

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
05/19/2022	00 07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	St. Augustine School is just on the opposite of the street, it's definitely not suitable to include shelter function in this development. PLEASE CARE MORE ABOUT OUR FUTURE.	Jerry S.		*s 22(1) Personal and Confidential*	West Point Grey	No web attachments.
05/26/2022	06 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It is preposterous to believe our government would even entertain the notion of building this facility directly across the street from an elementary school. Looking at the vast majority of other SRO's in this city, all we see is residents doing drugs openly on the streets, garbage, and constant ambulance, fire and police calls to the buildings. This is NOT the environment to force on this neighbourhood. I am for affordable housing, but local government can do WAY better by finding a more suitable, safer location for this project. Not even to mention the aspect of transient increased crime that will be inevitable in the area. This will ruin Kitsilano.	Chris Banting			Kitsilano	No web attachments.
06/01/2022	19:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	*engagement with community was a disaster - dishonest *bldg is 16-20m too tall / no taller than 8 storeys / too big for site / no setbacks *reduce unit count *adapt mix of tenants to integrate w neighbourhood, more families	orest klufas			Kitsilano	No web attachments.
06/02/2022	07 29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	in 1 dangerous move / v loud crash... this rezoning is transforming a 100yr in the making happy, successful, urban balanced + livable neighbourhood, into a mega density + mega scale solution... do it, but do it gently, slower + integrate ... dont destroy... ie: max 8 stories (terrace from 4 to 8), max 60 units, include single parent families, families, etc.. in the mix... provide setbacks, save some of the trees.... instead of bullying...be kinder + gentler + work w communities in our evolution...	orest klufae			Kitsilano	No web attachments.
06/02/2022	17 58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	am writing to you in response to the 'proposed' 8th and arbutus low barrier housing project. I put proposed in parentheses as rumour in our neighborhood is that it is now a done deal despite not yet having a final council review meeting. I find this beyond embarrassing for the city I love that they would basically ignore the concerns of over 75% of the residents of Kits who are opposed to this current project and took time out of their lives to contact you and express this opposition. We are all aware the small changes made to the project will have zero impact on the overall safety of the neighborhood, reducing the units by 11 is a joke and adjusting the tenant mix to include those that make less than \$25k does absolutely nothing to address the concerns of the community to include working families. As a neighbor and kitsilano business owner, I am 100% opposed to the current project. I voted for the majority of the current sitting council including the mayor, and anyone who votes for this project will not receive my support come October and I will be actively campaigning for anyone who instead shows support for the 1500 little kids and 1000s of neighbors living beside this project. Thank you	Lindsay walker			Kitsilano	No web attachments.
06/03/2022	13 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Please reconsider the plan to move forward with this. Myself and my peers with young children are concerned about our kids' safety. There are several schools in the immediate area. We fully support social housing in our community but that should be accompanied by the necessary support programs and resources, and your proposal does not include this important aspect.	John Broere			Kitsilano	No web attachments.
06/03/2022	16 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	This proposed 13 storey BC Hosing containing 129 social housing is across an elementary school and a children's park. Mr. Mayor and the Council Members of the City of Vancouver. Would you allow this BC Housing to be built in front of the elementary school of your children or grand children. Would you feel safe for your children or grandchildren like to play in the park in front of people who are drinking and taking drugs.	Bernadette Geronimo			Fairview	No web attachments.
06/03/2022	23 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am strongly opposed to the proposed rezoning. It is too big of a project with the limited proposed support infrastructure for the targeted single tenants, many often with substance abuse histories. There are serious safety implications with elementary schools, women's shelter and senior homes in close vicinity of the proposed complex. The majority of the Kits neighbourhood is against the project as it is proposed today, so why is the school pushing this through without thorough engagement and consultation with each of the affected stakeholders and really take our views into considerations and updates so the project can be a sustainable with a chance of a good outcome'	Bosco Lo			Kitsilano	No web attachments.
06/05/2022	11 00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	We are a family with two children under 10. As the kids gain independence, we consider the neighborhood to be safe to walk about freely. Many kids walk through this neighborhood to get to Lord Tennyson. Currently there have been no reassurances that the safety of the neighborhood will be maintained and there is no indication of the supporting services that should accompany a SRO of this size. We also oppose to the placement of the SRO located across from a school and a park, and in proximity to another school. There will most certainly be drug dealers, predators, and loiterers around the building (see activity across from the Burrard and David SRO as an example). It is simply unsafe for the demographics of this neighborhood. I'd also like to raise that there was a real lack of consultation with the neighborhood when the site was determined. It was a complete surprise! This neighborhood is undergoing significant stress and strain with the Skytrain construction. To add another major project that is unwanted is too much to handle. Lastly where is the city's focus on preserving the character of our neighborhoods' There has to be a better balance between densification and the distinctness of Kitsilano. I'd like to see a realistic visualisation of the neighborhood before any further action is taken.	Kelly Chung			Kitsilano	No web attachments.
06/05/2022	12 22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am 100% in opposition of this project. - due to the allowed drug use on site, children are not allowed to reside at this residence. - based on the above, how is it possibly acceptable that 500+ 4-12 year olds are allowed to be 22 feet from the residence' This makes zero sense. Why are we completely ignoring the safety of all these young children. Who is looking out for them' Mpa has either refused or been unable to provide a plan to ensure these children's safety and the vpd have confirmed many times that they have not been consulted. Children, seniors and the disabled are our most vulnerable members of our population and their safety is being completely ignored simply because a location happens to be close to public transit. With all of the recent stranger violence this is a absolute tragedy in the making. Please vote no on this application as it currently stands. Thank you	Laurie wilkes			Kitsilano	No web attachments.

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06/05/2022	18 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It appears that the City of Vancouver Child, Youth And Family Committee is left out of planning matters that impact the lives of children and women-led families. The City of Vancouver's own CYF Committee was not asked to review nor to provide comment given its location within a 7-school zone impacting more than 1,500 students and within 20 metres of a 500-child elementary school, preschool, toddler park and Women's Supportive Recovery Home for women and women-led families. Never before has a low-barrier project of this magnitude or model been proposed for less than 20 metres from a 500 child preschool, elementary school complex and toddler park. City Planners and BC Housing do not consider children or the need for safe housing and environments for vulnerable women-led families in site selection criteria for Minimal Barrier Shelters. Freedom of Information requests have revealed that neither the 500-child school, nor the Women's Supportive Recovery Home were included as part of the site selection criteria by neither City Planners nor by BC Housing. The Proposed Building will contain 129 studio units, suitable only for single adults. This means that some of the most vulnerable people in our society: single mothers with children and families (including single fathers) who are experiencing or at risk of homelessness or battery, will be excluded from accessing any housing or other services in the Proposed Building. The City of Vancouver's 2020 Homelessness Count report ³ shows that 21% of the people who were counted as homeless identified as women. The report also indicates that it is believed that women are undercounted in the Point In-Time Count and often live in unsafe situations where they are not encountered by count volunteers (i.e., the 'hidden homeless'). Single residency only buildings also disregard the importance of families and preclude companionship. Individuals who may want to be reunited with their children cannot within the congregate, single room only formats. It is known that 25% living in SROs and Supportive Housing with single occupancy rooms having children under someone else's care which means 1 in 4 dwellers have had to be separated from children in order to accept accommodation. Today, Women and Women-led families at risk of battery are at considerably more risk given the May 2022 ruling at the Supreme Court of Canada saying voluntary extreme intoxication is a defense in violent crimes.	Niall Currid			"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/05/2022	19 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	In firm opposition due to proximity to 500+ elementary children, a daycare and a toddler park. Supportive housing is 100% needed but this warehouse style and this location is a terrible mistake. Please think of the impact seeing and hearing things that are completely inappropriate and potentially damaging to children will have! I oppose this.	Lindsay Murphy				Kitsilano	No web attachments.
06/06/2022	07:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please accept my comments in opposition to the arbutus and 8th project. Today, our young children are subjected to many things their young minds are too young to process due to the prevalence of social media. Schools and playgrounds should be their one safe havens. To give their minds a break from the daily anxieties blasted daily on the internet and social media. Choosing to locate a low barrier project with open drug use and admitted hardest to home members of society will make their school and park no longer a safe haven. Having moved from yaletown with my family as parks and streets no longer were places we could comfortably walk and play in the last two years due to aggressive drug users screaming at my kids and causing them nightmares for months on end, the thought that they will now have to deal with this on their street in kitsilano honestly makes me want to cry for them. To the drug policy and housing advocates who shout that drug users should have more rights, I say so to should our children and seniors who are truly our most vulnerable and those we should be protecting which we seem to completely have forgotten and replaced by the rights of grown adults. Please read this great article Written by a former drug addict and remember their quote 'Nice People Take Drugs but Then Many of Them Do Not So Nice Things' 'Like Neglect Their Children or Steal from Their Loved Ones or Break Into Cars and Houses to Feed Their Habit.' and I'd like to add traumatize children playing ok sidewalks and walking to school. Please vote no in opposition to this location. https://www.timescolonist.com/opinion/comment-despite-the-talk-of-harm-reduction-we-are-going-the-wrong-way-5446617?utm_source=twitter&utm_medium=organic&utm_campaign=snd	Brian meyers				Kitsilano	No web attachments.
06/07/2022	17 52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Councillors, dear Mayor Stewart, We recently moved to 7th and Arbutus in Kitsilano, just metres from the proposed supportive housing project. We have three children who play on the adjacent playground several times each week. We let them walk around the neighbourhood by themselves, as we feel it's safe and the area is very family-oriented. This was the reason for us to opt for this neighbourhood. My spouse and I are deeply concerned about the proposed supportive housing model, specifically about the type of individuals to be homed in this family-oriented neighbourhood, right next to an elementary school and a playground. This does not seem right at all and is quite threatening. We are afraid this project as it is proposed now might turn into a disastrous failure, and we will have to carry the burden, e.g. we will have to constantly have to supervise our children when outside in the neighbourhood - or even move to another safer neighbourhood. There would be so many other ways to actually make the project a success - with a tailored solution to the specific location of the proposed building: Why not house single women and children in need or simply provide social housing to individuals and families who do not have the financial background to live in this area? They could actually use the existing infrastructure and grow into the community. Thank you for taking our thoughts into consideration!	Steffen Mueller and family				Kitsilano	No web attachments.
06/08/2022	13 59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	There are serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, toddler park within 20 meters. BC housing and city staff continue to ignore concerns of the residents of this community. The continuation of this failed model of housing will not be successful and will not help the people that it is suppose to. Please oppose this rezoning application. Thank you	M McGrath				Kitsilano	No web attachments.

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06/09/2022	00 24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I am opposed to the rezoning application. Research shows that congregate housing for people experiencing homelessness - like that proposed at Arbutus and 7th - is not an effective housing model. This research was completed by a group of SFU researchers headed by Dr. Julian Somers: https://www.sfu.ca/carmha/publications/c2abc.html The research compared housing people experiencing homelessness (often coupled with experiencing addiction and/or mental illness) in congregate housing vs. in scattered settings. The research showed that both types of housing cost the same, but people in need preferred the scattered housing and the scattered housing reduced medical emergencies and crime. Congregate housing for those with addictions and/or mental illness requires them to be resilient to the erratic behaviour and drug use of others as they try to improve their lives. People with addictions and/or mental illness have limited opportunities to recover when they are forced to live in congregate housing with others struggling with the same issues. We need to stop using congregate housing and instead adopt housing in scattered settings that uses a recovery-oriented approach. This approach could bring more than 129 people in need to Kitsilano, where teams would help them select homes in market rental buildings and help them rebuild their lives by resuming work, reconnecting with family, and being members of healthy communities. This approach also minimizes safety issues in neighbourhoods. The current supportive housing model in BC is flawed. Ministers Eby and Malcolmson have publicly acknowledged this. To continue with this flawed model and, moreover, at such a high density for a "low-barrier" building, is negligent and unreasonable given the other vulnerable populations in existence by this site. These vulnerable populations include the women at the abstinence-based recovery home (Sancta Maria House), the children in the 7 neighbourhood schools, the elderly in the neighbourhood, and others. Please vote no to this rezoning. Force BC Housing and City staff back to the drawing board as this proposed building will not be successful for the tenants or the neighbourhood.</p>	Alex Yang		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/09/2022	11:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Dear Mayor and Council, Understand, when the chaos was inflicted on the City of Penticton by the 42-bed downtown Victory Church shelter (much like the proposal on Arbutus and W7/8TH, the Penticton shelter lacked the necessary treatment and mental health supports for its residents), David Eby used his power not to address the chaos on the streets, but rather to force the chaos to continue. The man let the dumpster fire burn. You put your trust in him and approve his proposal on W7/8TH, your power to protect this City is gone. David Eby and BC Housing have no plan B, C or D here, there is only a plan A, to house 140 people with complex mental health and substance use issues (98 more than the Penticton project) in a single building in the middle of a residential neighbourhood with schools (young children), toddler city park, daycares all in close proximity, with NO clinical supports on-site and NO support services in the neighbourhood. REJECT this failed model, send David Eby and BC Housing back to the drawing board where FOR THE FIRST TIME they can work with the neighbourhood to find a project that actually works. The resources in this neighbourhood are designed for children and families, so why not look at women and children, or single parent families' BC Housing and David Eby have refused to discuss single parents and a viable option for W7/8TH, do they feel there is not a need? Give your trust to David Eby and you will have a dumpster fire, with little power to control it. The man did NOTHING to protect the citizens of Penticton, and he is currently threatening to take away your right as a City to approve or reject projects like this. Vote NO to chaos.</p>	Sean Patrick Finnan			Kitsilano	No web attachments.
06/09/2022	12 33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I am in opposition of this project. I live on "s.22(1)", one street away from this project with my young children aged 3 and 5. Previous to this I lived in Olympic Village, near the Marguerite Ford Home. While I was living there I was verbally attacked, chased with a needle and spat on more than once. My neighbours all experienced similar experiences on a daily basis. We became fearful and very uncomfortable to walk around our condo complex alone or in the evening. I am an adult and a nurse practitioner, I can rationalize and perhaps understand this behavior is a result of drugs or mental illness; it still however very much impacted my sense of safety and wellbeing. After my child witnessed me being yelled and chased and became visibly distressed for days I knew I had to move to a more family friendly neighborhood; I was lucky enough to find a lovely ground floor condo in Kitsilano and moved as fast I could. To know that my children may know be subjected to the same type of behaviour as we experienced in Olympic Village literally breaks my heart. They play at Delamont park and attend the daycare directly across from the project. Unfortunately it is not simply a stereotype that residents living here will have a high rate of drug use and mental illness (44% of homeless suffer from severe mental illness, 65% are addicted to a substances, 45% to two or more and for and as an aside 65% smoke compared to 16% of the non homeless population, that's a lot of damaging second hand smoke being inhaled by little lungs) and David Eby has confirmed this. This DOES NOT belong beside very young children, ones so vulnerable and innocent who deserve to feel safety. Am I supposed to know move again to prevent my children from being yelled at and spat on like we were at Marguerite Ford? Please tell me does the housing of 129 adults outweigh the safety of 1500+ children? I beg you to reconsider. Regards, Lacey</p>	Lacey C			Kitsilano	No web attachments.

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's.22(1) Personal and Confidential'

06/09/2022	14 00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	"13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, toddler park within 20 meters. Poses risk to next door women's supportive recovery home and compromises their own recovery, and poses risk to nearby seniors' housing. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services near a school and small children and vulnerable women. Commitment to on-site supports unknown until before occupancy. Unresolved safety issues with Skytrain station and bus loop compound the risk of criminal activity. This building has too many residents and goes against BC Housing's own guidelines for optimal outcomes at 40-50 supportive housing tenants max. This building is too tall and casts a shadow onto the school yard for the entire school year during the mornings. This building casts a shadow onto Delamont park during the fall and winter months during the afternoon hours. This building casts a complete shadow on the busy Arbutus Greenway path during the entire year-round in the mid to late afternoon hours. Takes away valuable green space and tree canopy that is much needed in an urban environment to combat the heat island effect, especially with more frequent heat waves. The tower is stigmatizing in design and does not blend in well to integrate into the neighbourhood. The building setbacks are almost non-existent 2.7ft along Arbutus and do not create a good streetscape with the public realm. The driveway is off Arbutus and will create unresolved bottleneck congestion with their loading trucks and emergency vehicles. Only 5 parking spaces are provided within the building at grade level.	Anne Hamilton		Unknown	No web attachments.
06/09/2022	14 31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	Though more housing is needed for renters and vulnerable people, this is NOT the location for this type of low/unsupported housing. It's across from 2 schools and a playground. It is presently used as a park and has several mature trees. There MUST be a better place for this. It is setting up the potential future residents for failure as the opposition to this in the area is HUGE. I am not a parent, but I work in the area and I guarantee the local residents will not accept this building nor its residents and for very good reason.	Mary Glynn		Kitsilano	No web attachments.
06/09/2022	17 56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	For decades, Vancouver has been designated one of the top ten most livable cities in the world. Building huge building like this one is just the beginning of transforming this beautiful city into a concrete jungle. Don't do it!	Tony Vick		Kitsilano	No web attachments.
06/09/2022	19 54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The building that will have 50-100% housing for people with mental health and drug addiction issues right across a BC liquor store isn't a good location for people with addiction and mental health problems. Especially, when there is an elementary school right across the street from the proposed site(500+ children), and an extra 1500+ students within 3 blocks. There's also a women's recovery house next door, lots of seniors, along with a park for young children. The residents in this building isn't the safest for these vulnerable population. Also, this building has too many residents and goes against BC Housing's own guidelines for optimal outcomes at 40-50 supportive housing tenants max. It's overall a horrible location to have these people who need mental and addiction assistance near by.	Chia-chin yuan		Kitsilano	No web attachments.
06/09/2022	19 58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This social housing project is being placed in an area with absolutely no support system for the people it's housing. In addition, it's in an intersection with a couple liquor stores which doesn't seem helpful for people with addiction issues. There are also numerous schools of all grades in the intersection. It's not a sensible place to put social housing.	Jason Fung		Kitsilano	No web attachments.
06/09/2022	20 27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed housing is too close to schools and the park. There is no clarity on how tenants will be supported for rehabilitation and integration back into the community. The Arbutus building entries will create traffic backups which will be exacerbated once the bus loop is complete. Criminal activity in the area and illegal drug use in the will increase since many of the tenants will have drug dependencies which will be fed by illegal sources who will congregate in the area. The building itself is too large and the number of tenants is also too many for effective support. The tenants and their friends who do not live their will migrate across the street to the park and I would suggest illegal drug use and alcohol consumption will occur. The site could better used for social housing but not this type and not to this scale.	Thomas Liepins		Kitsilano	No web attachments.
06/09/2022	20:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose to the proposal because some important aspects are not being kept in mind and are being ignored. The safety of the 500 elementary children that go to the school on the opposite sidewalk. The height of this building in a character neighbourhood creating shading on the school courtyard. Traffic density, which is already a problem during peak hours (the bus loop will be located also across the street on 8th and Arbutus). The vulnerable house for women adjacent to the proposal, where women recovering from addictions have been living successfully. These suites are proposed to be single which would not be including families and children. This model of confinement under low supervision and care has proven to be not successful in Vancouver and have failed to bring support to the tenants who will suffer from drug addictions and mental health problems, bringing the safety issue also into the community which its safety concerns have been ignored since the beginning of the proposal. BC Housing, City of Vancouver and its PR Firm have accused people opposing the proposal of "stigmatizing". I do not oppose a well planned and safe proposal welcoming families and children to the neighbourhood. I oppose the current proposal. Please let's find a solution thinking of all the vulnerable people involved and let's leave aside political gain.	Laia Bertran		Kitsilano	No web attachments.

