporary modular housing along Walker Street. We commend the city for looking at alternative options for affordable housing. The modular housing concept is innovative and timely.

We would like to ensure that Council and planning staff are aware of the current use of the properties along Walker and Copley Streets (CD-1 310). Since 2011, the Environmental Youth Alliance (EYA) has worked with local residents to plan, develop, and maintain a thriving community orchard on this site.

In 2011, the City approached (and funded) EYA to develop a unique urban agriculture and food security education program on this site. Since that time, the Copley Community Orchard has engaged thousands of people in local, perennial fruit production. The orchard has become a significant community gathering and celebratory area, engaging residents from the surrounding neighbourhood as well as other areas of the city. Membership in the orchard continues to be strong. Hundreds of youth have also benefitted by participating in hands-on maintenance and harvesting of the delicious, fresh food the orchard produces annually.

The site also has historical significance, having been the Richard Copley farm and homestead in the early 20th century. There are still nine heritage apple trees on site that Copley planted himself.

Lastly, we have had food security planners and researchers use the site as part of their studies. To have a space for all of these uses, in the middle of the city, is a true community asset.

EYA is currently in the process of renewing our 5-year license for the orchard. We hope to work with the City to allow EYA and Copley Community Orchard members ongoing use of the land, participating in this important food security and unique community amenity for years to come.

Sincerely,

Emily Keller

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Emily Keller

5.22(1) Personal and Confidential



**Kennett, Bonnie**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, December 09, 2016 3:16 PM  
**To:** Public Hearing  
**Subject:** FW: Proposed Temporary Modular Housing Definition and Regulation and Amendments to Existing City-Owned CD-1 Sites, and Design Guidelines  
**Attachments:** CD1 (247) letter.pdf

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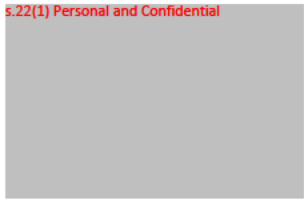
**From:** driathome 5.22(1) Personal and Confidential  
**Sent:** Friday, December 09, 2016 3:13 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** FW: Proposed Temporary Modular Housing Definition and Regulation and Amendments to Existing City-Owned CD-1 Sites, and Design Guidelines

Dear Mayor and Council,

Please find the attached letter regarding the above subject.

Yours sincerely,

Duncan Isberg  
President, The Boardwalk LMS 1685

5.22(1) Personal and Confidential  


**Memo to:**

**Gregor Robertson, Mayor, City of Vancouver**

**All City of Vancouver Councillors**

**Copies:**

**Gil Kelley, General Manager, Planning, Urban Design and Sustainability, City of Vancouver**

**Heather Burpee, Senior Planner, City of Vancouver**

**Graham Anderson, Planner, City of Vancouver**

**Memo from:**

**Duncan Isberg, Strata Council President, LMS1685**

**Subject:**

**Proposed Temporary Modular Housing Definition and Regulations and Amendments to Existing City -Owned CD1 Sites and Design Guidelines**

**Date: 07 December, 2016**

**Greetings to everyone addressed. I am writing to you with regard to the subject as outlined in the City of Vancouver letter from Gil Kelley, General Manager, Planning, Urban Design and Sustainability dated 29 November, 2016.**

**LMS1685 at <sup>5.22(1) Personal and Confidential</sup> [REDACTED]**  
**<sup>5.22(1) Personal and Confidential</sup> [REDACTED] are all affected by the proposed amendment to By-law No. 6533 related to the sites at 3098 Southeast Marine Drive and 3099 East Kent Avenue North and referred to in the CD1 (247) map as lots 'F' and 'G'.**

**We are surprised that this proposal has come to our attention at such short notice and without consultation. While we hope that this proposal will make no material difference to the owners at LMS1685, we have no way of knowing what the implications might be in either the short or long term. Obviously, this uncertainty has already created some anxiety in the affected community. We have two primary questions that we would like to be answered before the Public Hearing at City Hall on 13 December, 2016 at 18.00:**

**First, what are the implications of the proposed rezoning of CD1 (247) for the owners of LMS1685?**

**Second, why is there a need to rezone all of CD1 (247) if the only expected site for Temporary Modular Housing is on lots 'F' and 'G'? Why not just 'spot rezone' lots 'F' and 'G' and leave the rest of CD1 (247) with it's current zoning?**

**From the point of view of LMS1685, this is an urgent matter because there is only six days between the time of writing and the Public Hearing. We would appreciate prompt action in terms of communication from both elected officials and City of Vancouver staff.**

**Thanks in anticipation of your help and cooperation.**

**Sincerely,**

**Duncan Isberg**

**President The Boardwalk LMS 1685**

s.22(1) Personal and Confidential

A large rectangular area of the document is redacted with a solid grey fill, obscuring the signature and any other text that might have been present.

