

## Hildebrandt, Tina

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Monday, January 23, 2017 11:15 AM  
**To:** Public Hearing  
**Subject:** FW: Feedback on Upcoming Public Hearing Rezoning Applications

**From:** pmocal . s. 22(1) Personal and Confidential  
**Sent:** Sunday, January 22, 2017 9:36 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Feedback on Upcoming Public Hearing Rezoning Applications

Hello there,

I would like to submit feedback to Council in strong support of the following rezoning applications at the public hearing this Tuesday:

- 1495 W 8th Avenue
- 530 Drake St
- 575 Drake St

### **1495 W 8th Avenue:**

I believe that Council must approve this rezoning, which provides a large number of social housing units. Affordable housing is a key priority for me and for many Vancouverites. This proposal creates much-needed rental housing near transit-accessible employment centres on Broadway and Downtown.

I support the height of the tower. There are existing towers nearby to this site, so this proposal is not out of scale. The fact that this tower is on an arterial (Granville St), between Broadway and the Granville St Bridge, makes this an appropriate location for density. I believe that concerns about parking and traffic will be mitigated by this building's proximity to major transit connections. It is also located in an area with dense bike routes, is close to downtown, and occupants of social housing are less likely to own a car - considering all these factors, the marginal impact of this development on parking and traffic should be minimal.

I believe that this proposal is essential to maintaining a healthy and lively community. Many young people and diverse groups that did not "win the housing lottery" are being shut out of the area. This proposal to build social housing helps ensure that everybody in the community is included.

### **530 and 575 Drake St**

I believe that Council must approve this rezoning, as it has the potential to literally save lives. We saw this winter that homeless individuals' lives are at risk during the cold weather, as evidenced by the unfortunate death of Mike Illing in East Vancouver. Shelter capacity was unfortunately insufficient, and Community Centres had to open as warming centres given the crisis situation. I volunteered at a warming centre on January 14 (after the coldest weather had passed) and observed that it was still *full* of people. Needless to say, we *must* provide more shelter services, and associated supports for the less fortunate in our community.

This proposal does just that. Covenant House not only provides shelter, but also the mentoring and outreach that helps young homeless individuals facing dire circumstances get better. They are stepping in to take on a responsibility for services that senior levels of government have abdicated. To deny this expansion of their services is to put lives at risk, and will have long-term costs for the city in terms of a greater need for policing, emergency services, etc.

I would recommend to Council that the density for this site be increased. 10- and 5-storey buildings (not towers) on a major intersection in the downtown core is miniscule compared to the surrounding condo buildings. If anything, these buildings are out of scale with their context by being too small. Perhaps the FSR allowed in the CD-1 bylaw can be increased, so that Covenant House has the opportunity to expand further if they need to without going through another rezoning.

I anticipate that local residents in the nearby luxury condos will have a problem with attracting "undesirable" homeless activity to their neighbourhood. I think Council *must* acknowledge that this part of downtown had a low-income population long before these people moved into their Yaletown condo towers in the 90s. It is the rich condo owners that are intruding onto the neighbourhood (which has a working-class history), not the other way around. This is an important location for Covenant House - I have heard from advocates that many young people intentionally stay away from the DTES because they want to avoid predatory drug dealers, and so they make the choice to go to the Granville Strip area.

I also read that locals fear an "over-concentration" of services for poor people in the area. First of all, Yaletown is a very high-end area. There is no visible "over-concentration" of services like in the DTES. Secondly, if this is where low-income and homeless youth are located (as demonstrated by Covenant House's need for expansion at this location), then these services *must* be located where the homeless youth are. For example, it would be pointless to build a homeless youth shelter in Shaughnessy or Point Grey Road, despite there being an "under-concentration" of services there, because homeless youth can't survive in those areas. Once again, it was wealthier people who chose to move into an established low-income hub.

I understand that the local condo owners have concerns about safety and "bad behaviour" like leaving needles around. In that case, Council should feel even more confident in approving this rezoning. This will take more homeless young people off the streets and alleys, and into a safe shelter where they can receive counselling and support services. This will reduce homelessness and "bad behaviour". We have to look at the root causes of this "undesirable" behaviour - poverty and homelessness and a lack of social supports.

Thank you for considering my feedback.

Thanks,

Adrian

**Isfeld, Lori**

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Friday, January 20, 2017 3:09 PM  
**To:** Public Hearing  
**Subject:** FW: 530 and 570 Drake Street

**From:** Laura Krown s. 22(1) Personal and Confidential  
**Sent:** Friday, January 20, 2017 3:04 PM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** 530 and 570 Drake Street

Concerning the public hearing for facilities for Covenant House, I just want to go on record as saying that I support the proposal because I believe it is needed, and that Covenant House meets a significant need and provides a valuable social service. Thank you. Laura Krown s. 22(1) Personal and Confidential