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06/09/2022	21 00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Many reasons to oppose this form of development as a 'band aid' solution to our massive homelessness problem in this city. This community would welcome a social housing development, but a development which is essentially another SRO is such a poor solution to the core problem of homelessness. To tackle homelessness needs a multi-pronged approach. This proposed development has none of the supports vulnerable individuals in this form of housing will need. It is proposed to be built in a community with a three-four storey height limit which has been strongly enforced. It is backing on to the Arbutus greenway and adjacent an elementary school. The estimated number of VPD calls to a development such as this per month is over 500. If you want to really fix the homelessness problem in this city, a much broader perspective is needed. Mental health and substance use facilities. Supported employment. Medical facilities. Counsellors. Social workers. The list goes on. I attach a letter below with references outlining the research which backs my concerns. Sincerely, Maryse Power	Dr Maryse Power		Shaughnessy	APPENDIX A
06/09/2022	21 01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This project is shockingly inappropriate as it seriously endangers the safety of the children attending the elementary school across the street, the children and parents enjoying the toddler park, also just across the street, plus, and this is truly upsetting, the women seeking solace in the nearby shelter. To turn seriously addicted and mentally challenged individuals loose in this environment is more than tone deaf, it is downright cruel. A tragedy will certainly happen and one can only hope that those who allowed it to happen will be held accountable.	J McBean		Unknown	No web attachments.
06/10/2022	00 05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, toddler park within 20 meters.	Rivka Yeshayahu		Mount Pleasant	No web attachments.
06/10/2022	00 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Vulnerable children, seniors and severely disabled people stand to lose everything with this project. Definitely opposed with every paralyzed bone in my body. I live in a building reserved exclusively for people with physical disabilities and many of us are going to be even more bound to our homes. We're truthfully afraid of what is to come. Please save our sense of safety in and around the neighbourhood!!	Mark Stockbrocks		Kitsilano	APPENDIX B
06/10/2022	06:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The building is too high and does not fit into the character of the area. Low rise is much better max 4 to 6 stories. This should be election issue because fundamentally changes area. This should be election issue and there should be full 3rd party arms length review of this process.	Chris McGillivray		Kitsilano	No web attachments.
06/10/2022	06 55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	"13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, toddler park within 20 meters. Poses risk to next door women's supportive recovery home and compromises their own recovery, and poses risk to nearby seniors' housing. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services near a school and small children and vulnerable women. Commitment to on-site supports unknown until before occupancy. Unresolved safety issues with Skytrain station and bus loop compound the risk of criminal activity. BC Housing and City of Vancouver continue to mislead this community to push this rezoning application through. The City is hiding details about how this building will be used. They will not listen to better options based on science and proven data, as well as options proposed by the community. This building has too many residents and goes against BC Housing's own guidelines for optimal outcomes at 40-50 supportive housing tenants max. This building is too tall and casts a shadow onto the school yard for the entire school year during the mornings. This building casts a shadow onto Delamont park during the fall and winter months during the afternoon hours. This building casts a complete shadow on the busy Arbutus Greenway path during the entire year-round in the mid to late afternoon hours. Takes away valuable green space and tree canopy that is much needed in an urban environment to combat the heat island effect, especially with more frequent heat waves. The tower is stigmatizing in design and does not blend in well to integrate into the neighbourhood. The building setbacks are almost non-existent 2.7ft along Arbutus and do not create a good streetscape with the public realm. The driveway is off Arbutus and will create unresolved bottleneck congestion with their loading trucks and emergency vehicles. Only 5 parking spaces are provided within the building at grade level. Almost 50% of overdose deaths happen within Supportive Housing.	Sarah Jane Lee		Kitsilano	No web attachments.
06/10/2022	08 53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The project is far too big for the community to support	Stefan Forrestal		Kitsilano	No web attachments.
06/10/2022	09 01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Strongly supportive of supportive housing but 100% against this location. Way to many children and elders in extremely close proximity. Tragedy in the making.	Erin		Kitsilano	No web attachments.
06/10/2022	13:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There are so many reasons why this is a poor choice for the neighbourhood and the hundreds of children a stone's throw away. I'm sure other have made those arguments. But my opposition also stems from the fact that this conglomerate hotel-in-the-sky model is proven to be ineffectual. It's great to me to hear members of council say they want evidence-based solutions. If so, this one should be an easy "no". A quick look at Julian Somers' work makes this very clear.	Brent McFerran		Unknown	No web attachments.

s 22(1) Personal and Confidential

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/10/2022	15:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As currently laid out, the above-noted application should be rejected. I have lived in Kits for over 40 years. There are a mountain of substantive issues and some very personal issues why I oppose this project as it is currently proposed. Some basic substantive issues are that the project is right across the street from an elementary school, preschool, toddler park (Delamont) and women's shelter. This IS a recipe for disaster. The density of the project is not in keeping with the nature of the community-- in fact would not reflect the reason many people want to live in Kits. On a personal note I have lived in the various neighbourhoods of Kits; Melton Court, 6th & Arbutus (the house is still there!) 12th & Camarvon, and currently at 3rd & Balsam. My kids live with their mother at "s.22(1)". My kids also went to St. Augustines elementary school. We lived in Seattle, Wa, for 4 years and returned to Vancouver, specifically the Kits area to raise our kids. Kits is a safe, family oriented neighbourhood while still keeping some the bohemian edginess that it has been famous for since the 1960's. I am aware that there are many small social housing projects already in the immediate vicinity. I think the appropriate word is small, it is there but you do not notice because of it's lack of density and I imagine well run too. Do something, but NOT THIS. GO back to the table. ENGAGE those that actually live, and in some cases like mine, grew up here. I will be watching this vote carefully and those councillors who vote in favour of this rezoning application will not be receiving my vote in the next municipal election and I will engage other friends and family to do the same.	Cameron Wallace		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/10/2022	15:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Results unbelievable the proposal and to even consider the option of developing with this purpose 15 meters apart from an existing school (Kindergarten to G7). Who in their right mind would even imagine this possible! Everybody needs a place to live (affordably) and the opportunity to rehabilitate WITH SUPPORT, I'm not opposed to developing places like this, we need them!, IT IS JUST NOT THE RIGHT LOCATION TO DO IT. Recent events of unplanned and unprovoked attacks by people under the influence of substances or mentally affected make it even harder to conceive the proposal, having these 2 vulnerable communities together is just not right. Vancouver population and in this case, the Kitsilano community is already stressed enough by the increased transit and density, new Skytrain station, tax increases, gas prices, inflation, pandemic, mortgage interest rates, cost of living, lack of family doctors, and affordable places to live, to above all that bring the development of this nature, we can't be blind or pretend to be and ignore all that a proposal like this will involve and bring to the community. If this is about approving nonsense, while we are at it, let's authorize a cannabis store in the school playground or a beer garden in Delamont park I voted to be represented and I feel I'm not being heard at all by the City, what you people at City hall are thinking! I receive at least once or twice a month notices from you, related to public hearings to approve developments, and I'm sure you only do it with the purpose to tick the boxes and say "we hear you" but, are you really LISTEN NG? Please reconsider the approval of the development and listen to us, not only pretend! Thank you in advance for your consideration and please look at the enclosed document, do you want attacks on kids' are you not worried about that happening! I AM, and I have a copy of this concern in case something of this nature happens so we know who is responsible Best regards Carlos Estrada	Carlos Estrada			Kitsilano	APPENDIX C
06/10/2022	16:27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Oppose location not in opposition of supportive housing but this location has not been properly thought out. Would be excellent location for women and children who are escaping abusive relationships.	Lindsay warburton			Kitsilano	No web attachments.
06/10/2022	16:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am concerned that low barrier housing inhabitants will pose a risk to the schoolchildren and toddlers across the street. I am concerned about potential increased criminal activity and discarded needles related to the drug use areas in the building. This is especially concerning with so many children nearby. This is not a good fit for this family-friendly neighbourhood. Please reconsider and use the building to house inhabitants who are child/family friendly, like families with young children or people who are further along the road to recovery.	Yvette Lu			Kitsilano	No web attachments.
06/10/2022	16:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Strongly against the idea of rezoning as there is a school nearby and many young children are walking in the neighbourhood. As a concerned parent, I'm particularly worried about the 450 children aged 3-12 who are within 18 meters of the proposed building, and their daily travels to and from school. In addition, hundreds of young families, neighboring seniors use Delamont Park, Arbutus Greenway, and the future transit hubs and the safety risks to these areas from having an unsupported facilities such as the one proposed. In addition, a BC liquor store is just located one block away. There is certainly a great potential danger of mixing and abusing substances. This proximity to outlets that service and exacerbate addictions should be well considered. However, this clearly has not been considered nor the community consulted upon with this proposal.	Teresa Lo			Kitsilano	No web attachments.
06/10/2022	18:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Not appropriate location being directly across from a school and playground. t would also be the tallest building at 13 stories in the neighborhood.	Robin Ferguson			Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/11/2022	07 04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, toddler park within 20 meters. Poses risk to next door women's supportive recovery home and compromises their own recovery, and poses risk to nearby seniors' housing. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services near a school and small children and vulnerable women. Commitment to on-site supports unknown until before occupancy This building has too many residents and goes against BC Housing's own guidelines for optimal outcomes at 40-50 supportive housing tenants max. This building is too tall and casts a shadow onto the school yard for the entire school year during the mornings. This building casts a shadow onto Delamont park during the fall and winter months during the afternoon hours. This building casts a complete shadow on the busy Arbutus Greenway path during the entire year-round in the mid to late afternoon hours. Takes away valuable green space and tree canopy that is much needed in an urban environment to combat the heat island effect, especially with more frequent heat waves. The tower is stigmatizing in design and does not blend in well to integrate into the neighbourhood.	Daniel Harowitz		s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/11/2022	08 08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This area needs to protect the already existing and successful womens housing a block away which has been servicing at risk women for decades. This neighbourhood needs more families children and elderly not to mention protecting and listening to the elderly already living in this area. This housing proposed should not be directly across the street of a day care or elementary school. Whybsingle units' How does that give hope to individuals who want to live with a friend or start a family' What building has only single studios' How is that servicing all types of people and needs' Across the street from park daycare and school' put families there that can use these services. We need to be supporting all individuals not just one tower with at risk mental health and drug substance abuse and put them in one tower with no proper support systems in the building or nearby. How is that helpful or safe' Putting just a roof over homeless or at risk people is not an answer. It's a tiny bandaid which will backfire and affect the entire neighbourhood. Council must think of the vast changes happening already to this corner and how it will affect the entire neighbourhood. Children safety must be at the root of every decision making process when you have a toddler park, toddlers and 400 plus children playing and learning directly across the street. There is no need for tall towers in this small unique heritage neighbourhood. Protect the uniqueness of some neighbourhoods left in this city. Please!	Estelle Ara			Kitsilano	No web attachments.
06/11/2022	10:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I strongly oppose the motion to change the zoning to a 13 storey social housing complex. As someone who works in the city as a First Responder I have seen first hand what happens to neighbourhoods in a negative impact on the tax paying citizens that live in the area. The proximity to the school nearby, and parks which could be impacted are another reason why I oppose this by-law amendment.	Martyn Liggat			Kitsilano	No web attachments.
06/11/2022	10 56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Why are we giving the homeless some of the best real estate in all of Canada' The majority are people who are not interested in joining our society and now you want to take out tax money and set them up with prime real estate. No! Send them somewhere that won't pamper them. I support helping them but not at the expense of our nice city.	Tom Watson			West Point Grey	No web attachments.
06/11/2022	11 01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There are significant and serious safety concerns for proposed tenants, with 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, toddler park within 20 meters. t poses significant risk to next door women's supportive recovery home and compromises their own recovery, as well as risks to nearby seniors' housing. There will be common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services near a school and small children and vulnerable women. City of Vancouver has not listened to better options based on actual science and proven data, as well as options proposed by the community.	T. Kwan			Unknown	No web attachments.
06/11/2022	11 02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I am opposed to the 129 unit social housing project, as a home owner in the neighborhood of this proposed project. This neighborhood has a special charm and character and a project like this will negatively affect this community.	Crystal Redlich			Kitsilano	No web attachments.
06/11/2022	11 05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this motion to change the zoning from a park to a 129 social housing' Is this a SRO' We have seen what happens in the DTES, and some parts of downtown with relocations of SROs, the increased violence around them, and the affect they have on neighbourhoods. Why is this location a good location for a social housing' Across from an elementary school' Parks in the area' One more reason to leave Kitsilano as this area will not be a good place to raise a family.	Sinead Pendred			Kitsilano	No web attachments.
06/11/2022	11 05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Safety concerns, elementary school students within 20 meters, many other students within a few blocks, a women's recovery house next door, toddler park within 20 meters. Poses risk to next door women's supportive recovery home and compromises their own recovery, and poses risk to nearby seniors' housing.	J Kwan			Unknown	No web attachments.
06/11/2022	11:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My key question is why' 1) Why build a 13 story building in a community that basically has been zoned for four max' Most of us chose low rise rather than west end. 2) Why build a social housing building across from a park for young children' 3) Why choose a site across from an elementary school' 4) Why destroy a beautiful green space that should be designed recreational' t has natural meadow, bluebells and beautiful trees. This seems to me to be a terrible planning decision. I know we need social housing but this scope and eyesore' Surely there are better options' I absolutely oppose this development and would consider it a blight on my neighbourhood, I only live two blocks away and have been here 49 years. sincerely	Trevor Simpson			Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/11/2022	11:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I Strongly oppose this. Why are we bringing more SROs to every corner of the city. I support for market rental housing as Kitsilano is an expensive place to buy/rent and there is limited place to rent. I agree with the new building on 4th & cypress, market value or slightly below. WE, city tax payers should not be paying for social housing in a prime area, by the new skytrain, when normal/tax paying citizens have a hard time finding places. The proximity to an elementary school is also worrying, will there be more police in the area' This seems to make zero sense to me, as well as anyone else I talk to. My family will be leaving this area and potentially Vancouver if this gets approved.	Neidi Farrelly		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/11/2022	12 04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have been a resident of this neighbourhood for over 10 years. I have also previously worked for BC Housing and care about social housing. However, several aspects of this proposal makes it a bad fit for the chosen site. Some of the issues include: "13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. This building has too many residents and goes against BC Housing's own guidelines for optimal outcomes at 40-50 supportive housing tenants max. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, toddler park within 20 meters. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services near a school and small children and vulnerable women. For these reasons, I suggest an alternate height for this building at 8 regular height stories is more appropriate for the neighbourhood. In addition, the building would be better suited for seniors housing as it would be a good fit for the neighbouring uses. I will oppose this proposal and will take note of the council members who vote in favour of this proposal, as I don't intend to vote for council members that cause harm to communities including vulnerable women and children.	Frano Zulj			Kitsilano	No web attachments.
06/11/2022	12 59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a resident of this community and have serious safety concerns about the site selected for this proposal. There will be common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services all while near several schools, small children and vulnerable women. It would be irresponsible of the city council to approve this proposal as it is currently communicated. The council has a responsibility to the community to keep us safe. That includes the proposed tenants as this proposed building has too many hard to house residents and goes against BC Housing's own guidelines for optimal outcomes at 40-50 supportive housing tenants max. Almost 50% of overdose deaths happen within Supportive Housing. Should this proposal be approved, who will be responsible for these overdose deaths'	Edyta Kowalska			Kitsilano	No web attachments.
06/11/2022	15 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	This project is ill-conceived for many reasons; the size of the building, number of units, makeup of units and location to name a few. Concentrating a large number of (mostly) addicted (mostly) men so close to a school, a playground and a residential neighbourhood is short-sighted and potentially dangerous. "Warehousing" these people in accepting neighbourhoods is just sweeping the problem under the rug. Let's find a realistic, long-term solution to this crisis that our city has faced for decades.	Merlin Dervisevic			Kitsilano	No web attachments.
06/12/2022	07 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	1. Having residents with criminal records, violent behaviours and unstable, untreated mental health issues is a risk to the truly vulnerable in our area - children, seniors with mobility issues, and disabled individuals. 2. There will not be enough staff supervision or any professional supports to the residents. Staff will be mental health workers only - no nurses, or allied health professionals. 3. There will not be enough parking for the many police, ambulance, and fire trucks constantly coming to respond to calls. 4. The City is taking away valuable green space. 5. Too close to the liquor store. 6. Kits has many supportive group homes to support individuals on a smaller scale and this model works in our community. 7. Family housing is desperately needed in this area. This building space should be offered to low income families or single moms struggling to feed their families. 8. Workers making minimum wage can't live in the area and businesses are struggling to attract employees. If there was affordable housing, that would make it a lot easier for businesses. 9. Heed the medical research that shows that "a bed is not enough". These individuals require professional complex care with many services to thrive. 10. The City has not learned the lesson of what has happened in Yaletown and the Downtown area (rampant crime and violent attacks), by having housing so far from the supports offered in the Downtown Eastside for the substance users. Please don't ruin Kitsilano as well!	Hoda Storey			Kitsilano	No web attachments.
06/12/2022	13:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this ill-thought-out plan, which will significantly degrade the living environment of Kitsilano, and do nothing for the intended residents. The building will be one of the tallest in the area. t will house up to 129 occupants with addiction and mental health issues. These tenants will little supervision. The grouping together of all these people, all with similar issues, will only serve to amplify their problems. The building will be immediately beside the Skytrain station, facilitating visits from drug dealers and others with mental and addiction issues, further exacerbating the problem. The building is next to a government liquor store, providing easy access to alcohol for people who may have alcohol addictions in addition to other problems. The building is within 20 meters of an elementary school, and close to a women's shelter. Many residents of Kitsilano (including myself) are seniors, who will be at the mercy of these unsupervised people, who will likely be much younger, stronger, and possibly very dangerous due to their issues. In short, this plan is wrong in a multitude of ways. t will endanger residents of Kitsilano, seriously degrade our neighbourhood, and will do nothing to rehabilitate the people it is supposed to be helping.	Jay A. Storey			Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/12/2022	15:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this plan! It is a development driven by those in haste to appear to be addressing a multi-faceted housing issue in the City. While this plan seems to address "Supported housing" needs by providing a physical building, it does not deal with the SUPPORT part of the word supportive! There are no provisions for social services to work with the so called "low barrier" population that this development will house, and no requirements for mental or substance abuse or even criminal background assessment, and follow-up contact and treatment. Two staff per day can not possibly address the many issues that arise in such a multi-challenged population, and off-site resources or "possibilities" for support that must be sought out by people struggling with such adversity is simply not reasonable of effective management. This is a plan that jeopardizes the health and safety of the families who live in this area. There are 500+ elementary age children within 20 meters of this site, 1500+ within three blocks, a supported women's recovery house, a senior living facility, and a toddler park within 20 metres. This plan goes against BC Housing's guidelines of 40-50 SUPPORTED housing tenants in one building. Further, this revised and new modular plan increases the height of the building to an 18 story building equivalent. It is over-height and does not blend with architecture in the neighbourhood. It will cast dark shadows over the streetscape, and it will require removal of greenspace, and this at a time in which global warming is an issue. Local associations and residents have researched and proposed other models, but the so-called public consultation really seems a sham. I implore this council to please reconsider this plan, come up with a plan that is truly supportive of those in need, and those who exist safely and peacefully here now. and work with a community that welcomes great diversity, but will not willingly accept such adversity and danger being forced into their midst. How many lives will be adversely affected and at what price'	Josephine Baird		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/12/2022	15:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	An elementary school and daycare are across the street. Also across the street on the northside is public playground. I oppose the project.	Cliff Nipp			Unknown	No web attachments.
06/12/2022	15:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	People coming off of illicit drugs and who have experienced extreme poverty, homelessness, addiction and abuse, require a building that can provide more services.	Bernadette Heldsinger			Kitsilano	No web attachments.
06/12/2022	20:30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose against building 13-storey building with Social Housing units. In your previous correspondence you explained that its residents will be homeless, mentally ill and drug addicted people. Please look at this location closely - the school is next door and the playground is just across the street! In my opinion, this kind of housing located next door to the school, would put children in danger. I think this location is more appropriate for businesses, but not for Social Housing.	Anna Filippova			Kitsilano	No web attachments.
06/12/2022	20:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am seriously alarmed by this proposal. There are so many elements of it that will endanger citizens, denigrate the community and negatively impact the environment. Start with the intended use of a very tall structure out of character for the surrounding neighborhood. Low barrier housing for people with mental health and addiction issues to be constructed right across the street from an elementary school with hundreds of children, a women's recovery house adjacent to the property and a park for toddlers not 20 meters away. Further, no on-site or nearby clinical mental health or addiction services proposed to address in-house common drug use space. Moreover, no consultation with the VPD on safety concerns that surround supportive housing where historically almost 50% of overdose fatalities occur! It is simply untrue that many in the community were supportive during re-zoning public engagements, when in fact, 80% were opposed. Further, why are BC Housing and the City going against their own guidelines of 40-50 residents maximum for a situation like this! I implore you to act responsibly with this land. Don't build a high rise tower that will be a blight on the community and one that excludes housing for women and children and single led families (especially with the increase in homelessness for women with children fleeing domestic violence (which has grown with the pandemic). Yours is a serious responsibility to provide good governance and to act with thoughtful analysis before ramming through ill conceived approvals. Be assured that history will judge the validity of your decisions.....sincerely, Peter Baird	Peter Baird			Kitsilano	No web attachments.
06/12/2022	21:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	In my opinion, there needs to be more comprehensive consultation with the broader community, not in the actual number of consultations, but in visible and specific changes that demonstrate the plan is actually being adapted based on feedback from the community. Thanks.	Emily L			Arbutus-Ridge	No web attachments.
06/13/2022	09:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This proposal, which I strongly oppose, does NOT provide any housing options for families, for women and children, for single-parent families. This type of housing is desperately needed in Vancouver, and I would support housing family and single-parent families at this site. Instead, this site proposes 129 single-occupancy "low barrier" housing for people (mostly men I'll guess) with mental health and addiction issues. This is not a good fit for this site, and goes against BC housing's own guideline of 40 to 50 residents, maximum. I fear these addicted and mentally ill people will NOT be well supported in this housing model, and thus will cause problems in this neighbourhood which houses an elementary school, the toddler park, and the women's recovery house nearby. "Supportive housing" is not a solution to mental health and addictions, as proven by Dr. Julien Somers' study of recovery-oriented housing; instead, the study proved scattered-style housing is the best method. In summary, I STRONGLY OPPOSE this redevelopment. I do support housing for families and single-parent families.	Kathleen Collin			Fairview	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/13/2022	09 59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to the format of this development which indicates under preparation/consideration for transportation issues. This includes the impact on surrounding buildings due to lack of parking available in this development. I live on 's.22(1) and our building has 1 prkng per 1 bedroom suite and 2 parking spots per 2 bedroom suite, as per the ratio that was required in Vancouver at that time. There is no guest or service parking and it is still inadequate. This ratio is still not adequate, as there is an aging population and people with disabilities in our building. How will people with disabilities and families be accommodated for parking? You have made an incorrect assumption that all residents will use the sky train or bicycle. -where will residents park if disabled or elderly? - where will contractors and deliveries park? (Telus, hydro, the elevator repair person, building maintenance etc) Grocery delivery and any medical service providers that residents may require -for 129 suites, you have allocated only 129 bike spots. Even if you assume 1 bike per suite and they all ride bikes, which they may not, it's not enough. A family of 3 for example, would need 3 spots. -where are the electric vehicle charging stations? If that is what is encouraged, why none here? -if you want Car share services, they need to have allocated spots, so they are not taking away infrastructure that other neighbours may need/use already. -in my opinion, we are way beyond capacity for population. -then emergency services also cannot gain access. We've seen some sad examples of that downtown, where services cannot get to the buildings due to the changes to adding concrete to the middle of the streets, traffic circles etc. -how will these people get to work? This plan will have an impact on the surrounding buildings and their access to parking, increased traffic, noise etc. The City gave our building a written promise that such changes would not impact our building access and on most days we cannot get in to our parking. In our building, we have approximately 6 regular bike commuters (from 33 suites) and at least 18 suites that house someone who is older, injured or have physical mobility or disability concerns and require access by car. It's not okay that the Developer is allowed to do this. Then the rest of us will have to live with it. Thank you for your consideration. You need to rethink your math.	S Taylor		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/13/2022	12:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this development. It is too big and ill-located next to the school and public parks. This will only contribute to insecurity in the neighbourhood.	Thomas Delteil			Kitsilano	No web attachments.
06/13/2022	12 58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Currently live across from Sanford the mpa run housing on fir and 8th. It is a disaster full stop. We cannot even open our windows at night due to the steaming and swearing by residents that goes on all night long. Our children cannot play on the sidewalk due to used needles and residents shouting obscenities at them. Have spoken to the operator many times, they clearly don't care, don't attempt to clean the area and nothing ever changes. The fact that this same operator has been hired to run the project across from A school and park is dangerous and irresponsible. I'm currently trying to move due to the disaster I live across from, I feel extremely sorry for the neighbours on arbutus from what I understand many are elders on fixed incomes. This is a very unsafe situation. Please oppose, wrong location I know from experience.	Karen dales			Kitsilano	No web attachments.
06/13/2022	14 22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is not only in the worst site possible, being right opposite a primary school, children's playground, many daycares, other supportive housing for women at risk, seniors, a liquor store and the end of the line for the future Transit line among many other problems. The building is not only too high, but looks like a jail. It is the ugliest building I have seen anywhere. Does not fit in with the neighbourhood buildings, destroys a huge green area, and has literally no support for many people with either drug, alcohol or mental issues. The city's comments saying it's N MBYism is just their way of making excuses to fight the public's opinions. We have many supportive housing situations in our beautiful family oriented neighbour hood that work very well and this type of housing does not address the problem of affordable housing or support for women at risk it just destroys the neighbourhood. Please stop destroying our city and come up with better ideas. I have lived in this neighbourhood for over 20 years and in Vancouver itself for 46 years,(my husband was born here) and I chose it for it's community feeling.	Myra McCloy			Kitsilano	No web attachments.
06/13/2022	15 07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning initiative as it will create a dangerous environment for the children attending the school and using the park. It will also destroy the character of the neighbourhood.	Christopher Hopton			Kitsilano	No web attachments.
06/13/2022	15:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Early public engagement sessions run by a PR firm were fraught with biases, people were shut down and/or removed from zoom sessions when the concerns of drug use on-site and littering of needles were raised was accused of discrimination. Online Open House was largely one-way conversations that did not address questions of concerns in meaningful ways whatsoever. BC Housing and the City continued to mislead and misrepresent the facts ie. saying that many in the community were in support when during rezoning public engagements 80% were opposed. Advertised vaguely as social housing when it will be up to 100% low-barrier supportive housing. Lied about having consulted with the VPD when the City actually had not RES DENTS HAVE A VOICE and this has not been heard. Concerns are not taken into account. THE CITY IS S D N G with developers and DESTROY NG everything that is beautiful about Vancouver.	Elena MacGregor			Kitsilano	No web attachments.
06/13/2022	15:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning for the following reasons: 1) The type of housing will include a drug use site that does not have supports for mental health/addictions onsite. 2) The size of the building is out of character from the 3-4 storied buildings in the area. 3) The site poses a potential risk to students/children and those from a nearby women's shelter. 4) The neighbourhood character will shift to that of the Downtown East side where a proliferation of crime and drug use will occur along with a constant stream of first responders having to attend to emergencies. 5) Those of us in the addictions community cannot afford to live next to a site that will allow for the open, unsupportive drug use. Thank you.	Kelly Homenick			Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/13/2022	15:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm am very opposed to this structure in this location for the following reasons: Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. Excludes housing for women and children and single-led families even though homelessness for women with children fleeing domestic violence has grown due to the pandemic. Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing. Shadows the school and schoolyard during the morning hours of the entire school year, shadows Delamont Park during the afternoon hours during the fall and winter months, and backs onto Arbutus Greenway and cast a complete shadow during the afternoon hours for the entire year. Shadow impacts will be made worse when Daylight Savings Time is cancelled next year. The tower is stigmatizing in design and does not blend well to integrate into the neighbourhood.	Cheryl Do Livramento		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/13/2022	17:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This is a failed concept. Why repeat it' The intended residents will not have access to the support they need and deserve.	John Buitenga			Kitsilano	No web attachments.
06/13/2022	19:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have lived in the Kitsilano neighbourhood for 9 years and appreciate the diversity here, it is one of the reasons I love living here. I have no issue with social housing being integrated into communities and feel it is much needed to in our city to support those seeking help. I am opposed to this particular site of proposed housing of 129 single occupancy, with 50-100% low barrier housing for people with mental health and addiction issues because of the close proximity (20 meters) to an elementary school, playground and a women's recovery house. This poses a high risk to all these sites that have been in the neighbourhood for many years, mainly young children and vulnerable women in recovery. This proposed building also goes against BC Housings own guidelines for optimal outcomes at 40-50 supporting housing tenants max.	Lisa Roy			Kitsilano	No web attachments.
06/13/2022	20:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Safety concerns for my young children, increased drug use/exposure, violence, crime. Inappropriate location within family oriented neighborhood.	Lorraine Sim			Kitsilano	No web attachments.
06/14/2022	09:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please DO NOT proceed with this rezoning application. Try to develop a decision tree starting with 3 decision alternatives: (1) the alternative that you are hereby opening up for hearings, (2) a building for low-income families with children, and (3) seniors' housing. Even if you err on probabilities of various states of nature, the payoffs (great benefits and/or terribly negative effects to the immediate neighborhood and to the entire Kitsilano community), alternative 1 would objectively come out as absolutely undesirable. At the very least, you may try a factor-rating analysis of the rezoning application versus the two alternatives suggested by the Kitsilano community and listed above. It is quite obvious that alternatives 2 and 3 have many benefits and virtually no drawbacks on any factors that you may retain for your analysis. Conversely, I can't see any single factor that might be included in a factor rating analysis that would score positively under "benefits to the community" for the existing rezoning application; in fact, significant risks would be quickly identified regarding the rezoning application alternative. It's as if a family tries to decide what car to buy next and their alternatives #2 and #3 are a Honda Civic and a Toyota Corolla ' respectively but, for alternative #1 they consider... a Ford Pinto/Chevy Vega/Yugo/Trabant - would anyone really pick one of latter as a legitimate contender with the other two alternatives' Thank you for giving a profound, sober thought to this flawed rezoning idea, and for allocating the necessary time and resources to conduct a comprehensive, meaningful analysis of benefits and risks to the community.	Vasile Zamfirescu			Kitsilano	No web attachments.
06/14/2022	09:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	'13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. Excludes housing for women and children and single-led families even though homelessness for women with children fleeing domestic violence has grown due to the pandemic.	Eva Kylheku			Kitsilano	No web attachments.
06/14/2022	10:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Various issues including too close to school and daycare as well as building height.	Kelly Turncliff			Kitsilano	No web attachments.
06/14/2022	10:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm opposed to the rezoning application on Arbutus for many reasons but will confine my comments to two. One. There is no committed plan to ensure the necessary support systems are in place for the intended low barrier / vulnerable occupants. Surely high-needs people deserve to be housed where there are wrap-around services in close proximity. Two. The site is just too close to large numbers of other vulnerable members of the community - children. I would expect that many parents wouldn't feel comfortable letting even older children walk to school by themselves where the risk of encountering unpredictable behaviour is higher than usual. That may mean more driving and / or loss of the opportunity to develop independence in children. Delamont Park which is currently enjoyed by many children and families will inevitably become the go-to outdoor space for the for residents of a nearby SRO. One only needs to look at the outdoor gathering spaces for residents of Downtown East Side SROs to realise that the Delamont Park will become unusable for the existing users. For the record, whilst I live in Kitsilano I will not be directly impacted by this proposed development. My concerns are based on the belief that people needing support should be housed where support is available, and that any regrets about the inappropriate location expressed by the immediate community should be heeded. The old adage "act in haste, regret at leisure" reminds us that repercussions last a long time.	Frances McDonnell			Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/14/2022	11 23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building will literally cause maximum disruption and unsafe areas within 1 kilometre radius for hundreds of elderly, women and children. I'm puzzled why there is constant request for feedback, and when you don't like what you hear you ignore it and just ask again' Ask yourself, would you like this building right beside your child's school' Beside your grandparents' Yourself' Your property' I worked beside an SRO building in Olympic Village for about 5+ years. Police and Ambulance were constantly there at the building. Very dangerous around the building at night, so much so, you'd actually have to walk around and away from the building to avoid aggressive folks outside their entrance. Break-ins were a common occurring at my work. I was scared to be in our building late at night because we had criminals constantly riding by the building at night, trying all the doors, and if they could get it, they'd rob you blind. I was in charge of the security camera footage, so I have tons of footage of this occurring. Over and over, Vancouver and it's revolving door of assaults and thefts, because they'd just get let out of jail again and just continue their behaviour. Why does the hard working drug free tax payers not deserve safety in this city' For a Kits neighbourhood with 5 elementary schools near by is just unfathomable. This proposed SRO is a disaster that will literally put so many innocent people in harms way, not to mention ruining safe access to transit with the new Train station being built. t will be overrun with drug users and criminals trying to rob you for a fix. Or mentally ill people being violent with no real consequences. It will become a popular hangout and no one will be safe using the train at night. The notion that this building has mentally ill persons housed with no or minimal supervision as well as a free injection site is absolutely negligible. Stop this now. Re-exam the failed SRO building strategy. There's a house by shortage for people who pay taxes and work hard, and now they have to fear assaults in their neighbourhood' Maybe the criminals should be forced to work 8 hours a day regardless of their mental health or drug problem, so at least they are doing something productive. Please reject this proposed building. Stop this now.	Catherine Wilson		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/14/2022	13 25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a resident at [s.22(1)] for over 25 years I have seen significant change and development of the neighbourhood including the steep rise in prices and challenges of homelessness, addiction and mental health. These critical challenges are indeed ones the neighbourhood can and will work together to help support our most vulnerable. Regrettably, the proposed rezoning and building will worsen rather than address the issues. 1. Location inappropriate: directly across from a school and park as well as close to other supportive venues such as Kits Neighbourhood House increases risk and safety. This is not a N MBY reaction but simply fact that it is not in a more adult oriented mixed community or scaled to the location (see below). 2. Far overscale: notwithstanding the location challenge, a significantly smaller facility that would integrate to the neighbourhood (i.e. 3-4 floors with 25-30 units) would pose less risk and higher probability of integration and for people to get familiar with each other as fellow residents. 3. Holistic model lacking: building an asset without the operational funding and sustainable infrastructure to support wellness and ultimately independence will not be successful regardless of how well intended it starts. 4. Broadway subway linkages unclear: this location is experiencing unprecedented change and it is not clear how these elements will align. The Broadway subway line is in progress. At a minimum the rezoning for this housing model should be put on hold until the impacts of the new line can be assessed. The risk of severe unintended consequences at the moment is very high and it is the residents, school children and small businesses who will bear the brunt of construction and congestion without clarity about how a new housing project will successfully integrate and a failed project serves no-one, including the potential residents. In brief, many in the neighbourhood are supportive of low income housing and providing safe spaces for those experiencing homelessness - but the support must also be inclusive (i.e. women, children and families as well as individuals), operationally sound and scaled to the existing capacity of the neighbourhood. Do not approve this re-zoning without substantial revisions.	Jason Winkler			Kitsilano	No web attachments.
06/14/2022	14 21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Just a few of the long list of mentioned issues community members have (which I share) are: 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. The tower is stigmatizing in design and does not blend well to integrate into the neighbourhood. Early public engagement sessions run by a PR firm were fraught with biases, people were shut down and/or removed from zoom sessions when the concerns of drug use on-site and littering of needles were raised was accused of discrimination. Online Open House was largely one-way conversations that did not address questions of concerns in meaningful ways whatsoever.	mark s			Kitsilano	No web attachments.
06/14/2022	14 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	I fully support the need for social housing and commend the city for taking action in providing this necessity, however I feel that the chosen site and design for the proposed housing at this specific address has been thoughtless and inconsiderate. The lack of amenities and supporting infrastructure, as well as the disregard of the neighbouring environment (school, park) demonstrate that a more appropriate location should be chosen.	Clarissa Long			Kitsilano	No web attachments.
06/14/2022	14 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	100% wrong location for low barrier housing. This space should be social housing for families and seniors tied to income that is desperately needed in kitsilano. Especially with the broadway project causing so many upcoming evictions. This is not the place for residents with major mental health issues when there are zero supports in the neighborhood and vgh is far away. Please vote to oppose.	Caroline smizernik			Kitsilano	No web attachments.
06/14/2022	14 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Please reject this application. This is dangerous for the children nearby, and does not serve the greater good.	Peter Green			Kitsilano	No web attachments.
06/14/2022	14 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	There has been no report detailing the developer's plans to keep our neighborhood safe and their tenants accountable to in-house supports. There are many real concerns and fears of the vulnerable senior and disabled populations in the area. Why must we live in fear in our own streets' This is an ill-advised idea and I'm staunchly opposed as are hundreds in the community!!	Mark Stockbrocks			Arbutus-Ridge	No web attachments.
06/14/2022	14:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	You people have destroyed enough of Vancouver already. This cannot move forward without onsite social support 24/7/365. TOO MANY NEIGHBOURHOODS HAVE SEEN CR ME RATES SKYROCKET. You are here to serve us, not the other way around.	Rick Sanderson			Unknown	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s.22(1) Personal and Confidential"