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, December 12, 2016 10:17 AM  
**To:** Public Hearing  
**Subject:** FW: Temporary Modular Homes Slated For Walker/Vanness St.

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**From:** Wallace Choy s.22(1) Personal and Confidential  
**Sent:** Sunday, December 11, 2016 1:22 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Temporary Modular Homes Slated For Walker/Vanness St.

Mayor & Council of The City of Vancouver;

My name is Wallace Choy and I currently live at s.22(1) Personal and Confidential in Vancouver since January of 1985 as a homeowner with my family. We've received a letter from the City's planning department regarding Temporary Modular Homes for low/fixed income single resident(s) that will be located less than a block from my residence. I strongly opposed this project due to the following reasons below.

- The City gave us very short notice to prevent us from organizing as neighbours, the letter was dated in late November but I didn't receive it until early December 2016
- They have not communicated with us as neighbours, the letter is only written in English, majority of the area residents speak/read/write very little English and only as a second language so they don't know what's going on.
- Only the property owners received the letters, not the renters/tenants whom are equally important in this matter. I understand some of the property owners have not made their renters/tenants aware of this proposal which will affect their quality of life if this proceed.
- This is a family oriented neighbourhood with single family homes in this area with many young children, not suitable for these types of Temporary Modular Homes in this proposal, unlike the project at 1500 Main which is really an industrial area.
- The timing of this proposal is wrong, December is a hectic month for many families and getting to this meeting with short notices is simply wrong.
- I feel as a strong Vision supporter, this leaves a sour taste in my mouth regarding this project if it proceed.

Thank you for taking the time to read this letter.

Wallace Choy

s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, December 12, 2016 10:17 AM  
**To:** Public Hearing  
**Subject:** FW: Proposed TMH zoning and Development bylaw changes

**From:** William Lane s.22(1) Personal and Confidential  
**Sent:** Sunday, December 11, 2016 6:34 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Proposed TMH zoning and Development bylaw changes

I am an owner and resident of s.22(1) Personal and Confidential for the past 14 1/2 years.

I am listing my grave concerns on the TMH in general & specifically on the 3 in my neighbourhood.

1. We are not given any time to respond fully to the proposal. That in itself is troubling as it seems council has an agenda to push this through. We received the letter by mail on December 2nd. Bad road conditions and commuting in the city is on every ones mind.
2. The letter states 5 years with a further 5 years extension (process on the extension?). To me, this is again troubling & it is a straight 10 years with very little opportunity for a redress @ year 5. It will probably stay there for a lot longer period of time.
3. The pilot project on 1500 Main St is not complete, But yet the residents and owners in my neighbourhood are to have formulated a thoughtful opinion on TMH?
4. It is totally unclear as to the density of these TMH.
5. The impact this type of housing will have in the neighbourhood. Essentially the neighbourhood within two blocks of CD-1 (310) is single dwellings housing - police, school and services and their impact.
6. I have counted 7 social housing projects within 800 meters of my house and now there will be 3 more? I do not have a problem with the existing but 3 more seems as an overkill for this neighbourhood. Distance to each; 200, 400, & 600 meters from my house. Here again the pilot project is not complete.
7. Why is 3 of the 4 projects listed earmarked for my neighbourhood? How is this even possible? Why it is not dispersed in our areas of the city?
8. What of the Copley St Orchard. After 2 or 3 years the trees are to be ripped down. Did the mayor and council know this existed?
9. As a side note we received our letter of the 21017 Advance Tax Notice (with the tax hike) on the same day as the TMH letter. Not impressed.

Thank You

William Lane

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, December 12, 2016 10:18 AM  
**To:** Public Hearing  
**Subject:** FW: Temporary Modular Housing

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

**From:** Susete H 5.22(1) Personal and Confidential  
**Sent:** Sunday, December 11, 2016 7:47 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Temporary Modular Housing

Hi Mayor Gregor Robertson,

My mother, Fatima Medeiros, and I, Susete Helena are opposed to the idea of temporary modular housing on Vanness.

Although we want the homeless to be helped, this is a family area. It is not close to any grocery stores or any businesses or offices that can be of easy access to the homeless.

Thank you,

Susete Helena  
Fatima Medeiros

5.22(1) Personal and Confidential

Sent from my iPhone



## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, December 12, 2016 10:18 AM  
**To:** Public Hearing  
**Subject:** FW: Temporary Modular Homes

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

s.22(1) Personal and Confidential  
**From:** Bilyana Ward  
**Sent:** Sunday, December 11, 2016 9:45 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Temporary Modular Homes

Hello

I'm new to the Copley orchard area but one of the reasons I chose to settle here is the beautiful and peaceful fully functioning orchard which the city is proposing to bulldoze over. While the housing crisis is real and has to be tackled, destroying the few green spaces afforded to us and our Children in East Van is shameful. Please consider the serious and detrimental impact to the community, the environment and wellbeing of east Van residents. There are locations much better suited to help tackle the housing crisis, not orchards that have brought the community together and inspire the next generation.

Kind Regards  
Bilyana

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, December 12, 2016 10:19 AM  
**To:** Public Hearing  
**Subject:** FW: Temporary Modular Housing Amendment to Bylaw

**From:** felicity gegan s.22(1) Personal and Confidential  
**Sent:** Sunday, December 11, 2016 11:32 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Temporary Modular Housing Amendment to Bylaw

I am opposed to this amendment.

F. Geoghegan

## Kennett, Bonnie

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**From:** A C [REDACTED] §.22(1) Personal and Confidential  
**Sent:** Monday, December 12, 2016 10:27 AM  
**To:** Public Hearing  
**Subject:** Modular housing

Angela Crudo -3559 Walker street  
Mariah Crudo 3559 Walker street  
ALicia Crudo  
3559 Walker street  
Joseph Crudo  
3583 Walker street  
Gino Crudo  
3583 Walker street  
Flora Dickinson  
Copley street

Would like to voice our options to your project regards to your modular project in front of our home , we Do not agree with this Protect .

Thank you

Sent from my iPhone

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, December 12, 2016 11:26 AM  
**To:** Public Hearing  
**Subject:** FW: PROPOSED TEMPORARY MODULAR HOUSING REGULATIONS

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

**From:** WENDY J s.22(1) Personal and Confidential  
**Sent:** Sunday, December 11, 2016 12:14 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** PROPOSED TEMPORARY MODULAR HOUSING REGULATIONS

To Whom It May Concern:

I received a letter in the mail regarding proposed temporary modular housing regulations at various locations throughout Vancouver.

While I recognize the housing challenges that are facing Vancouver, I would disagree with suggesting that you choose the location at:

3098 S.E. Marine Dr. and 3099 E. Kent Avenue North

This area has experienced tremendous growth in the last few years and this growth will continue over the next couple of years.

This area is already is very congested and I don't believe it can handle any additional housing structures.

It's overpopulated and under serviced.

Pleased reconsider your decision to rezone this location for these new regulations.

Thank you,

Wendy J Findlay

s.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, December 12, 2016 11:44 AM  
**To:** Public Hearing  
**Subject:** FW: temporary modular housing

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

**From:** Michael Kopsa s.22(1) Personal and Confidential  
**Sent:** Monday, December 12, 2016 8:45 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** temporary modular housing

Dear Mayor and Council,

I am a resident at s.22(1) Personal and Confidential, Vancouver. I strenuously object to the use of the Copley Orchard for temporary modular housing.

While I understand the need for affordable housing in Vancouver, and laud you and the council for taking action, I believe this project to be hasty and ill-conceived, nor you have not given the community at large enough time to consider the ramifications.

I share many of the concerns so eloquently expressed by Bree Cropper in her email dated December 9th. Like her, I too have a child attending Lord Beaconsfield elementary school. In fact there are now a number of young school age children living on Copley and Walker St, as this area was one of the few remaining affordable areas where a new family could buy a house. Many of these children have been playing in the orchard, or with their parents, helping cultivate and maintain the orchard itself. I find the idea of placing temporary housing for short-term residents with little or no connection to our community very distressing in relation to my child. How many of these temporary residents will have issues with drug-addiction and/or mental health? Who will be monitoring them? Will the city be paying for additional policing, as there will almost certainly be an increase in criminal activity?

I think that part of your strategy is to clean up the Downtown Eastside. There is a great economic benefit to the city and developers if the residents of the DTES could be moved elsewhere. The option to move them to my neighbourhood, at the expense of the Copley Orchard and the safety of my child and the children in this residential neighbourhood, is a bad one indeed.

Sincerely,

Michael Kopsa

## Kennett, Bonnie

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, December 12, 2016 2:05 PM  
**To:** Public Hearing  
**Subject:** FW: Copley orchard

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

**From:** Patricia Mayrs s.22(1) Personal and Confidential  
**Sent:** Monday, December 12, 2016 1:52 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Copley orchard

I would like to register my firm opposal to the proposed installation of temporary modular housing into three areas of my neighbourhood.