06/14/2022	14:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Main section is too high. Both sections are poorly designed -- lower part looks like something from the 1970s and the siding on the high part is very unpleasant. Scrap the high part & increase the low part so you get the density but not the height with hopefully a better design.	Janine Bond		Kitsilano	No web attachments.
06/14/2022	14:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Putting up a social housing apartment complex in this area is one of the dumbest ideas city council has proposed. In what way does it make sense to put housing like this in this area" How does it make sense to put these people with mental health and drug addictions in a nice family area like Kits; moreover, across from a family-oriented park and a private school where parents pay a premium dollar to send their kids" Also, the fact that that housing unit would be close to liquor stores and marijuana dispensaries is not a smart spot to be housing these types of individuals. It will help further feed into their addictions and create an unsafe environment for existing neighbors. I cannot believe how stupid this decision is that our city council is trying to push forward. This is not something that the vast majority of neighbors want in the neighborhood. Who wants a bunch of mentally ill and drug addicted people living beside them'NO ONE!!! I understand that housing needs to be found for these people, however this is not the correct spot. ESPECIALLY, since they will not be provided with 24hr care and wrap around resources. Having a couple of caretakers in the building is not enough for people with mental health and drug addictions. They need constant support. Look at what happened with the social housing apartment on 2nd Ave in Olympic village'police are constantly called to that location because of disturbances. I constantly see drug deals and people doing drugs on the outside of the entrance of that building. Do you think I want to see that in my neighborhood'NOT A CHANCE!! But when you have a bunch of morons running our city who don't act on public interest, but rather on what they want to do, then I don't expect anything less. That's all I basically have to say because I'm so disgusted with this city council's approach to this and many other initiatives. You all need to be replaced!!	John Lekakis		Kitsilano	No web attachments.
06/14/2022	14:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	This a dog park and my neighborhood and its too close to kids at school . We need dog area. No more towers . Love the picnic tables style at 7th aveand the flowerers . If this goes get built I will move from my dream room . Dont make this happen.	mark fearn		Kitsilano	No web attachments.
06/14/2022	15:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposing this rezoning application for the following reasons: -I am most concerned for the safety and care of elementary children and neighborhood. -Placing 129 low barrier with drug and mental issues, not working' in the same building will not help them in their recovery. BC Housing is not providing the effective care that is needed for these vulnerable residents. -Mixed impacts for the residents of Santa Maria House. -Heightened traffic issues in the area. Note that the sky train station will be a block away. -A 13 storey building (actual height is 18 storey) will cause significant shadowing on school playground during morning school hours. I am opposing this BC Housing rezoning application and hoping/praying that BC will meet with the community and build a housing that will help the future residents and be a safe neighbourhood for the children and community. I am recommending that BC Housing build a 5-6 story building with (30-40) single and family units for mix tenants which will include single parents with 1-3 children, seniors, those with accessibility issues and about 5% for those with drug and mental issues. Thank you for your help in making our community a better living place and thank you in advance for listening and acting on my concerns and recommendations. Bernadette Geronimo	Bernadette Geronimo		Fairview	No web attachments.
06/14/2022	15:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The area looking to be rezoned for the proposed social housing is not appropriate. In the Neighbourhood there is a school, park and Women's Shelter. There is a high concern for the safety, there will be a rise in crime and unprovoked attacks. A perfect example is the recent sword stabbing that happened in "social housing " on Main and Hastings. What about the children' are they supposed to run around people sleeping in their park shooting up ' What about the needles that are going to be laying everywhere ' The area lacks the proper support for this type of "social Housing". What about families that are struggling ' Single parents' What about proper social housing the area can support and watch thrive ' I live across the street and I love the view of the trees the little of the light that I get in my home. With the tower the city wants to build that will be gone. I am concerned about safety, the rise in crime that will come with this SRO. I stand with the community AGA NST the rezoning application.	Tara Lynn Garofano		Kitsilano	No web attachments.
06/14/2022	15:29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning and development because it will put together two vulnerable groups with no assurances for their safety, children across the street in the school and playground as well as single adults with mental health or addiction challenges. This project also goes against BC Housing guidelines in size and I believe there are better alternatives than what has been proposed. As a nearby resident I can see how a smaller scale housing aimed at women, families, and the elderly can work well within the community and I cannot comprehend why these people are not being considered for this housing project. This is why I am strongly opposed.	Kathy Tan		Fairview	No web attachments.
06/14/2022	15:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. Excludes housing for women and children and single-led families even though homelessness for women with children fleeing domestic violence has grown due to the pandemic.	A Tardif		Unknown	No web attachments.
06/14/2022	15:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This proposal represents a complete missed opportunity to enrich both the neighbourhood and the lives of those underhoused. The simple question is whether this proposal is the best option for all involved and the obvious answer is "no". A development that has more mixed residents and space set aside for families with children and single parent families would present the best synergy with the current use of the immediate area by hundreds of vulnerable-aged children. This development can be done better and council should vote 'no' and require improvement.	Hollis Bromley		Unknown	No web attachments.
06/14/2022	16:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This is absolutely the wrong location for this sort of project given the character of the neighbourhood, the close proximity to an elementary school, a children's playground and a large number of elders and retirees. Statistics suggest that a rise in crime will likely follow this project. It's incomprehensible that this location was chosen for this project.	Stuart Wells		Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/14/2022	16:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I write to express my opposition to the rezoning of Arbutus and West 7/8th Avenues. The project proposes to place up to 129 individuals, including those affected with mental health and addictions issues, in a congregate setting that uses the harm reduction approach. This will not help the tenants in their recovery. BC Housing continues to show they are unable to provide effective care for their vulnerable residents. Moreover, the building will cause severe negative repercussions for neighbours, particularly, the 500+ school children at the elementary school and preschool across the street; the kids at the toddler park (Delamont) across the street; and the women at the neighbouring abstinence-based women's supportive recovery home next door. Please force BC Housing to meet with the community and building a housing project that will help future residents and keep the neighbourhood safe for the children, elderly and other community members. I recommend that BC Housing build a 5-6 storey building with 30-40 single and family units for a mix of tenants that includes single individuals/seniors, parents, those with accessibility issues, and 5% of those struggling with mental health and addictions issues. will not help them in their recovery and will cause severe negative impacts for their neighbours.	Ginnie Barton		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/14/2022	16:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	This project is not a good idea as it poses A risk to the children and young families in the area. As you you are aware, there is an elementary school named St. Augustine's across from the proposed building site. I believe that this will potentially pose risk to the children in the area. Also why should other residents that live in the area already have to pay top dollar to live in kitsilano without help or benefits from the government. Poor choice of location for this type of development.	Matthew Cruickshank			Kitsilano	No web attachments.
06/14/2022	16:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This note is regarding: 2086-2098 West 7th Avenue and 2091 West 8th Avenue. Be honest, who thought it was a good idea to build this disaster next to a playground, an elementary school, Montessori school, and church? This idea is so insane, it defies logic. An idea so beyond idiotic it's hard to believe this isn't a practical joke. Seriously: you actually want to put a bunch of junkies and mentally ill people next to families and kids. The city will be sued into bankruptcy when the kids have their first needle fight. Yes, needle fight. Sounds funny, but won't be when one of those kids gets an incurable disease. While incurable disease and death is bad, there are even worse things that could happen that I won't detail here because the idea of writing it out is just too disgusting. For the record, I don't have kids but, anyone with a functioning brain knows this building at this location is maybe the dumbest idea the city has ever envisioned. I cannot imagine being a parent and having to deal with this insane proposal. Anyone who supports this building should be forced to live in it with their kids.	Phil Rees			Kitsilano	No web attachments.
06/14/2022	17:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This development is too high and out of character for the area. A six-story building is much more compatible with the nearby St Augustine's School and the park at 8th and Arbutus. I also do not see any mention of a safe injection site or other support services for the low barrier housing. You can't just relocate the homeless without giving them the support they need to adjust to a move such as is proposed with this development. The Broadway Plan HAS NOT BEEN APPROVED yet and hopefully will be carefully reconsidered before Council approves this misguided attempt to turn Vancouver into Manhattan.	Kathryn Shaw			Kitsilano	No web attachments.
06/14/2022	17:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	It's a god damn abomination the idea of putting a SRO full of derelicts and mentally ill next to a elemntary school. Are you out of your minds'	John Oisin O'Keane			Kitsilano	No web attachments.
06/14/2022	17:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	Not the right neighbourhood. Too close to a school and park. This should be included in the Broadway Plan and to be on Broadway in a more commercial setting I drive by the supportive housing on Vernon Dr North of the Grandview Viaduct and that is the proper setting for supportive housing.	Ian Anderson			Kitsilano	No web attachments.
06/14/2022	19:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council, Our family owns the 3 storey apartment building at "s.22(1) Personal and Confidential". We are a Ma and Pa operation. My husband has been hands-on for nearly 60 years, having also lived there. We have always kept our rents below average so our tenants have been long term. We have taken pride in this ownership and care for our tenants. Our son, has been living in and managing the building for several years now and we hope that this property will continue to be in the family for years to come. We want to express our strong opposition to the low-barrier, 'supportive' housing for the hard-to-house that BC Housing & Vancouver city staff are trying to force through at Arbutus and West 7/8th. The operators have no experience with a project of this size and a minimal number of 24-hour staff to manage it. This is ridiculous and inadequate for this kind of hard-to-house demographic, especially in so many units. There are no support services offered. First responders will not have the resources to handle the extra calls that will occur. Police will also not have the funds to do the extra policing that will be needed for this project. This is a family neighbourhood with an elementary school and children's public playground/park located across the street. The children and families in this neighbourhood are going to be exposed to potential mental illness, episodic outbreaks, potential pedophile perps with room views directly to the school and park, people from the project with addiction issues will be hanging around the playground and park, there will be needle use and hazardous needle garbage surrounding the area, not to mention the increase in B&E's and vandalism in this family oriented neighbourhood. It's not just those in this project we are concerned about, but also potential outsiders [drug dealers and other unacceptable activity] that will be attracted to come into this neighbourhood due to easy access via the Broadway Station. These facts are based on other projects around the city and other cities. So we ask you: How is Yaletown and the West End working for you these days? We ALL know about the horrors of Chinatown and the DTES. And now, you want to expose Kits to this same kind of violence terrorizing people and businesses and bring that to the family oriented Kitsilano? We are not against this kind of project, nor are we against an increase in the building height. We are against any project placing people with mental illness, an illegal history with police (and their fallout issues) where children and families live. There is no support for this and the project itself, is inadequately planned. THIS IS A TRAGEDY WAIT NG TO HAPPEN! This Council really needs to step back to re-think this plan again and reconsider other areas around the city where the mental, medical and first responder supports are already in place! That's efficient and a no-brainer Signed, Debora & Allan Nortman, "s.22(1) Personal and Confidential"	Debora Nortman			Shaughnessy	No web attachments.
06/14/2022	21:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	See my post at hxps://brianpalmquist.substack.com/p/forever-in-the-shadows's=w for my explanation	Brian Palmquist			Dunbar-Southlands	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s.22(1) Personal and Confidential"

06/14/2022	22 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The location of this low-barrier supportive housing is ill-planned. There are several schools within 1 block of the proposed site. Crime usually goes up in the vicinity of sky train stations, and adding a modular building for people experiencing homelessness, mental illness and drug addiction in a place where they can use on-premise but with no mental health or recovery services couldn't be the any worse. St. Agustines, Kits High, Fraser Academy, St. John's, Madrona, what are city planners thinking! It puts our most precious citizens (children) in a position of feeling unsafe and perhaps in danger. This building doesn't include low income families with children but it's 129 single-occupancy units. I firmly believe that people suffering from homeless, mental illness and drug addiction deserve help and homes, but this is NOT the right place to house them. Policing in the area is already thin, who is going to be there cleaning needles? Is there going to be a dedicated squad to keep this very residential neighbourhood, full of children safe? Will there be extra city cleaning services for the feces and urine that is found around these kinds of facilities. I strongly oppose this. This intersection is already incredibly busy and having a building of that size with any kind of tenants will be a challenge, but putting this right by an elementary school and within a block from several others seems like a massive slap on the face to the families that work, live and have their kids attending these schools.	Carolina Becerra		Kitsilano	No web attachments.
06/15/2022	09 50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I live in the neighbourhood and have a garden and this would reduce green space, expensive real estate could be used more economically by the city. The City already owns a lot of expensive real estate in the Kitsilano neighbourhood, not efficient! Does not contribute to the style of Kitsilano, the historical buildings will not look good and we have so few historical neighborhoods.	Daniela Salmen		Kitsilano	No web attachments.
06/15/2022	10 55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear council, I grew up in the East Van. My adjacent neighbours addicts. As a young child I was required to walk to and from school and this was the absolute worse part of my day. I was constantly screamed at by them and their friends, threatened (told I was going to be raped constantly and my parents and dog killed), had things thrown at me including beer bottles and needles. This was from he age of 4-8 until the residents were eventually evicted. I didn't sleep for those four years. I was constantly anxious, couldn't eat and so fearful of these neighbours I truly believed they were going to kill me and my family. Still to this day I am fearful when I encounter an inebriated person. I have been diagnosed with PTSD due to these regular experiences and have horrible anxiety. It breaks my heart that 500+ young children will now be faced with the same experience that I had while walking to school or playing at Delamont park. If there is a 1% risk at all to young children whose brains are not yet fully formed why would the city and elected officials allow this project 20 meters from very young children. Lets not bury our heads in the sand and pretend people living here will not have serious addictions accompanied with mental health issues which will cause them to do or say things that a sober person would not. They will have zero recollection they next day of screaming at a young child, but the child may be permanently traumatized. 1 child damaged or negatively impacted is too much. Please value the most vulnerable population in our city; and that's not adults its children. thank you hxxps //bc ctvnews.ca/man-banned-from-vancouver-s-park-of-the-future-for-allegedly-threatening-parents-1.5946729	Laurie Collins		Kitsilano	No web attachments.
06/15/2022	11 00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have concern regarding the 13 storey/129 social housing units that are being proposed at 2086-2098 W.7th Ave and 2091 West 8th Ave in Vancouver. I walk the greenway regularly in the early morning and I am hoping that this development does not effect my safety and the safety of others. There is a lovely playground and an elementary school right across the street. My question is how are you going to regulate any drug use around the property? Are the occupants going to be on a special program or monitored for drug/alcohol use? I understand that not everyone seeking social housing are addicts but quite often as proven at the West 2nd location that there is constant police/ambulance activity throughout the day and night. It would be reassuring to know who will be residing near a playground for young children and an elementary school. Please, I hope that we can find another solution. Regards, Lori	Lori Gillis		Kitsilano	No web attachments.
06/15/2022	11:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	For the preservation of young, innocent, elementary school children across the road from this proposed development, please don't proceed with this project, a development supporting family's & Seniors is far more appropriate for the site. I'm sure you have other properties in alternative neighbourhoods that would be far more suitable.	Phillip Flintoff		Kitsilano	No web attachments.
06/15/2022	11 23	PH4 - 3. CD-1 Rezoning: 2086-	Oppose	Please see attached comments	Helena Ho		Fairview	APPENDIX D
06/15/2022	12 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I am concerned about the proximity to the public school across the street. This is a problematic mix that promises expanded need for police attendance.	Laurence Morrison		Kitsilano	No web attachments.
06/15/2022	12 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello, I oppose the rezoning of Arbutus and W7th/8th to allow a high rise supportive housing complex be built on that site. I oppose it because the target will only be for homeless people suffering from mental health or addiction issues. It is not for families and the elderly. Furthermore, it will provide on-site drug-use space with NO on site support services. There are NO plans to have neighborhood services available for the residents nor any overview nor management services on site. It is in the midst of a residential neighborhood with a school and toddler park nearby, a number of schools, a women's shelter and seniors housing in the area. If it was to be a family friendly site, I would be happy to start or participate in child care activities in that housing. However, with the targeted residents wandering around the area, it would be sad to lose the 'walkability' of my neighborhood. Being a senior female, I doubt that I would feel safe to continue to walk the area nor visit the numerous shops and services there. I would get in my car and drive down to MacDonald and Broadway or to Kerrisdale. I just honestly do not understand how Council can justify installing this kind of housing in the middle of this lovely, quiet, highly walkable neighborhood. Thanks, Janet Clark	Janet Clark		Kitsilano	No web attachments.
06/15/2022	13 04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Such an abuse of power - Another example where the City of Vancouver is just giving in to the strong arm tactics by David Eby & the NPD. Shameful. Thankfully Election day is nearing.	Mark Hoyles		Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s.22(1) Personal and Confidential"

06/15/2022	13 05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This type of housing is not appropriate for the neighbourhood, particularly directly across the street from an elementary school and daycare. It places children at risk. Supportive housing for families in need as well as teachers, nurses, etc. who can't afford to live in Vancouver are more appropriate uses.	Laura De Munain		Unknown	No web attachments.
06/15/2022	15 00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	RE: The proposed rezoning is for a 13-storey tower for 129 units of supportive, low-barrier housing. Please DECL NE the current Rezoning Application, and listen to the community's feedback and BU LD HOUS NG FOR SENIORS AND FAMILIES. This need is real and this population will be able to thrive in this area, especially considering that often seniors and low income families can't afford cars or ways to get around. Therefore this location will provide easy access to the skytrain. As well, the population in this area is a beautiful blend of different cultures and economic situations and I believe seniors and low income families will blend in and benefit.	Janet Scott		Kitsilano	No web attachments.
06/15/2022	16:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I support social housing in my neighbourhood, but I am opposed to the there are glaring lack of supports for the proposed residents, most of whom will suffer from drug and alcohol addictions and mental health issues. A better use for this development would be for low income families or seniors. There is both a school and a playground across the street. I strongly urge you to make an informed vote in opposition to this referral report. Please direct staff to return with a new proposal that will work with the support of the community and create better options for supportive housing.	Charmaine Gorrie		Kitsilano	No web attachments.
06/15/2022	17 04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I strongly OPPOSE the rezoning due to safety concerns for the neighborhood and the community.	Mary Pat		Kitsilano	No web attachments.
06/15/2022	17:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning because I strongly believe that putting single homeless people in a high rise is not going to improve their lives These people need community support and this building will only isolate them I worked as a case manager at Pacific Spirit and my area was Kits I know how supportive the community can be but how can they access people to integrate them into the community when they are isolated in upper floors of a 13 story high rise Also a School and park are adjacent and there are concerns re needles and unpredictable behaviour from people with addictions and mental health issues This plan only 'warehouses' these people They need professional help and community support	Christina Boskovich		Kitsilano	No web attachments.
06/15/2022	18 29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	Good day, I live on "s 22(1)", already near a development like the proposed one. The crime and assaults have gone up quite a lot and I actually see drugs being used and the needles left in the parks near by. We all know how this is going to end up, and putting another development where good hard working people, have lived out of fear for along time, it's absolutely stupid to think this is a good idea, I don't even know why it would be proposed. To close to schools, parks and we should suffer because of this, thank you.	Matthew Way		Arbutus-Ridge	No web attachments.
06/15/2022	18 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this. As a young woman recently attacked by a man on out of his mind on drugs and the number of random attacks in Vancouver that are increasing (1700 in a year, avg 4/day). I think it is ridiculously dangerous to house those with mental health and addiction issues in my neighbour hood and in such close proximity to so many schools and a toddler park. Not to mention the women's supportive recovery home right next door. Why not build for low income families with children, who would benefit from the community centre and parks and schools in the area' What about elderly people suffering from Alzheimer's and other conditions who have paid taxes their whole lives and would benefit from living facilities' This proposal does not at all support rehabilitation and recovery and the city of Vancouver needs to be open about what tax dollars are spent on and more transparent about the dangers women face walking around this city alone.	Eloise Herman		Fairview	APPENDIX F
06/15/2022	20 26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	This is an unsuitable development at this site, and questionable anywhere	Marguerite Ford		Fairview	No web attachments.
06/15/2022	21:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall.129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max.Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters.Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services.Supportive Housing is not a solution as proven by Dr. Julian Somers' multi-million dollar study of recovery-oriented housing for those with mental illness and addictions issues that showed that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th).Shadows the school and schoolyard during the morning hours of the entire school year, shadows Delamont Park during the afternoon hours during the fall and winter months, and backs onto Arbutus Greenway and cast a complete shadow during the afternoon hours for the entire year. Shadow impacts will be made worse when Daylight Savings Time is cancelled next year.The tower is stigmatizing in design and does not blend well to integrate into the neighbourhood.Set-backs are minimal and are imposing in the public realm.Removes valuable green space and tree canopy that is much needed in an urban environment to combat the heat island effect, and runs counter to climate emergency goals No commitment to a level of supports until tenants are selected. t has been stated during the public engagement that there is min 2 full-time staff at any given time.The driveway is off Arbutus and will create unresolved bottleneck congestion with their loading trucks and emergency vehicles and only 5 parking spaces are provided within the building at grade level.Public safety issues with Skytrain station and bus loop compound the risk of criminal activity.Early public engagement sessions run by a PR firm were fraught with biases, people were shut down and/or removed from zoom sessions when the concerns of drug use on-site and littering of needles were raised was accused of discrimination. Online Open House was largely one-way conversations that did not address questions of concerns in meaningful ways whatsoever BC Housing and the City continued to mislead and misrepresent the facts ie. saying that many in the community were in support when during rezoning public engagements 80% were opposed. Advertised vaguely as social housing when it will be up to 100% low-barrier supportive housing. Lied about having consulted with the VPD when the City actually had not.Almost 50% of overdose deaths occur within Supportive Housing and rather than address the risk to residents, BC Housing and the City of Vancouver will continue to perpetuate the harm.	Brygida Cross		Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s.22(1) Personal and Confidential"

06/15/2022	21:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This has to be a joke right' A low income house/ SRO in a Pristine neighborhood. Not to mention right across of an elementary school and park. Are you guys purposely trying to ruin the city or just so thick headed and blind that you can't see what the problem is with building this here. Why not support the actual tax payers of the city who can barely afford to live in the city as is already. Or helping the elderly that need nurses or care aids to help them out at home. Instead you want to give it out to addicts/ recovering addicts and let them ruin a multi million housing project. This is just pure stupidity. Keep throwing away money that the city doesn't have. Why don't you tell the public how much money you waste daily in the downtown east side. Do something more productive like re open riverview and ship the mental health/ addicts there. Or make this project affordable for families living and paying taxes	Kit khong		Kitsilano	No web attachments.
06/15/2022	22 08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	uses currently proposed by Council are inappropriate in relation to public needs currently being served in the immediate surroundings.	Robert Harold Ahrens		Kitsilano	No web attachments.
06/16/2022	00 20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I recognize the need for social housing. But this project is the wrong design and in the wrong place. Please carefully consider the concerns raised at this link: https://cityhallwatch.wordpress.com/2022/06/15/palmquist58-forever-shadows-arbutus-8th/	Roberta Olenick		West Point Grey	No web attachments.
06/16/2022	07 34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose the rezoning of the above property. - a 13 floor building in the area is too tall - serious safety concerns due to the elementary school, daycare, playground across the street coupled with the new Skytrain station increases criminal activity - single occupancy housing is not what is required most. How about homes for single parent families' - 50% of overdose deaths occur in supportive housing environment	Wendy Hennecke		Kitsilano	No web attachments.
06/16/2022	09:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Requires more attention and consultation to local community support and lacking clarity on how the supportive housing will provide the appropriate care and sufficient support workers to tenants/residents N the building. No clarity on safety from VPD or given statistics from supportive homes as to crime rates before and after.	Clara Lum		Fairview	No web attachments.
06/16/2022	10 59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	1) The building will be far too tall in proportion to the size of the lots. A smaller social housing for single and family units is more reasonable than a 129 single-occupancy units. 2) 129 tenants with mental health and addiction issues will definitely pose serious safety concerns to the elementary school students and the toddler park within 20 meters. 3) BC Housing and the City should listen and work with the community rather than ignoring their concerns	Catherine Fong		Fairview	No web attachments.
06/16/2022	11:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This is the wrong project for this neighbourhood. It does not provide any housing for families or single-parent families. It is right across from an elementary school and beside a daycare and homes for women in transition, and a church. This community DOES support family housing and low income housing but does NOT agree with single bachelor suites in this building. I do not agree that people with addictions and mental health challenges would be supported in this large building; smaller homes scattered throughout the city are a more effective (and proven!) method of helping these people. Please do not proceed with this.	Cyril Tranter		Arbutus-Ridge	No web attachments.
06/16/2022	11 59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a single, female living in Kitsilano for over 27 years I am once again writing to express my STRONG opposition to the "low barrier", supportive housing model being proposed by BC Housing for the hardest-to-house of the homeless population. PLEASE reconsider this specific proposal that DOES NOT benefit our community or the future tenants of the building for the following reasons/facts: - David Eby acknowledged some supportive housing residents pose a safety risk to themselves and others (Dec. 2021) -No consideration/consultation during site selection of lack of existing supportive services -Mayor Kennedy Stewart admitted "Housing First" model has not worked. (Jan. 2022) The "Housing First" model in effect means only putting a roof over people's heads. This model is ONLY successful when combined with complex care and high staff/resident ratio, which is NOT being proposed with this model. -There have been no assurances there will be ANY on-site complex care services. - There are NO clinical or mental health or addiction services nearby to help the residents while keeping the community safe. -It is being built 18m from an elementary school, daycare and toddler play park, and within a four-block radius of six other daycares and schools. - It is being built next door to Sancta Maria House (a women's recovery shelter), across the street from a Senior's Home and directly adjacent to the Arbutus Greenway. -It is being built 30m from a liquor store and cannabis retail outlets. -The 13-storey tower with 129 SRO rooms being proposed is actually equivalent to 18 storeys and is not taking into consideration some of the most vulnerable homeless population, women and children. -Sarah Kirby-Yung stated this "is not creating a recipe for success." (Feb. 2022) -The proposed building WILL NOT SOLVE HOMELESSNESS, but it will most definitely HARM our neighbourhood and the most VULNERABLE who live here and call Kitsilano home. Everyone deserves to have a home. No one disputes that fact. We as a community are simply asking the city of Vancouver to consider all the other options available to accommodate EVERYONE. Everyone deserves to feel safe. From violence. From theft. From the dangers and behaviours of others (ie. needles and consequences of drug use in close proximity to school children, seniors, families, the vulnerable). PLEASE work with us as a community. LISTEN to our voices. WE ARE TRY NG TO COMMUNICATE WITH YOU! PLEASE DON'T WAIT T LL WE ARE ANOTHER STATISTIC or BECOME COMPARABLE TO THE MOST VIOLENT STATES N THE US. There are viable options to getting the homeless off the streets, to getting them the treatment they need in the neighbourhoods that already have the support systems set up for them. Public Safety for all should be a priority for the City of Vancouver. Please take all of my words, points, stats and facts to heart. Vancouver is my home, I sincerely hope I am not forced to leave. Shannon Little	Shannon Little		Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/16/2022	12 30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I feel this is a huge risk to the community as: -Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. -Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. -BC Housing should address affordability, with a smaller building for single & family units which will include single parents with 1-3 children, seniors, those with accessibility issues and about 5% of the units for those with drug and mental health-related issues. A 6-storey Social Housing building could be built without any rezoning needed and could house more than 129 people.	Brock Freeman		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
06/16/2022	13:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this. Congregate housing has proven to be ineffectual and this is a massive exclusionary structure right next to a school.	Erin Chester-McFerran			Unknown	No web attachments.
06/16/2022	14 06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Not suitable for our neighborhood	Tanya Bruce			Kitsilano	No web attachments.
06/16/2022	14 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am strongly opposed to this project for the following reasons. 1. Public Safety Risk - There will be 129 people that are, homeless or at risk of homeless, and many will very likely have mental health and addiction issues. This is clearly a public safety risk to the Elementary School across the street, the 1500 school children within 3 blocks, the children that use the park across the street, and potentially the women's supportive recovery home. 2. Public Safety Risk - BC Housing says there will be a monitored space where residents will be able to use drugs WITHOUT Drug treatment and mental health programming being available on-site. I think it is very likely there will be a massive increase in the amount of discarded needles in the areas around the site, especially in the warm months when residents want to be outside. This is clearly a safety risk to young children that don't necessarily know the dangers of used needles. 3. Misleading information from BC Housing - "Will there be a public safe injection site? No. There will not be a public safe injection site at this location" (BC Housing FAQs) With the above statement, BC Housing was deflecting the community concern of drug use on site by saying there will be no PUBLIC safe injection site. This is very misleading because there is a safe injection site, it is just not public. 4. 12 stories is very high for the existing neighborhood. Why did the development permit for the Broadway and Arbutus ~11 story development get rejected (a highly unusual event) over height and this 12 story project may be approved when it is off Broadway and in a very different settings' Overall, if Vancouver City Council approves this project they will very likely put children at risk and other members of the community. Where else has a 129 studio unit building (with people that are, homeless or at risk of homeless, and many will very likely have mental health and addiction issues) get built across a street from a Elementary School' If this is approved, it will galvanize people against supportive housing projects, even if they are more appropriate (i.e. for women, families, seniors) anyone but mentally ill addicted people across the street from a elementary school. By potentially approving this project, you may be stigmatizing supportive housing.	Peter Lunka			Kitsilano	No web attachments.
06/16/2022	15 02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing to plead with the executive to reconsider the rezoning decision on Arbutus and W. 7th lot as low-barrier social housing. I am not a Kitsilano resident; however, my daughter is studying at St. Augustine, a school located a few meters from the lot. As much as I am a fan of social housing and want the city to build as much to support the low-income individual, I am very concerned for the safety of 400 children at St. Augustine school aged 6 to 13 years old. With low-barrier housing built across the street, it will put the children at very high risk. Who will be responsible if something happens with the children due to the poor decision made by the city'	Eliana Pertiwi			I do not live in Vancouver	No web attachments.
06/16/2022	15 38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Not the right location. Women's recovery house next door, seniors housing close by, grammar school across the street. 1,500 school-aged children within 3 blocks. Just back on their feet after COVID, 4th Ave is thriving. The many shops, cafes, wellness storefronts close by will likely be impacted by panhandling, bottle collecting and the proposed residents in crisis experiencing active mental health and addictions issues with NO peer related social supportive food kitchen, welfare offices, crisis shelters and peer leisure spaces to gather. The upcoming Arbutus skytrain station could become a gathering place for those residents in mental health or addiction crisis to panhandle people in transit. As an example, the Commercial Dr. Skytrain station is not safe for women on their own, teenagers or elders. At night it is dangerous. A building of lesser stories would better suit two or three bedroom subsidized homes for low income families. The proposal is way too many stories in a working family neighbourhood. Definitely too close to a school. I live nearby and I feel I will experience an uptake in loitering, panhandling and alley foot traffic looking for recycling and food. I oppose this rezoning unless it was for low-income or resettlement families or seniors. Thank you for your attention to my comments.	Jackie Haywood			Kitsilano	No web attachments.
06/16/2022	16 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello, I am writing to request you rejecting the plan to develop a 15 stories building for social housing right across Delmont park (where people are rehabilitating without supervision including a safe needle place on-premises, and no balconies "to avoid people jumping from them" as it was presented on previous hearing). This building is in close proximity of serval elementary schools and other educational facilities in the area. This facility will attract people with mental challenge and aggression toward other individuals to a relatively safe and family friendly environment. I believe it is an act of selfishness and unwise to propose building such this facility in an area with many vulnerable children. Everyday we hear an incident. On June 15, 2022 my two children witnessed an stranger out of his mind entering school and yielding at the kids with bad language. It is obvious that our community safety providers and our neighborhood is not ready for such this facility and the type of individuals it may attract to this neighborhood. I think the authorities need to rethink this decision and make sure to not allow a population of residents with mental and drug problems come to the neighborhood where police and other authorities can't look after them and other citizens. t will just put everyone at risk. I ask you as a representative form our city to step in and reject this proposal. We look at you as someone to protect the city and provide solutions wisely and with consideration on all citizens. Thank you, Ali Goharjoo	Ali Goharjoo			Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s 22(1) Personal and Confidential"

06/16/2022	17 54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a Kitsilano's resident, I oppose this 13-storey tower for homeless, drug-addict and mentally ill people with common drug-use space on-premises. I have serious SAFETY CONCERNS because there are 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters! I think, if City Council makes decision to build this kind of housing near schools, City Council members must be personally responsible if/when its residents commit crimes against children.	Galina Filippova		Kitsilano	No web attachments.
06/16/2022	18 30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I live in this neighborhood there is a school and seniors in this area I do not this is a good mix if this building is housings homeless and people who are having addiction issues I feel our present residents will be at risk	Kim Phillips		Kitsilano	No web attachments.
06/16/2022	20 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This is insane, that you would choose to propose or even think to build such a place where a very populated area with young family's, across from a school, numerous daycares, parks (actually the very spot was a daycare facility) until someone came up with this unbelievable unreasonable idea. The finance minister today said that she listen to the people of Canada saying that childcare is just another mortgage, build a daycare instead. The very people, single man with drugs and mental issues will have no support in the area, and innocent children are the future of this country, one child hurt is one to many, rethink your position, there is many other places in the city where you could build such a place, where there is help for them.	Emilia Colabraro		Kitsilano	No web attachments.
06/16/2022	20 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Serious concerns; 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. Building is way to tall for this neighbourhood. Totally Oppose	Koby Cooke		Kitsilano	No web attachments.
06/17/2022	01:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My wife and I used to live across the street from the supported housing complex at 1st and Main. For the first 3 years of moving in, there wasn't a single day ambulances and fire trucks, and sometimes police were called to deal with an emergency. Many days, we'd count at least 2-3 visits, and that was only while we were home from work. While we are supporters and donors of various supportive housing charities, the placement of this proposed project will be a potentially fatal hazard to its residents. How will first responders be able to get close to the building while school pick ups and drop offs are happening? If using side streets, how can we ensure the safety of the schoolchildren and surrounding neighbours? Now that we are parents and having also raised them near Crosstown Elementary, we can also attest to the abundance of hypodermic needles, human feces and crude vandalism we experienced both in Olympic Village and in Crosstown. Given that the proposed housing will be low-barrier for singles, I can imagine the fear the parents of the schoolchildren must have to be able to play safely. Please reconsider this proposal. It's not going to work well for its residents or their neighbours. It is destined to be a lose-lose scenario, and will be a defining mark on any council members who allow it to happen as currently designed. Thank you.	William Chen		I do not live in Vancouver	No web attachments.
06/17/2022	08 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Lots of school and kids around this area.	Irene Ho		Kitsilano	No web attachments.
06/17/2022	08 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposal is not in keeping with the neighborhood due to the height. Locating a facility such as the one proposed opposite an elementary school is grossly inappropriate and a potentially high risk to public safety.	Andrew Norden		Kitsilano	No web attachments.
06/17/2022	08 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Reject this failed model.	Sean Patrick finnan		Kitsilano	No web attachments.
06/17/2022	09 04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	We as neighbours of the development oppose this re-zoning.	James Stewar		Kitsilano	No web attachments.
06/17/2022	09 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing to express my objections to the proposed development. I am a 30-year resident of the 8th Avenue/Arbutus neighbourhood. I am concerned about this development for many reasons: ' It is too large. Thirteen storeys is too tall. Nothing in this neighbourhood even comes close. A 13-storey building would overshadow nearby residents/parks and permanently change the feel of the neighbourhood. A six-storey development would be much more appropriate and would not require any rezoning. ' 129 units with only 8 parking spots will lead to massive parking congestion problems. ' Siting this housing for people with mental health and addiction issues next to an elementary school, toddler park and women's recovery house will cause serious safety issues for all. ' This type of supportive/congregate housing has already failed in Victoria. Why try again to do something that has failed elsewhere? I welcome social housing in this neighbourhood, but something that is appropriate. The five-storey social housing development at 8th Avenue and Vine that houses low-income and people with disabilities is a great example of what would be more appropriate.	Susan Miller		Kitsilano	No web attachments.
06/17/2022	09:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I work in the area and am opposed to the rezoning application. Rezoning would put vulnerable populations beside each other without any concrete measures to reduce risks. Traffic issues in the area will be exacerbated without any mitigation measures. Significant shadowing during the morning hours will adversely affect surroundings, especially the school on 7th and Arbutus- (vulnerability to students during school hours)	Ms Lynette Vetro		Fairview	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/17/2022	11 03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	While I am not opposed to this type of housing, I am VERY opposed to the location proposed for it as there are 500+ elementary school students within 20 meters and a very busy toddler park within 20 meters. There are serious safety concerns for families in the neighborhood. Certainly a better location can be found/used.	Diego Do Livramento		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/17/2022	11 36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear City Council, I am writing to strongly oppose the rezoning application for the Supportive Housing project at West 8th and Arbutus Street. My family has a long history in Vancouver, with both Chinese and Indigenous heritage. I have seen this city grow and develop over the decades, and more recently lived steps away from Vancouver's downtown eastside neighbourhood where I experienced our city's growing homelessness and drug addiction issues firsthand. No longer feeling safe in the area, I left the neighbourhood following the birth of my first child. While there is undoubtedly a need to find solutions to Vancouver's growing homelessness issue, the proposed model poses too much risk to the surrounding community due to the large size and density of the project and lack of adequate on-site support for residents. If City Council truly cares about the interests of the community neighbourhood, as well as the well being of the potential 129 tenants of this proposed project, please reconsider this rezoning proposal and work with the community to find solutions that incorporate our feedback. Yours sincerely, Lauren Wong	Lauren Wong			Unknown	No web attachments.
06/17/2022	13 23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am strongly opposed to this project for the following reasons. 1. Public Safety Risk - There will be at least 64 people that are homeless or at risk of homeless, and many will very likely have mental health and addiction issues. This is clearly a public safety risk to the Elementary School across the street, the 1500 school children within 3 blocks, the children that use the park across the street, and potentially the women's supportive recovery home. 2. Public Safety Risk - BC Housing says there will be a monitored space where residents will be able to use drugs WITHOUT Drug treatment and mental health programming being available on-site. I think it is very likely there will be a massive increase in the amount of discarded needles in the areas around the site, especially in the warm months when residents want to be outside. This is clearly a safety risk to young children that don't necessarily know the dangers of used needles. 3. Lack of Transparency - Misleading information from BC Housing - "Will there be a public safe injection site? No. There will not be a public safe injection site at this location" (BC Housing FAQs) With the above statement, BC Housing is deflecting the community concern of drug use on site by saying there will be no PUBLIC safe injection site. This is very misleading because there is a safe injection site, it is just not public. 4. Built Structure - 13 stories is very high for the existing neighborhood. Why did the development permit for the Broadway and Arbutus ~11 story development get rejected (a highly unusual event) over height and this 13 story project may be approved when it is off Broadway and in a very different setting? Overall, if Vancouver City Council approves this project they will very likely put children at risk and other members of the community. Where else has a 129 studio unit building (with many people that are homeless or at risk of homeless, and many will very likely have mental health and addiction issues) get built across a street from an Elementary School? If this is approved, it will galvanize people against supportive housing projects, even if they are more appropriate (i.e. for women, families, seniors) anyone but mentally ill addicted people across the street from an elementary school. By potentially approving this project, you may be stigmatizing supportive housing. A better approach to addressing the homeless and addiction issue is recovery oriented housing where people at risk of homeless and addiction are integrated into buildings with other housing tenures, see Dr. Julian Somers research. I strongly encourage you to not approve the project. Local residents would likely support a project with a different unit structure (i.e. studio, one bed, two bed, three bed) and tenant structure (i.e. women, seniors, families and a larger range of income levels).	Megan Lievesley			Kitsilano	No web attachments.
06/17/2022	14:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There are 43,000 residents in Kitsilano and 7,000 residents in the immediate area and to Vancouver at large who will be affected by this poorly planned proposed development now and for many years to come. The critical issues with this development and the way it has been conducted is staggering and appalling: 1. No community engagement or respect to what the community would like to see 2. seriously and rationally looking at the negative impact it will impose to the residences and businesses in the area. 3. Public and Children safety, 4. Community growth and development. 5. Forcing ill planned low-barrier housing in this area will give the green light for the city to expand such projects throughout Vancouver without any consideration to the impact of the community and businesses. The city needs to take a step back and look at what options can be placed for the need to address low-barrier housing in areas that will NOT impact the communities while providing appropriate housing for single parents within school and family friendly communities. Having an adult-only, low-barrier permanent housing facility, means individuals using this facility will not undergo standard background checks, drug activities such as buying or selling are allowed, or residences be required to be in a mental health, drug or alcohol treatment program. It is proven that similar facilities around the city and in other cities have seen a significant increase in localized crime, victimization, and calls for emergency and police services. The city also has no plan in place to protect the children, residences or business in the community. In this regards, I oppose this plan.	michelle mollineaux			Unknown	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s.22(1) Personal and Confidential"

06/17/2022	15:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This plan has not been well thought through and will leave the prospective project residents poorly served. The required support agencies have not been clearly articulated or funded. The existing residents of the neighbourhood have not been properly allowed to help direct this rezoning and they will be significantly impacted. The students of the nearby school will be impacted by new in house rules and restrictions put in place to monitor their activities with respect to the new unsupported residents in the area. Council and the local residents may not see these in school restrictions but they will be there. Please re-think this proposal and vote against the proposed zoning. Do not rush the next proposal. Make sure you have consulted the neighbourhood residents appropriately and have their support for this redevelopment.	Ian Chapman			Kitsilano	No web attachments.
06/17/2022	16:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed rezoning is terrible idea for the following reasons: 1. to put about 130 single men with potential drug problems or criminal record across the street from a school is bound to create problems. 2. The building is designed with prefab metal units which make it impossible to re-purpose the building at a future date. 3. The proposed building is 50 meters high as opposed to current zoning allowing 19.9 meters. The resulting shadow will darken the schoolyard most of the day. Note: one of the amendments approved for the Broadway Plan stipulates: "New buildings should minimize shadowing impacts on independent schoolyards, particularly during school hours." How can that be ignored? I hope you will have time to consider my comments at the meeting on June 28th. Thank you for your attention.	Wolfgang Strigel			Kitsilano	No web attachments.
06/17/2022	18:30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	'13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. '129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. ' Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. ' Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. ' Excludes housing for women and children and single-led families even though homelessness for women with children fleeing domestic violence has grown due to the pandemic. ' Excludes housing for youth - youth are not allowed to reside here due to substance use on-site. ' Supportive Housing is not a solution as proven by Dr. Julian Somers' multi-million dollar study of recovery-oriented housing for those with mental illness and addictions issues that showed that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th). ' Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing. ' Shadows the school and schoolyard during the morning hours of the entire school year, shadows Delamont Park during the afternoon hours during the fall and winter months, and backs onto Arbutus Greenway and cast a complete shadow during the afternoon hours for the entire year. Shadow impacts will be made worse when Daylight Savings Time is cancelled next year. ' The tower is stigmatizing in design and does not blend well to integrate into the neighbourhood. ' Set-backs are minimal and are imposing in the public realm. ' Removes valuable green space and tree canopy that is much needed in an urban environment to combat the heat island effect, and runs counter to climate emergency goals. ' No commitment to a level of supports until tenants are selected. ' has been stated during the public engagement that there is min 2 full-time staff at any given time. ' The driveway is off Arbutus and will create unresolved bottleneck congestion with their loading trucks and emergency vehicles and only 5 parking spaces are provided within the building at grade level. ' Public safety issues with Skytrain station and bus loop compound the risk of criminal activity. ' Early public engagement sessions run by a PR firm were fraught with biases, people were shut down and/or removed from zoom sessions when the concerns of drug use on-site and littering of needles were raised was accused of discrimination. Online Open House was largely one-way conversations that did not address questions of concerns in mea	Sean Daigle			Kitsilano	No web attachments.
06/17/2022	18:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm in favour of finding a solution for housing homeless Vancouver citizens, but this proposed model is not an acceptable option. I firmly oppose the development as proposed. We need to plan developments that consider all aspects of the fabric of the community including the physical and social impact. This building is in the wrong place at the wrong size. Far better to create smaller more disbursed options across the entire city that can in a minimal way blend in'. If council approves this development as proposed both my wife and I will vote against all councillors re-sitting for election on October who support this.	Rob Andrews			Kitsilano	No web attachments.
06/17/2022	18:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I oppose this development in both how it will look, how high the tower is, the lack of supports on site and it's proximity to children.	Michelle Simick			Mount Pleasant	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/17/2022	19 51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I OPPOSE this development proposal. What is our City's vision? What will it be like for the actual number of people, who are hard-to-house, to reside in such a high-rise development at this location, including its neighbours? This development as proposed, both in size and purpose for this location, seems short-sighted, lacking thoughtful consideration, like fitting a square peg into a round hole. Has City Council considered: 1. SRO high-rise housing for the 'hard-to-house' should be located within 1km radius of a hospital not within a 1km radius of a school, playground, or rapid transit station. Ultimately the result will show in the number of 911 related calls involving such persons. According to BCNPHA: ' 88% of homeless individuals report having at least one health concern: a medical condition, physical disability, or mental health issue ' 68% of homeless individuals report being addicted to one or more substance, with the most common being cigarettes ' 42% of homeless people are on welfare, while 31% have disability benefits 2. Honouring and preserving its Kitsilano Community building height restrictions and keeping its parks safe by restricting SROs in the area to: ' women only and/or ' individuals without any health concerns: medical condition, physical disability, or mental health issue ' CLEAN individuals without substance addiction, including cigarettes ' individuals on welfare, or disability benefits 3. Federally mandate Provinces to financially support citizens, without a fixed address, with housing and healthcare, from their birth Province should a person become hard-to-house in another Province. This makes each province accountable for Canadians wherever they live. Ultimately stop homeless from being dumped in Vancouver because of climate. ' In the City of Vancouver's 2019 homeless count, based on those who responded, 16% (156 people) of the homeless reported they were from an area elsewhere in Metro Vancouver, while 31% (299 people) were from another area of BC, and 44% (435 people) from another area of Canada. Sep 9, 2020 4. Add stimulus tax to empty commercial spaces and/or convert empty commercial spaces into rehabilitation centres for homeless and individuals with a medical condition, physical disability, or mental health issue, utilizing funds from the Province's above. My hope is that Council will hear me too, along with others from the Kitsilano Community, despite peer pressure from BCH, VAHA, political agendas and the developer. t would be even better if City Council can realize that the matter of building height is about Vision not agenda. Kitsilano is one community that makes Vancouver great. If City Council genuinely cares about its people, our environment, and our opportunities to live, work and prosper, then you will know that this development proposal is not the best we can do for our City's Kitsilano Community.	Lana Bertram		Kitsilano	No web attachments.
06/17/2022	20:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue and PH4 - 3. CD-1	Oppose	What are you thinking putting this next to an elementary school'	Marke Noble		Unknown	No web attachments.
06/17/2022	20 33	Rezoning: 2086-2098 West 7th Avenue	Oppose	This is ignoring safety for residents and community.	Susan Jung		Unknown	No web attachments.
06/17/2022	21 35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I'll save my vitriol for the meeting. CY	Christopher M. Yost		Kitsilano	No web attachments.
06/17/2022	21 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The building is much too tall for the neighbourhood. It should only be max 6 stories. t should not be a low-barrier facility beside a school. Low-income family housing should be the priority. City should encourage low-rise densification by prohibiting single-family houses throughout all the huge area in the rest of the city, similar to in the cities in New Zealand.	Michael Guite		Kitsilano	No web attachments.
06/17/2022	23 53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Thank you soliciting input to this rezoning application. I oppose this rezoning application and believe the location for this type of social housing is inappropriate for the following reasons: 1. The social housing residents will require regular access to medical and mental care. As none of that will be provided on-site it would make more sense to develop such housing closer to such amenities. 2. Residents with mental issues will require support and assurance they take their prescribed medication. Without proper support and monitoring it is more likely to create disturbances and interactions with residents who are not capable or trained to deal with people with a history of mental issues and drug use. 3. It is well known to the police that sky train stations are considered ideal locations for drug dealers. They attract drug dealers, criminals and drug users. Commercial drive is well know for this. Building this unit right next to the sky train station will provide drug dealers easy access to those who are trying to recover. 4. This proposed unit is right next to a kindergarten, pre-school and playground. t is the cities responsibility to protect the most vulnerable (our children) in our society. Any exposure to possibly infected needles or any other harmful interaction will be the responsibility of anyone who decided who accepted this rezoning application. And while none of us can look into the future, it is obvious that housing 140 people with a history of mental issues and drug use increases the risk for those children. So why take that risk' I appreciate your consideration.	CGB Maas		Kitsilano	No web attachments.
06/18/2022	08 29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning. The building is too large for the area and is unsafe for the school children. There needs to be standards for people to qualify for this type of housing and a commitment from them to integrate in a healthy way with society. There also needs to be adequate assistance on site, to aid with this integration.	Dianne Vanditmars		Kitsilano	No web attachments.
06/18/2022	09 04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	This is a neighborhood where there's a lot young families and hard working people, why are you imposing to bring potential troubles into the neighborhood'	Siong Wong		Unknown	No web attachments.

"s.22(1) Personal and Confidential"

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/18/2022	09 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Set up for failure.129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters Excludes housing for women and children and single-led families even though homelessness for women with children fleeing domestic violence has grown due to the pandemic. Excludes housing for youth - youth are not allowed to reside here due to substance use on-site. Supportive Housing is not a solution as proven by Dr. Julian Somers' multi-million dollar study of recovery-oriented housing for those with mental illness and addictions issues that showed that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th). Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing. Shadows the school and schoolyard during the morning hours of the entire school year, shadows Delamont Park during the afternoon hours during the fall and winter months, and backs onto Arbutus Greenway and cast a complete shadow during the afternoon hours for the entire year. Shadow impacts will be made worse when Daylight Savings Time is cancelled next year.	Nancy C			Kitsilano	No web attachments.
06/18/2022	10:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This proposed SRO will not meet the needs of the occupants. As a nurse who has worked in the downtown east side for 18 years I don't believe this housing model works. This model perpetuates the cycle of addiction and re-enforces the brutal warehousing of mentally ill people without providing sufficient supports. Of course the mentally ill and drug using population are deserving of support and housing. This model is inhumane due to its' size and design. I believe much smaller buildings with more liveable spaces and fewer residents and more access to supports is a better model. Over the years I have witnessed more squalor, violence and misery result in buildings that were supposed to be supportive and safe for residents. We cannot tackle the problems of mental illness and drug use by warehousing large groups of vulnerable people together.	Susan Smyth			Kitsilano	No web attachments.
06/18/2022	10:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I was by the nearby park yesterday near the proposed site and it was jampacked with toddlers, young children and older kids hanging out. A zoo of fun and community. If you want this project to be successful, change the composition of tenants to women and children and drop the height of this building. The community will support. The alternative is not going to be a success in this community. Please also show realistic photos of the building's impact on the street. The current renderings are completely not anywhere close to the reality. The distance between the sidewalk and street is a lot narrower.	ta kane-wilson			Kitsilano	No web attachments.
06/18/2022	10 58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I feel that this development will lower the overall security and safety of the general area.	Antonio Piamonte			Kensington-Cedar Cottage	No web attachments.
06/18/2022	11:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I do not think this proposed building is well suited for this community. There are thousands of vulnerable children within blocks of this site. Housing so many people with complex mental health issues near this many children does not seem in the best interest of our children. What scares me the most is the lack of supports and supervision the residents would have. Including a safe injection site on this property makes it an unsafe location for our children to be around. There are so many women with children who are experiencing homelessness who could use a place to live in a community like ours. With so many schools, parks, daycares. This would be a much better use of the building.	Laylie Woods			Kerrisdale	No web attachments.
06/18/2022	11:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	Please consider a smaller building that helps people who need shelter that would suit a child safe area. Please do not allow drugs to be used in this building, just as a cannabis store cannot be within 300m of a school, drugs should not be permitted or encouraged within 30m of a school. Let us show children in the school, Neighbourhood and park how to house and help people in need in a safe environment for everyone. Please be transparent with political agendas. Thank you!	Johanna Roberts			Kitsilano	No web attachments.
06/18/2022	11:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a single working father with a teenage daughter. I need to know that my daughter is safe to move about in my community. I live one block from this proposed development. We already have addicts shooting up and discarding dirty needles in our community garden, which the neighborhood children play in. Introducing 130 men with mental health issues and substance abuse problems is an absolutely terrible idea. We will see property crime increase, unsafe interactions with these unstable tenants, and the hundreds of children that go to school 20 meters away will be at risk. Our community offers our support of this development becomes a place for woman and children needing support, but not for high risk to offend men that will forever great a legitimate feeling of fear and insecurity.	Jeff Petter			Kitsilano	No web attachments.
06/18/2022	13:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello, I am vehemently against this project. There are far too many people with significant mental health / addiction issues concentrated in one facility. I do not believe there will be appropriate levels of support. The blatant open drug use in every part of this city is out of control - locating this facility across from an elementary school, a playground, and close to a daycare is unconscionable. There numerous small non-market building throughout the area. Why does this have to be so large? Please rethink this; would absolutely support a building with around 50 units, exclusively for vulnerable women and single mums/kids.	Lulu Walters			Kitsilano	No web attachments.
06/18/2022	13 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	As a resident of Arbutus Ridge, I'm very concerned about safety of the area. The skytrain might attract some criminals and now a social housing could bring more.	Yukari Kubota			Arbutus-Ridge	No web attachments.
06/18/2022	14 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This site is very well suited to provide housing for families (park, school, transit, beach). A rental tower of family oriented suites makes way more sense than this "social housing" model. Its taking premium land that is going to benefit from transit infrastructure and putting in a product that doesn't fit with the neighbourhood. This site is far too valuable to not maximize the income or at least push market rentals.	Keith Roy			Kitsilano	No web attachments.

"s.22(1) Personal and Confidential"

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/18/2022	15:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. Supportive Housing is not a solution as proven by Dr. Julian Somers' multi-million dollar study of recovery-oriented housing for those with mental illness and addictions issues that showed that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th). Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing.	veronika vv		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/18/2022	16:30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Housing this many people with similar addiction and mental health problems together is not effective. They need recovery based housing. Instead of only housing the difficult to home, there should be a mix of tenants. To best contribute to their well-being and to be mindful of the needs of the entire community, only 5-10% of the housing should be for the difficult to home and the rest for nurses, paramedics, social workers, pharmacists, medical office support staff, teachers, educational support staff. The development as planned is short-sighted and takes into account the best interests of the developers, and only the developers. Development, yes. This development, no. This is not just my opinion, the process of mass housing does not work: https://omny.fm/shows/cknw-afternoons/kitsilano-social-housing-building-not-the-right-mo	Stacy Taylor			Kitsilano	No web attachments.
06/18/2022	16:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It looks like a prison! This cannot be the only design that works. The large 2nd exterior wall has the appeal of Riker's Island. Why not have a green roof with a garden, create a safe space for residents. Somewhere for meditation. A living wall would be gorgeous! A mural on another exterior wall...make it a desirable place to live and for the rest of the community to look at. Include rain water catchment drinking fountains and some public art. Solar panels on the roof, a wind turbine on the ground, this could be a nod to environmental design. Instead, it is hideous. I strongly oppose such a monstrosity, I may be able to get behind a different design but I would have to see it first; until then, my vote is NO!!!	Gordon Phinney			Kitsilano	No web attachments.
06/18/2022	18:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm highly opposed to the BC Housing re-zoning application at the site of Arbutus/7th. I've been both involved and a member of the Kitsilano community for many years and I feel the impact on the community would be both extremely negative. The school population across from the site, the church down the street, the women's shelter beside the site and traffic in the surrounding areas would be affected the most negatively. The area does not support a building of the size and purpose proposed. I can be reached for comment via email or cell at 604-222-1111 and I sincerely hope the City decides on a more appropriate site for the proposed building and vulnerable people so that they'd have the supports and local amenities for success. Regards, Dahlia Marin	Dahlia Marin			Oakridge	No web attachments.
06/18/2022	20:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building would be within less than 30 meters of ~400 elementary school children, next to a women's shelter, across the street from a park where children congregate and within a block of a church attended by many seniors in our community. The process was not transparent at all, many things were misrepresented and there was minimal engagement with the community. I strongly oppose this development in its current form.	Raul Martinez			Kitsilano	No web attachments.
06/18/2022	21:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Excludes housing for youth - youth are not allowed to reside here due to substance use on-site.	Andrew C			Unknown	No web attachments.
06/19/2022	00:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Flawed system that does not have a place here, if at all anywhere!	Justin Cheung			I do not live in Vancouver	No web attachments.
06/19/2022	05:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm highly opposed to the BC Housing re-zoning application at the site of Arbutus/7th. I've been both involved and a member of the Kitsilano community for many years and I feel the impact on the community would be both extremely negative. The school population across from the site, the church down the street, the women's shelter beside the site and traffic in the surrounding areas would be affected the most negatively. The area does not support a building of the size and purpose proposed. I sincerely hope the City decides on a more appropriate site for the proposed building and vulnerable people so that they'd have the supports and local amenities for success. Regards, Elise Marin	Elise Marin			Oakridge	No web attachments.
06/19/2022	05:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm highly opposed to the BC Housing re-zoning application at the site of Arbutus/7th. I've been both involved and a member of the Kitsilano community for many years and I feel the impact on the community would be both extremely negative. The school population across from the site, the church down the street, the women's shelter beside the site and traffic in the surrounding areas would be affected the most negatively. The area does not support a building of the size and purpose proposed. I sincerely hope the City decides on a more appropriate site for the proposed building and vulnerable people so that they'd have the supports and local amenities for success. Regards, Dahlia Island	Dahlia Island			Oakridge	No web attachments.
06/19/2022	05:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm highly opposed to the BC Housing re-zoning application at the site of Arbutus/7th. I've been both involved and a member of the Kitsilano community for many years and I feel the impact on the community would be both extremely negative. The school population across from the site, the church down the street, the women's shelter beside the site and traffic in the surrounding areas would be affected the most negatively. The area does not support a building of the size and purpose proposed. I sincerely hope the City decides on a more appropriate site for the proposed building and vulnerable people so that they'd have the supports and local amenities for success. Regards, Quin Marin	Quin Marin			Oakridge	No web attachments.
06/19/2022	06:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This type of housing is too close to elementary school children. Directly across the street are 450 children under the age of 12.	Grayson Doyle			Kitsilano	No web attachments.
06/19/2022	10:06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Flawed system that does not have a place here, if at all anywhere!	Kim Ling Cheung			Unknown	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/19/2022	11 01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Housing for humans on a human scale: at 12-storeys, the 'supportive' tower at 2086-2098 West 7th and 2091 West 8th Avenues, is not human scale, it's not a home ' it's not even humane. It is a warehouse for humans without due consideration of what vulnerable people need. And what do they need' At a minimum, safety from exploitation by other desperate people suffering from untreated mental illness or substance use disorders. Without a high level of 24-hour support services, this will not be a location where people can stabilize their lives. I'm aware of the small changes to the building plan, but they do not change the essential nature of this building from a recovery or rehabilitation treatment centre to an independent living facility, no matter the title that it's given. I do not support the rezoning to allow for more than the current allowed height (about 7 stories). I believe that 7 stories is (1) more reflective of the residential character of the neighbourhood and makes the physical bulk of the building less intrusive; (2) reduces the shadow over nearby schools and parks; (3) allows residents to feel more at "home" rather than housed in an institution. Since this is their home, they should feel safe and confident that when problems arise, those individuals can be dealt with. In closing, I believe that BC Housing should work closely with local neighbourhood groups, associations, schools, and churches, to make this supportive housing a success in Kitsilano.	Wendy Hunt		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/19/2022	11 08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and PH4 - 3. CD-1	Oppose	Not a good idea to put these kind houses around the primary school.	Florence Lee			Unknown	No web attachments.
06/19/2022	11:13	Rezoning: 2086-2098 West 7th Avenue, and PH4 - 3. CD-1	Oppose	Not a appropriate area for it.	Shun Lee			Unknown	No web attachments.
06/19/2022	11 30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	I am very concerned with the fact that the proposed development is within 20 metres of an elementary school and the potential safety risk that students would be exposed to with regards to physical/verbal assault and/or improperly disposed drug paraphernalia. Unless the CoV and BC Housing has a plan, with input and approval from the local community, to ensure the safety of local residents, I cannot support this project.	Percy Yau			Arbutus-Ridge	No web attachments.
06/19/2022	12:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this in the strongest possible terms. I recently moved into the neighborhood and would absolutely furious if this were to move forward. My wife and I, with our young son, would no longer feel safe on our own street - not to mention the elementary school students and the implications this would have for them. The form of housing is like putting a band-aid on a festering wound - at best, it doesn't address the problem and quite possibly makes the entire situation worse. Putting this large (way too large) of a facility in this area, without nearby clinical mental health or other healthcare services nearby, is absolutely illogical and dangerous. This resolution MUST NOT PASS	Andrew P.			Kitsilano	No web attachments.
06/19/2022	13 06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	1. How can you build a 13-story building in the zone with a limit of 4 stories, and most surrounding buildings are just 3 stories high. An 11-story building proposal was rejected on the ground of this law on Feb 8th 2021. That building was supposed to be built on Arbutus at Broadway, where the Shell Gas station is, and this is just one block away from your proposed building. What has changed in just a month when you started this project' 2. Where do these homeless people live now' Why do not you build housing for them in that area' I am directly referring to Downtown East Side. You can build hi-rises as high as the ground allows there. Why do not keep those people there where they have already got used to live' 3. We know that most of these people are dealing with mental and substance use problems. How are you going to help them heal' Having a place to sleep in is just part of the problem. Those people need a firmly forced help that can be done only in some type of institution. That does not mean that their human rights are jeopardized. Sick people go to hospitals when they need help. Elderly who cannot live on their own go to LTC. Why do not you take this problem seriously, and really help these people instead of defusing DTES throughout the city' 4. What do you think is going to happen to this neighbourhood when at last 100 people start wondering around' I say 'at least' because I expect that this location will attract more homeless people here among families with young children. 5. How do you expect me to let my children go to schools when needles laying on the ground becomes a norm' How are you going to protect all children that go to several schools in this area' 6. There are many families struggling to pay a rent here in Kitsilano. Why do not you build more affordable housing units for them' We live here because of proximity to Downtown where we work. We work and pay taxes. 7. Why do not you build more daycares to help parents work and raise their children' You have demolished the Montessori daycare in the proposed location. It seems the city does not really care about children.	Slavica G			Kitsilano	No web attachments.
06/19/2022	13 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and PH4 - 3. CD-1	Oppose	I live one block away from this proposed building. If this project goes ahead I will be selling our place and moving out of Vancouver with my wife and 3 kids. I suggest that mayor of Vancouver build one of these buildings next to his house!	Aleks G.			Kitsilano	No web attachments.
06/19/2022	13:44	Rezoning: 2086-2098 West 7th Avenue, and PH4 - 3. CD-1	Oppose	I do not believe this building will be helpful in fulfilling the cities mission, but rather serve only to affect the current local population - especially the youth - without performing any community integration of the homeless. If this building is built, my future and that of my future children will not play out here.	Jelena Golijanin			Kitsilano	No web attachments.
06/19/2022	14 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am in complete opposition to the city's proposed rezoning of Arbutus & W7th/W8th. '13 Floors' of permanent Modular construction is too tall. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. I also have serious safety concerns for proposed tenants, 500+ elementary school students within 20 metres, 1500+ students within 3 blocks, a women's recovery house next door and a toddler park within 20 metres. The proposal also creates public safety issues with Skytrain station and bus loops compounding the risk of criminal activity. I have many other concerns for this proposed site which strongly show how much I oppose this rezoning plan.	Lori-Anne Warchow			Kitsilano	No web attachments.
06/19/2022	14:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Single housing units for 129 people experiencing homelessness and drug addiction near an elementary school one block away and a nearby park for the neighbourhood is a serious risk for young and old. I do not approve of this rezoning application.	Shirley Jewitt			Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/19/2022	15:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Why do Bureaucrats insist on building housing for people who live on the streets. People with Criminal Records, Drug Addictions & folks with Serious Mental Health issues that require more social service support than you can provide. This project is doomed to fail as it is the wrong approach. That community on Arbutus will ultimately slide into a slum neighbourhood as did the Main & Hastings, Downtown Eastside area back in the early 70'S. This area is the result of a Bureaucrats decision to close Riverview and introduce the patients back into the folds of community life without the prerequisite foresight, planning and follow through. A so-called do-gooder, someone with good intentions but lousy planning and execution. Those 1000's of patients ended up on the streets, living a deplorable, sub-human existence. The minimal planning was a total failure and yet you continue along the same path repeating the same mistakes. This is just another of those thoughtless Bureaucratic plans. Stick to your Politics and leave the management, solutions & decisions for those people living on the street & needing tremendous support, to the trained professionals to deal with. You will only make another Abomination of it. The Future & Security of hundreds of elementary school children immediately across the road will be in Serious Jeopardy and they and their family's are counting on you to make an intelligent decision. You should be held Totally Responsible and Liable for any misdeeds committed as a result of your decision to move ahead with this development. The Broadway Transit Development Project along with the Arbutus Bus Loop and the Large Residential Density increase from Condo Developments is going to create a very congested hub of activity. This project is not a good fit & should not proceed.	Terrie Flintoff		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/19/2022	15:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this project. This is not compassionate or inclusive. All this project will make the neighbourhood and surround area less livable. It's a loser for everyone.	Nathan Rumohr			Victoria-Fraserview	No web attachments.
06/19/2022	20:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the 13 story re-zoning of this site on the grounds that this building will look like a sore-thumb and cast shade on all the sites around it...especially the school yard. We need to hold onto the character of Kitsilano by restricting development of towers within its charming residential, human-scaled neighbourhood.	Sophia Dvorzszak			Unknown	No web attachments.
06/19/2022	20:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My family and I are opposed to this proposal because the building will not help the people who need assistance the most: low-income single-parent families. Instead, this building is proposed for single persons with substance abuse issues and there are no considerations for supporting the residents or protecting the safety of neighbouring homes and schools. There is a supportive housing facility around the corner from the proposed site but it has support systems in place and considerations for public safety. In addition, the height of the proposed building is excessive given the height of other buildings in the neighbourhood. It's the wrong model and not what Vancouver needs at all.	Mariana Storoni			Unknown	No web attachments.
06/19/2022	22:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	After working for 30 years in a local alternative high school I believe that only having one focus clientele is a bad plan. Too many people with special needs does not allow for appropriate modeling for those facing challenges. There needs to be productive renters to help develop people facing disabilities. This building groups way too many suites with very little support personal for physical and mental health folks. It is like warehousing them. Also the area is not suitable right near a school and by the Arbutus walk way. As a 75 year old senior the walk way will be a dangerous place for me and I will no longer use it. Already I get bothered on Broadway from the various street people. t will be way worse with all these new unsupported individuals acting out there issues in public.	Bonnie Lamb			Kitsilano	No web attachments.
06/19/2022	22:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	While the aim of the proposed development is laudable, the site is directly across from an elementary school to the west and a playground to the north. The building is also a short walk away from many other schools, daycares and hubs for children. As a parent of a two-year-old, who lives blocks away from the development site, I'd say parachuting a vulnerable population into a neighbourhood made up of many young families compromises the health and well-being of innocent children. Parents of young children who live close to supportive housing in other parts of the city regularly report needing to perform needle sweeps before allowing children to play. This type of risk assessment and action should not be a condition of raising family in the Vancouver. Police often attend supportive housing buildings in response to emergency incidents. These incidents can happen at any time of the day. Young children at school or in the surrounding area shouldn't be regularly subject to people in distress either because of drugs, mental illness or a combination of both. The children of this neighbourhood need to be a key consideration of any decision made by city council. Families move to this area because of the many supports for children. A development like this weakens those supports and puts innocent children at risk. If this proposal is truly a fit with the City's goals and priorities then addressing the needs of working families and children is clearly not a priority. The scale of the project should be further reduced and the available spaces should be targeted towards families, women, children and seniors in need.	Dharm Makwana			Kitsilano	No web attachments.
06/19/2022	22:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Density is too high after rezoning. Also, it increases the risk for the nearby school.	Tina Y			Unknown	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/19/2022	23 02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to the rezoning for development of the social housing units. The proposed social housing development does not adequately protect the neighbourhood's vulnerable populations, including children, women working on personal journeys of recovery from addiction at Sancta Maria House and elderly residents. There are more than 500 children who attend the St. Augustine Elementary School, Reach for the Stars Montessori Childcare Centre, as well as young children who frequent the nearby Delamont park. The planned development also does not serve the best interest of the residents, but simply provides shelter without consideration for the systemic and complex issues that have caused the homelessness. The proposal in it's current form does not require residents to undergo criminal reference checks. My understanding is that open drug and alcohol use will be permitted on the premise with no guarantee that there will be adequate security, programs, health services and monitoring provided to support the residents' individual needs, mental wellness and those interested in pursuit of recovery from their addictions. In summary, the social development does not protect the neighbourhoods existing vulnerable populations and does not adequately serve the needs of the proposed residents. I strongly oppose the rezoning application.	Linda Cormano		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/20/2022	08 26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose	Michelle Pullan			Kitsilano	No web attachments.
06/20/2022	09 03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Provide more info on who will be the residents of this social housing complex	Shaun Lowe			Kitsilano	No web attachments.
06/20/2022	09:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello: I am writing to oppose the proposed development as noted in the subject. I am born and raised in Westside Vancouver and am a long time resident of Kitsilano. I have owned a condo at 's 22(1) since 2001. The type of proposed development coupled with the rapid transit expansion to this area will attract an undesirable element into the area and crime will increase. I also believe this type of housing will have a very negative impact on the community in general and will increase loitering and vagrancy and impact the safety of the children, not only at the school across the street, but at the nearby Lord Tennyson School and all children within the community in general. I have always felt safe to walk my neighborhood during the day and at night and I will not feel safe with drug addicts in the area. Kitsilano is a beach community and this type of dwelling does not have a place here. I am all for affordable housing in the area and mixed socio-economic living and there is already the Arbutus Housing Co Op located on W10th. I am SO opposed to this proposal and I believe it will change the perception of Kitsilano and will deter families from moving into the area, fearing for their safety and the safety of their children. I moved to this area of Vancouver because it is safe place to live. I implore council to reconsider this decision and not allow this development to move forward. Sincerely, Barbara Oakes	Barbara Oakes			Kitsilano	No web attachments.
06/20/2022	09:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council, Thank you for making time to read my email regarding the proposed BC Housing development at 8th and Arbutus. Like others in Kitsilano, I do not support this incredibly large and dense development, particularly as it will house 140 people with severe mental illness and addiction issues, but without the proper care and services. Our city is feeling less safe than ever before and frankly this proposed project does nothing but cause added concerns. Deputy Police Chief Howard Chow recently recounted that when 100 hard to house homeless individuals moved into the former Howard Johnson Motel on Howe Street, the VPD recorded 1000 police calls there in one year. No doubt we can expect something similar if the BC housing project goes ahead as is. The proposed site belongs to our city and I hope you will push back against this proposed rezoning and ask that BC Housing work with the community to find a supportive housing project that fits our family neighbourhood. The proposed tower has all the failed attributes of the downtown eastside. When will we learn that housing alone is not the full answer? The downtown eastside is worse today than it was 30 years ago. Yet, BC Housing, the province and city staff seem to think it is a good idea to drop that model right in the middle of a residential neighbourhood. I am also concerned that the so-called public consultation to date has been a sham. In fact in the synopsis report on the initial community outreach BC Housing's PR company said there were a lot of people who were supportive and a lot of people who were not. Nothing could be further from the truth. I took a formal FOI request to go through the details and 75 per cent of the people were in opposition. It's one thing not to like what you hear, it's quite another to twist the results to make your project look good at the expense of our neighbourhood. Through a formal FOI, the community has also learned that the preschool and school were not even considered in the preliminary due diligence report for site selection. The preliminary due diligence report noted the existence of Delamont Park to the north, the Arbutus Greenway to the east, and the coming skytrain station and bus loop to the south but made NO MENTION of any sites to the west of the site. The site selection process did not consider the 500+ preschool and elementary school children 18 meters west of the proposed site. This is negligent and irresponsible. I hope you will side with your fellow Vancouverites and vote down this proposed BC Housing rezoning. Thank you for your time.	Jason Yick			Shaughnessy	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/20/2022	09:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council, Thank you for making time to read my email regarding the proposed BC Housing development at 8th and Arbutus. Like others in Kitsilano, I do not support this incredibly large and dense development, particularly as it will house 140 people with severe mental illness and addiction issues, but without the proper care and services. Our city is feeling less safe than ever before and frankly this proposed project does nothing but cause added concerns. Deputy Police Chief Howard Chow recently recounted that when 100 hard to house homeless individuals moved into the former Howard Johnson Motel on Howe Street, the VPD recorded 1000 police calls there in one year. No doubt we can expect something similar if the BC housing project goes ahead as is. The proposed site belongs to our city and I hope you will push back against this proposed rezoning and ask that BC Housing work with the community to find a supportive housing project that fits our family neighbourhood. The proposed tower has all the failed attributes of the downtown eastside. When will we learn that housing alone is not the full answer? The downtown eastside is worse today than it was 30 years ago. Yet, BC Housing, the province and city staff seem to think it is a good idea to drop that model right in the middle of a residential neighbourhood. I am also concerned that the so-called public consultation to date has been a sham. In fact in the synopsis report on the initial community outreach BC Housing's PR company said there were a lot of people who were supportive and a lot of people who were not. Nothing could be further from the truth. I took a formal FOI request to go through the details and 75 per cent of the people were in opposition. It's one thing not to like what you hear, it's quite another to twist the results to make your project look good at the expense of our neighbourhood. Through a formal FOI, the community has also learned that the preschool and school were not even considered in the preliminary due diligence report for site selection. The preliminary due diligence report noted the existence of Delamont Park to the north, the Arbutus Greenway to the east, and the coming skytrain station and bus loop to the south but made NO MENTION of any sites to the west of the site. The site selection process did not consider the 500+ preschool and elementary school children 18 meters west of the proposed site. This is negligent and irresponsible. I hope you will side with your fellow Vancouverites and vote down this proposed BC Housing rezoning. Thank you for your time.	Jolie Chan			Shaughnessy	No web attachments.
06/20/2022	09:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	this will severely impact the safety and well-being of children and seniors directly across from this proposed development, there are other far more suitable locations that are also closer to treatment facilities. Your complete lack of concern or thoughtfulness towards the existing neighborhood and it's citizens just to push through your own selfish agenda is shameful but certainly not unexpected for this council.	Liz Coughlin			Kitsilano	No web attachments.
06/20/2022	10:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	Current published medical evidence and best practice guidelines do not support the current project, locating vulnerable persons so far away from services they need; indeed, it is likely to lead to worse outcomes for the very people it is intended to help. There is also no doubt the project will negatively impact the local area.	Sean Wachtel			Kitsilano	No web attachments.
06/20/2022	13:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	> Applicants say only 3% of the homeless population have children, thereby justifying the use of single rooms only when in fact 25% of those homeless have children, most have had to place children in someone else's care. > The Proposed Building containing only studio suites precludes families and findings reveal that family plays an important role in recovery. > Dr. Julian Somers, a clinical psychologist and international expert on public policies related to addiction and mental health states: Congregating people with mental health and addiction issues in a single building does not work. High quality research clearly demonstrates the desirability and effectiveness of providing independent recovery-oriented housing that is scattered throughout neighbourhoods and cities. > The Proposed is suggested for a site in the centre of a school campus that spans two blocks - converging two large vulnerable populations, 500 children ages 3-12 and up to 129 single adults suffering from mental health and addiction. > Community integration is recognized as a meaningful goal that is highly relevant to the long-term success of supportive housing programs. The benefits of CI include physical, social, psychological, health and quality of life related outcomes. Juxtapositioning a site within which no children can live or even enter for their safety (according to BC Housing) in the centre of a school campus poses an insurmountable obstacle to CI. > The proposal is greatly concerning to the women's supportive recovery home in the vicinity that it will not be abstinence/recovery based, that it will have an injection amenity and require no violent offender/criminal background checks. > For victims of abuse and their children seeking shelter in Canada, 82% are turned away from a facility being full, the vast majority (91%) of residents were residing in a facility primarily because of abuse. > In a 2019 DTES women's survey, one-quarter of women reported feeling unsafe in their place of residence. > In 2018, of the 2181 counted homeless there were 659 unsheltered and 1,330 were living in domestic violence shelters, predominantly women. > In 2020, 500 women and children were provided services at the DEWC, that number increased by 50% in 2021, to 750 daily. > Angela Marie MacDougall, executive director of BWSS, says they respond to up to 1,800 calls a year (5/day) from women with limited housing options, some of whom are considering returning to their abusers. > The proposed does not support the City's Equity Strategy is aimed at making Vancouver a place where all women (and in this case mothers) have full and equal access to the resources provided in the City. > Lack of Clinical Care on site - BCH has stipulated that there would be no mental health or addictions services on site. > There are no clinical mental health or addictions services in the neighbourhood. Petition: https://www.change.org/p/oppose-un-supported-low-barrier-housing-proposal-for-arbutus-7th-8th	Charlene Kettlewell			Kitsilano	No web attachments.
06/20/2022	13:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I'm opposed, please do not go forward with this	Sophia Cai			Kitsilano	No web attachments.
06/20/2022	13:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I'm opposed to the development.	Joseph Lim			Kitsilano	No web attachments.

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3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s.22(1) Personal and Confidential"

06/20/2022	13:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Very opposed, do not let this go forward	Christine Wong		Kitsilano	No web attachments.
06/20/2022	13:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed, this is a terrible idea	Dr. Sam Siew		Kitsilano	No web attachments.
06/20/2022	13:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a resident of this neighborhood I have some strong concerns with this project. I am not opposed to using this site being used for social housing but the scale of the project (height) and the density it will add to this area is troubling. Also, why not keep in line with the feel of the neighborhood and focus on family housing' Support families in need or single moms in need. I feel this would be a better blend with the fabric of the neighborhood.	Nicole Colley		Kitsilano	No web attachments.
06/20/2022	14 34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There are so many flaws with the proposal but to keep this brief I will focus on one of the main flaws: this housing model is NOT compassionate and has been scientifically demonstrated to be ineffective in bringing real, transformative change to the residents. This is due to the concentration of people (congregate SROs), the lack of treatment and enforcement, the lack of supports on-site or in the neighbourhood, and the challenge of housing those who are using substances with those who don't. This type of housing stigmatizes the residents and does not allow for successful reintegration into the community. Most of the residents want to resume paid work, they want to reconnect with their families (especially their children), and a building like this would actually prohibit children, thus limiting one major positive element that is desperately needed for their recovery.	Jonathan Ma		Unknown	No web attachments.
06/20/2022	14 51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This is building approval is a poor politically motivated solution to a very complex problem of sheltering the homeless and mentally ill. No where is there mention of a medical support staff on site below on the ground level, social workers on site, nor addressing the large amount of needs of those who need unique support systems in place. The placement and warehousing of this large (139) population is unrealistic, and smaller formats like the one in Dunbar should be followed and integrated in every community throughout the city. Also did no one see that it is directly across from a well established school nor near other fragile communities such as a women's shelter or seniors low cost housing nearby" Secondly the physical attributes are for a single purpose and if this is building in the future is deemed to be repurposed it will need considerable financial funding to make it appropriate for family housing. I have no issue of 40 to 50 people of all ages being supported in our community in several locations but this project with the fiscal carrot being dangled from the provincial and federal levels of government needs to be halted and revised considerably. No to warehousing our most vulnerable, yes to more comprehensive medical support (more family doctors) yes to community outreach workers, healing centers and detox centers where skilled therapists, psychologists and social workers can be a part of the solution. Buildings are an expensive solution especially if the other supports are missing. PS I have lived in the same house in Kits for 40 years and have worked in a welfare office so do have some idea as to what is required.	Leslie Disler		Kitsilano	No web attachments.
06/20/2022	15:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this . Thank you	Kane yang		Kitsilano	No web attachments.
06/20/2022	15 56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a resident of Vancouver and I oppose this rezoning because I do not believe there will be enough supports to maintain the safety needed by the people who will reside there.	Antonette Piamonte		Unknown	No web attachments.
06/20/2022	16 54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose. BC Housing should address affordability, with a smaller building for single & family units which will include single parents with 1-3 children, seniors, those with accessibility issues and about 5% of the units for those with drug and mental health-related issues. A 6-storey Social Housing building could be built without any rezoning needed and could house more than 129 people. '13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. Also, there are serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters.	Thierry Bosnoyan		Kitsilano	No web attachments.
06/20/2022	17 05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am fully supportive of providing social housing for individuals and families who are priced out of the market, with the supports they need to improve their education and work experiences to prosper on this lot within our community. I do not believe that this location on Arbutus between 7th Ave and 8th Ave, immediately adjacent to an elementary school and children's park, is the right place to attempt integrating 129 individuals with mental health, addiction, and other significant issues. This concentration of the most troubled of our city in this space, without all the other supports needed, has the potential for chaos. This same concept of housing development in Victoria with a smaller number of occupants failed and required the evacuation of that building. Despite the Minister's statement of providing additional cleaning, law enforcement, and onsite support, you risk establishing a new locus of street noise and disruption in a family neighbourhood which has not previously experienced these problems. You are kidding yourselves if you don't believe that there will be drug dealing and open use of narcotics in the area with that number of at risk users. Arbutus is the first through street west of Burrard, it is already incredibly busy with traffic and pedestrians, and with the new transit hub opening soon will be busier then. I believe that communities will be better served with having smaller numbers of those suffering with addiction and mental health spread out more around the city. I strongly oppose this development as proposed, and ask that the City of Vancouver request a changed model to better reflect the character of this community. Thank you for your attention to this message.	Maurice Poulin		Kitsilano	No web attachments.
06/20/2022	17 25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The plan fails to account for the groundswell of protest from the neighbourhood. Further, the scale of the project warehouses and ghettoizes people who need help with addictions and mental health issues without adequate support. Support yes, warehousing NO.	Ramona Mar		Arbutus-Ridge	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s.22(1) Personal and Confidential"

06/20/2022	17 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	While I am in favour of supportive housing, the proposed plan for Kitsilano has been poorly conceived and will fail both the residents and the surrounding neighbourhood, as there are no supports in place to address residents' addictions and mental health issue. I also believe that it puts the children who attend the school across the street at unnecessary risk.	Carolyn Mar		Kitsilano	No web attachments.
06/20/2022	17 53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to this rezoning application for the reasons stated below: I'm very concerned for the safety of the elementary school children in the school across the street. Also there's a nearby park which is frequented by very young children and their families. It would be scary for the children to see people with mental health and addiction problems in such close proximity to places of learning and play. It would be much better for the community and the tenants themselves to include a mix of tenants in the building (seniors, single family units, people with mobility issues). The height of the building is also a factor to consider as at 13 storeys it will definitely stand out and block the sun from the school across the street. A 5 storey building would fit in much better. Thank you for listening to my concerns and I hope you make the best decision for the Kitsilano community.	Catherine O'Sullivan		Unknown	No web attachments.
06/20/2022	18 21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	More than three months ago there were horrific accusations made about a supportive housing facility in Maple Ridge and it was promised it would be investigated by BC Housing/David Eby. I thought Mr. Eby said issues would be dealt with right away. We've heard nothing back to date. What is he going to do about the danger to children and seniors in the area as well as people openly using drugs in the streets behaving inappropriately, sometimes dangerously? How should we explain this to the children? If we say drugs are dangerous and can kill people we are told that is stigma. When you walk into a school the only posters you will see is to use with a friend and carry naloxone, nothing about the dangers of drugs or how they can kill you. I guess that would be stigma as well. So how do we protect the kids and steer them away from drug use when they see it in legally/openly used in the streets? What are we allowed to do to protect ourselves when someone is high on drugs and out of their mind? Will security be on hand outside this facility to protect the rest of the neighbourhood? There were five stranger attacks in Vancouver on the Father's Day weekend alone. Sam Tsemberis - The Father of "Housing First" He started it in 1992 and says we are doing it all wrong. They get them individual apartments in separate apartment buildings away from each other with a kitchen, bathroom and bedroom, then do regular home visits. They don't house them all together in one building to feed off each others' addiction. As well, all of the crime associated with drug use and drug sales will follow them to wherever they go. The Housing First program was not meant for hardened criminals with pages of charges on the CSO who are constantly released over and over again. I don't believe it was targeted at people with SEVERE addiction and mental illness issues. It was meant for the true homeless, who for the most part didn't have these issues. Video from 2012 explaining "housing 1st: (video) https://youtu.be/ORKAnAI-2gU "Every single service provider says they are not able to access the resources that people need to support the people that are coming into these repurposed hotels or these modular housing units," Stone said." https://thetee.ca/News/2020/10/01/Where-Parties-Stand-Homelessness-Housing/?fbclid=IwAR2l6rtoUPfL-3uxc4si2G5xTUFxQAjyxYIn2d1CACgGOKRtQcF2vWSJOg "He estimated that 90 per cent of people in supportive housing are dealing with addiction to alcohol or other drugs, and a similar majority have mental health or brain injury issues." https://www.nanaimobulletin.com/news/b-c-tent-camps-persist-as-hotels-housing-bought-for-homeless/	Diana Bee		I do not live in Vancouver	No web attachments.
06/20/2022	19 26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	With two very vulnerable groups (elementary school students and Santa Maria house patrons) located next to the proposed supportive housing structure, there are too many potential risks. We protect children from movies by ensuring they are rated for age appropriateness. We also put disclaimers on shows about foul language, or violence in scenes. We try and protect children with warnings about second hand smoke and prohibit smoking in public space. We ensure children travel in vehicles with car seats and wear helmets when riding their bikes. We take every precaution to protect them so it doesn't make sense then to put the children next to a large group of supportive housing residents who would be males and most likely to struggle.	Theresa Lee		Mount Pleasant	No web attachments.
06/20/2022	19 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The rezoning of Arbutus & W7th/W8th to permit a 13 storey building to provide housing for homeless & people with mental health/addiction issues goes too far. The proposed building will be 3 times higher than the surrounding residential buildings. Such a high concentration of residents dealing with mental health & addiction issues is not healthy for the residents themselves and will negatively impact the existing neighborhood, elementary schools and parks. A lowrise building consistent with the neighborhood housing fewer residents with the proper supports is the way to go. This sort of big housing project is a blight on communities, stigmatizes the residents, and should be a thing of the past!	Tom Hamilton		Kitsilano	No web attachments.
06/20/2022	20 07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose	Ryan Dass		Fairview	No web attachments.
06/20/2022	22 35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Major and council should not support the development of a large male supportive housing residents across the street from St. Augustine School (an elementary school) and beside Santa Maria house (house to help women achieve freedom from addictions). Rather, please consider using this land to support families in need.	Keith Phillips		Mount Pleasant	No web attachments.
06/21/2022	01 26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I urge you to reconsider this project. The people of this neighborhood have repeatedly asked that this development be used to house families rather than single people. This is a family-oriented neighborhood with numerous schools and playgrounds in the immediate vicinity of the proposed building. Putting in single room occupancy housing will make the area unsafe. However, providing housing for families experiencing homelessness will offer these families an incredible opportunity to join a safe, family-oriented community. These families will benefit from the schools, playgrounds, community centre and library all within walking distance. You have the opportunity to improve the lives of underhoused and homeless families while also maintaining the safety and well-being of the children already living and attending school in this neighborhood.	kendra sakamoto		Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s.22(1) Personal and Confidential"

06/21/2022	06:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose this project	Nicole Landry		Kitsilano	No web attachments.
06/21/2022	08:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	It's a bad idea	Jennifer Hendriks		Unknown	No web attachments.
06/21/2022	11:27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	City's staff submission into Translink's Transport 2050 Regional Transportation Strategy process included the Downtown Streetcar network concept, and streetcar access to the proposed Squamish lands development: "These citywide and regional processes will provide a more defined direction which will guide future streetcar planning efforts." Near term next steps include: ' Incorporating design and planning guidance into future developments and ongoing planning processes where warranted and when opportunities arise. ' Continuing to incorporate streetcar network planning as part of Translink's Transport 2050 Regional Transportation Strategy process and explore integration within the regional transportation system. AND ' Investigating the potential role streetcar could play in helping to provide access to the proposed Squamish Lands development at the south end of the Burrard Bridge." So how does this affect the site on W7th/W8th and Arbutus, which is about to raze the local Bluebell wood' Specifically the Arbutus Greenway Design Vision Report, unanimously approved by Council on July 11, 2018 refers to the Broadway Precinct (between W 7th and W 10th Ave) "this area will eventually become a key transit hub with the future streetcar line along the green-way connecting to the Arbutus Station of the Millennium Line SkyTrain extension that will run underneath Broadway. This will be a major transfer location for transit users and a hub of activity for foot and bike traffic. The public space here will need to reflect emerging plans for the Millennium Line Broadway Extension and integrate the various transportation uses and any opportunities for gathering space as well." The proposed building removes every possibility for gathering space around the Station. It removes Streetcar feasibility. t removes a much loved Bluebell wood. It severely limits a transit hub's circulation and gathering space.	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	11:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a resident of Vancouver Cambie, and a person who is a daily visitor to the Kitsilano neighbourhood, I write to oppose the rezoning application. A building designed to accommodate only single adults does not fit the composition of the neighborhood. Housing in Kitsilano (and Vancouver as a whole) is in short supply, not only for single adults but also for families of all shapes and sizes. t does not make sense to build a building that for its entire life span will exclude many types of families. A building to house the homeless can be provided at this location, if it takes into consideration the plain reality that it is within walking distance to numerous elementary schools and across from a small toddler park. This building does not do that as BC Housing has confirmed it will use a harm reduction approach. That approach may be entirely reasonable and suitable for some who suffer from addiction, but it is not compatible with children. The City knows this because it prohibits cannabis stores from being within 300 m of schools. As a voter looking ahead to this year's municipal election, I look to City Council to reject this rezoning application and work with the neighbourhood to come to a solution.	Rebecca Cleary		South Cambie	No web attachments.
06/21/2022	11:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I strongly oppose the rezoning. It does not fit into the community where schools and a park where small children play are right next to the area. I have a serious safety concern.	Tomoko K.		Kitsilano	No web attachments.
06/21/2022	12:04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that there were the Greenway, a school , various day cares, a woman's shelter and Delamont Park surrounding the site' Did Planners hop into their cars and inspect the site before authorizing it' I know it was COVID and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself. Sincerely Laura Wilkie (Senior living 2 blocks away)	Laura Wilkie		Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/21/2022	12.54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and the bluebell wood destroyed.</p>	Laura Wilkie		"s.22(1) Personal and Confidential"	Unknown	APPENDIX F	
06/21/2022	13:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did City Planners casually use a parcel of land from the historic Arbutus rail-way corridor as a site for Gregor Robertson's steel module experimental passive tower project' This project is meant to provide a repeatable model for a "fiscally responsible" housing supply throughout the City. To save money, the underground parkade has been sacrificed to the attractive facade, which conceals its basic modular structure. Balconies are not provided and windows open a crack. Because 80% of street people are nicotine dependent, a roof garden is to be provided for smokers. Perhaps this tacit City and BCH agreement, committed to creating a precedent for future supportive housing projects, by building this first modular steel tall building in N America to be Passive House Certified, is why Planners are bulldozing this rezoning application through Council. No attention having been paid to its site. Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. Delivery/Handydart/ambulance and service vehicle access on Arbutus St will further inhibit the streetcar requirements- where space is tight. There is already heavy on foot traffic from Broadway towards Kits beach at weekends. The sidewalk which is barely 30cm away from the proposed walls of the building will be totally inadequate for the hundreds of commuters walking down to Kits Beach on an hourly basis in summer from the sky train. And let's not forget cyclists. Even a one track streetcar along this section of the street, will severely congest an already congested area around the Sky train site, unless space is dedicated to it, mere references to SRWs do not cut it. Multiple sites around the Arbutus Station are already on their way towards high rise construction subsequent to the Broadway plan. These include the gas station on the NW Arbutus-BW corner; the city owned Fletcher laundry drive in, on the SE Arbutus-BW corner: the Macdonald pharmacy and lifelabs building close-by on Broadway, recently sold by Colliers, and others again recently sold by Colliers. The Senakw Streetcar will be a thing of beauty, should not City Hall maintain what is beautiful here' The Greenway and the Bluebell Wood'</p>	Laura Wilkie				Kitsilano	APPENDIX F
06/21/2022	14.06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	<p>Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services.</p>	Tim Shew				Mount Pleasant	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/21/2022	14 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Did the planning office simply look at a print out of city properties , and chose just any one without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools.-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.	Laura Wilkie		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/21/2022	14 25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I very strongly oppose the re-zoning and proposed low barrier housing model at 7th & 8th Arbutus. Next to an elementary school, toddler play park, safe women's shelter, the new skytrain end stop bus loop in a quiet, safe, residential area. 13 stories (129 bachelor suites only - why). Surrounded by only 3 story buildings currently of working residents, families and seniors. See Picture. Why is there no space for women with children, essential city workers, low income seniors and other housing challenged' Experts of multiple disciplines agree that this is the wrong model, in the wrong place. (see attached article). We welcome helping those that will thrive in our community, but say no to this re-zoning for this low barrier housing model, at this height, in this location. And the vast majority of the community the taxpayers and residents that you serve, are opposed. Warehousing those with serious addictions and mental challenges together in one building, at this location, with very low staffing, will be a failure and worse. Literally putting a safe injection room in for residents' this is a recipe for disaster and tragedies, next to a schools'. And no criminal record checks' SEE EXPERT NTERV EW BELOW. We have serious safety concerns of this housing model, for both the proposed residents and the immediate community. (129 bachelor suites, no room for women with children, families!) This is currently a very peaceful safe community with working people living in harmony. There is no reason to jeopardize this. Please vote NO and re-ject this model in the wrong place next to a school, kids park in a very safe peaceful residential community. There is no reason to place it here when many better options are available. For example 'ts better served in areas such as Terminal Drive / Home Depot, south van (such as Cambie/ Marine south and more, next to the edge of semi-industrial, right next to all services, but slightly away from residents. But literally walking distance to everything including transit. will not impede business or residents in these areas. And these folks with serious challenges can be helped there. And if the city sold this prime site \$ to a developer, the city could prob generate enough money to help 3 times the amount of people, as opposed to doing this here! Please VOTE NO to this re-zoning of this low barrier housing model that will be a failure to both its proposed residents and the Kitsilano community. Thank You. L NKS TO EXPERT Dr. Julian Somers, Health Sciences Professor at SFU, on the Jas Johal radio Show. To reinforce the evidence that the housing development being proposed for Kitsilano is not the right model. listen to the interview here. https://www.kitsilanocoalition.org/blog/kitsilano-coalition-jas-johal-show-0 ADDICTION AND MENTAL HEALTH EXPERT SAYS BC HOUS NG PROPOSAL WRONG MODEL IN THE WRONG PLACE https://www.kitsilanocoalition.org/blog/wrong-model-wrong-place	John Hatzitolios		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX G
06/21/2022	14 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Please vote "No" and then take the time to review other options that are more favourable in achieving both housing & recovery. Thank you.	Geraldine Fujisawa		"s.22(1) Personal and Confidential"	Unknown	No web attachments.
06/21/2022	14 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I oppose for the following reasons: It is close to schools and playgrounds. Supportive housing does not fit next to school and children. I also oppose as the model does not support recovery from drug addiction which should be the goal for drug addicts	Chris Martin		"s.22(1) Personal and Confidential"	Fairview	No web attachments.
06/21/2022	15:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this development. I use to live next to a housing similar to this one at 7th and Fir Street, I had to avoid walking near that building because of the residents who have both bothered and propositioned me as I walked by. I had one resident follow me home; it was after that I moved. Now this new development might happen, and it will be impossible to avoid, because I need to access transit. I am a young woman, and I want to feel safe in my neighbourhood. I can't if this development is approved, especially now that the size is significantly increasing. Please enforce criminal record checks on residents; to safeguard everyone utilizing the transit station.	Taryn Howard		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/21/2022	16 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This project has been a politically motivated to find a quick solution to a complex problem of finding homes for the homeless without consideration of the impact on the neighbourhood. While I support services for this segment of 25 to 40 people within each of our local communities, warehousing 129 individuals without proper in house medical supervision, nor inhouse social support (eg outreach workers, dieticians,) located in a semi-permanent one purpose only building right side by side of a neighbouring elementary school, and a second school (Lord Tennyson) less than a km away, also near where there's a women's recovery centre and seniors housing nearby does not make sense . This hyper social densification is a quick solution to say that "our party" did something concrete whereas better outcomes would result in smaller facilities and connection within our Kits community. Basically the only communication to the neighbourhood has been a postcard warning of the upcoming June 28th final meeting. Has there been a consideration for women and children who are the working poor in need of stable housing or autistic adults who are low wage earners with aging parents needing an independent home' Has there been consideration of seniors facing eviction' Are these not also in need and a better fit across a school and within our community'	Willi Disler		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/21/2022	17 08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	'13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. ' 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. ' Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. ' Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. ' Excludes housing for women and children and single-led families even though homelessness for women with children fleeing domestic violence has grown due to the pandemic. ' Excludes housing for youth - youth are not allowed to reside here due to substance use on-site. ' Supportive Housing is not a solution as proven by Dr. Julian Somers' multi-million dollar study of recovery-oriented housing for those with mental illness and addictions issues that showed that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th). ' Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing. ' Shadows the school and schoolyard during the morning hours of the entire school year, shadows Delamont Park during the afternoon hours during the fall and winter months, and backs onto Arbutus Greenway and cast a complete shadow during the afternoon hours for the entire year. Shadow impacts will be made worse when Daylight Savings Time is cancelled next year. ' The tower is stigmatizing in design and does not blend well to integrate into the neighbourhood. ' Set-backs are minimal and are imposing in the public realm. ' Removes valuable green space and tree canopy that is much needed in an urban environment to combat the heat island effect, and runs counter to climate emergency goals. ' No commitment to a level of supports until tenants are selected. ' has been stated during the public engagement that there is min 2 full-time staff at any given time. ' The driveway is off Arbutus and will create unresolved bottleneck congestion with their loading trucks and emergency vehicles and only 5 parking spaces are provided within the building at grade level. ' Public safety issues with Skytrain station and bus loop compound the risk of criminal activity. ' Early public engagement sessions run by a PR firm were fraught with biases, people were shut down and/or removed from zoom sessions when the concerns of drug use on-site and littering of needles were raised was accused of discrimination. Online Open House was largely one-way conversations that did not address questions of concerns in meaningful ways.	Alex B			Kitsilano	No web attachments.
06/21/2022	17:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My reasons for opposing: 1/ The existing application is too close to and therefore will have drastic negative impact on the residents of the Sancta Maria House (on W7th Ave, only 2 mins away from the proposed building), a recovery house for unsheltered women/sex workers with addiction issues, one of the most vulnerable groups in the City of Vancouver. The healing house has been in operation for over 20 years and has supported hundreds of women to get back to healthy and positive lifestyles. ' t is working well and has become an integral part and a positive contributor of the neighbourhood with abundant support from the community. Its future and survival will be endangered by the proposed building as it stands. 2/ The targeted 'hard-to-house' tenants of the proposed building deserve a much better social housing model than the existing one, which is only minimal and bare-bone, to say the least. They are our fathers, mothers, brothers and sisters, and deserve way, way more support and services than what the existing proposal partners are willing to provide. 3/We as taxpayers also deserve a better proposal and performance plan from our governments - both from BC Housing and the City of Vancouver - as to how they will use our money to assist and support the most vulnerable members in our neighbourhoods. Just ghettoing them into one single building that lack onsite services is not a responsible way to spend the public funds. According to the publicly available information, that means: - no health and wellness services on site - no education, training and employment opportunities - no mental health care onsite - no life skills training and minimal support (with only one meal + laundry) - only program space provided but no programs - substance use space & services, if necessary There will only be one staff on site. Just the ratio of 1 staff/worker to 65 residents will be one reason strong enough to oppose the rezoning application.	Fenella Sung			Fairview	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/21/2022	17 50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.	Laura Wilkie		"s 22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/21/2022	18 24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Healthy City There are hidden dangers to the rapid, high growth density proposed in the Broadway plan. They include social isolation and alienation. Ecologically, economically, and socially sustainable environments directly impact our physical and mental health. The built environment, networks of movement, natural spaces, biodiversity, and freedom from pollution are key to building a healthy city. A healthy city means being and feeling safe and included. A safe city in which residents feel secure. This includes A Good Start. Vancouver's children have the best chance of enjoying a healthy childhood. 85% of Vancouver's children are developmentally ready for school when they enter kindergarten. Our experiences as children and youth affect our development and health throughout life. Investment in all aspects of child development, including parks and bluebell woods, is an investment in the sustainability of the city. Considerations for healthy good starts include: ' Physical, social, mental, emotional, and spiritual development ' Loving and secure attachments ' Housing and safe neighbourhoods ' Family income ' Clean environments and quality food ' Health and childcare Please don't destroy Delamont Park and the bluebell wood! Thank you Laura Wilkie, local senior	Laura Wilkie		"s 22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/21/2022	19 55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this development. The idea of putting together more than 60 homeless people in one house does not mean that it will help them overcome their issues. People with emotional and psychological problems will not be able to help each other. If the building will have a 'no smoking' policy, the residents will be smoking outside, and this building is located across from the school and playground. The most current residents of this area are seniors and young families with children, and their safety will be compromised. For permanent shelter of homeless people, the smaller houses will be more appropriate. It would be easier to maintain control of any issues and help the residents. It is not a secret that the suggested place will have drug issues, and this will affect the safety of the low income residents in the same building. One issue seems never addressed ' How many social workers and other health professionals will be assigned to this building	Leo Burstyn		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/21/2022	20 00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Please save the Bluebell Wood!	Laura Wilkie		"s 22(1) Personal and Confidential"	Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/21/2022	20 05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	- The tower is stigmatizing in design and does not blend well to integrate into the neighbourhood ' this model of congregating the hardest to house in one building is a proven failure at reintegrating people into society. Please look at the Portugal model which was a success with no open injection sites. - 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. - BC Housing should address affordability, with a smaller building for single & family units which will include single parents with 1-3 children, seniors, those with accessibility issues and about 5% of the units for those with drug and mental health-related issues. A 6-storey Social Housing building could be built without any rezoning needed and could house more than 129 people. - The current proposal poses a risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing. - The current proposal excludes housing for women and children and single-led families even though homelessness for women with children fleeing domestic violence has grown due to the pandemic. - The proposal excludes housing for youth - youth are not allowed to reside here due to substance use on-site (and yet this is proposed next to an elementary school and toddler park) - '13 floors' (of permanent Modular construction (actually equivalent to 18 floors in height) is too tall and will have detrimental shadowing of the school yard and toddler park. In addition, this model of steel boxes is extremely poor in terms of sustainability from both a construction and maintenance perspective and allows for zero flexibility in future for changing demographics. - Almost 50% of overdose deaths occur within Supportive Housing and rather than address the risk to residents, BC Housing and the City of Vancouver will continue to perpetuate the harm. - I implore you to listen to the Kitsilano neighbourhood's concerns, and consider Julian Somers' research on recovery-oriented housing for those with mental illness and addictions issues. Please do not not perpetuate a failed model ' let's change the approach and do something that works.	Stephanie Binnington			Kitsilano	No web attachments.
06/21/2022	20 07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please save the Bluebell Wood! Had the Planning office been just a little less shortsighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	20:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please protect Delamont Park! There will be inevitable spill over into the park, from a noisy building with no garden, and very small private spaces	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	20 29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Remember this is a transit Hub and deserves to be treated as such, to enable seamless transfers between different transportation options, and people Don't forget the Senakw subway-it needs space and detailed planning.	Laura Wilkie			Unknown	APPENDIX F
06/21/2022	20 36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Remember that Kitsilano is in serious need of an off leash dog park. And an Xmas tree lot. And a bluebell wood! Don't offer new buyers nothing but a rising sea level and zero character	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	20:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please Don't Cramp the Greenway! Remember there will be a wall 47 metres high here rising straight up and massively shadowing the Greenway Human Studio claims there will be communal gardens here for the residents-HOW' There will be no sun.	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	20 50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Streetcar will not be able to pass here. Colossal waste of a transit hub connection, which will not be able to do what it's meant to do- connect different transport options	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	21 04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Congestion everywhere you look. Streetcar' What streetcar' Foot traffic down Arbutus' No crowds going down to Kits beach-Nope Taxis, Handydarts, ambulance, deliveries. Non-existent Drop offs and pick ups to subway and schools. Ignored	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	21:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please Don't Cramp the Greenway! Remember there will be a wall 47 metres high here rising straight up and massively shadowing the Greenway Human Studio claims there will be communal gardens here for the residents-HOW' There will be no sun.	Laura Wilkie			Unknown	APPENDIX F
06/21/2022	21:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Streetcar will not be able to pass here. Colossal waste of a transit hub connection, which will not be able to do what it's meant to do- connect different transport options and people from all over.	Laura Wilkie			Unknown	APPENDIX F
06/21/2022	21 27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Don't CRAMP Our Greenway! Respect Our Bluebell Wood! And off leash dog park!	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	21 30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please keep school area safe for our children. No drug addict near by.	Po Ling Mah			Kerrisdale	No web attachments.
06/21/2022	21 33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Congestion everywhere you look. Streetcar' What streetcar' Foot traffic down Arbutus' No crowds going down to Kits beach-Nope Taxis, Handydarts, ambulance, deliveries. Non-existent Drop offs and pick ups to subway and schools. Ignored senakw project 824 815 816 836	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	21:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please save the Bluebell Wood! 815/6/7 Had the Planning office been just a little less shortsighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. And giving breathing space to the transit hub	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	21:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please Don't Cramp the Greenway! Remember there will be a wall 47 metres high here rising straight up and massively shadowing the Greenway Human Studio claims there will be communal gardens here for the residents-HOW' There will be no sun.	Laura Wilkie			Kitsilano	APPENDIX F
06/21/2022	21 54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please protect Delamont Park! 790 782 780 There will be inevitable spill over into the park, from a noisy building with no garden, and very small private spaces	Laura Wilkie			Kitsilano	APPENDIX F

's 22(1) Personal and Confidential"

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

's.22(1) Personal and Confidential'

06/21/2022	21 59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Remember this is a transit Hub and deserves to be treated as such, to enable seamless transfers between different transportation options, and people Don't forget the Senakw subway-it needs space and detailed planning. 836 824 senakw project	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	22 05	Rezoning: 2086-2098 West 7th Avenue	Oppose	Remember that Kitsilano is in serious need of an off leash dog park. And an Xmas tree lot. And a bluebell wood! Don't offer new buyers nothing but a rising sea level and zero character	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	22:12	Rezoning: 2086-2098 West 7th Avenue	Oppose	Remember that Kitsilano is in serious need of an off leash dog park. And an Xmas tree lot. And a bluebell wood! Don't offer new buyers nothing but a rising sea level and zero character	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	22:17	Rezoning: 2086-2098 West 7th Avenue	Oppose	Remember this is a transit Hub and deserves to be treated as such, to enable seamless transfers between different transportation options, and people Don't forget the Senakw subway-it needs space and detailed planning. 836 824 senakw project	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	22 23	Rezoning: 2086-2098 West 7th Avenue and	Oppose	Remember this is a transit Hub and deserves to be treated as such, to enable seamless transfers between different transportation options, and people Don't forget the Senakw subway-it needs space and detailed planning.	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	22 29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. It provided so much welcome coolness during last year's heat dome, that grateful residents built and prettily painted benches under its shade. There are a number of three-storey walk ups close by, which felt the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the maps. Delamont Park, the toddler playground opposite, which because of its silica sand floor, absorbed heat and was still hot at midnight. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. I live below that on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 (Senior non-profits) MAPPING URBAN HEAT p11 p17" Where Seniors live. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: The subject site consists of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides). There are nine on-site by-law-sized trees, 10 street trees, and six trees along the Greenway. This application proposes to remove eight on-site trees, and two street trees located in the proposed driveway on Arbutus Street or close to the building's proposed footprint. These are splendid ancient trees logged down to stumps, which then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue.	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	22 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. It provided so much welcome coolness during last year's heat dome, that grateful residents built and prettily painted benches under its shade. There are a number of three-storey walk ups close by, which felt the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the maps. Delamont Park, the toddler playground opposite, which because of its silica sand floor, absorbed heat and was still hot at midnight. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. I live below that on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 (Senior non-profits) MAPPING URBAN HEAT p11 p17" Where Seniors live. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: The subject site consists of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides). There are nine on-site by-law-sized trees, 10 street trees, and six trees along the Greenway. This application proposes to remove eight on-site trees, and two street trees located in the proposed driveway on Arbutus Street or close to the building's proposed footprint. These are splendid ancient trees logged down to stumps, which then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue.	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	22:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Please protect Delamont Park! There will be inevitable spill over into the park, from a noisy building with no garden, and very small private spaces	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	22:47	Rezoning: 2086-2098 West 7th Avenue	Oppose	Please protect Delamont Park! There will be inevitable spill over into the park, from a noisy building with no garden, and very small private spaces	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	22 57	Rezoning: 2086-2098 West 7th Avenue and	Oppose	Had the Planning office been just a little less shortsighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. Besides giving breathing space to the transit hub	Laura Wilkie		Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

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06/21/2022	23:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Had the Planning office been just a little less shortsighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. Besides giving breathing space to the transit hub	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	23:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed rezoning clearly attempts to address homelessness. However, if approved, will destroy a thriving neighbourhood. It clearly does not take into account the safety of children in the existing elementary school across the street and in the playground at Delamont Park across the street. See the attached photo (MG_1365.JPG). The proposed 164-ft-tall, 13-storey tower looks out of place and does not fit in with the existing neighbourhood. t will not be good for the homes nearby and, of course, also not good for the elementary school across the street. This shows poor planning on the part of the City of Vancouver and also shows their lack of accountability to their citizens who pay their property taxes and who will be voting in the election this year. The proposed development, if built, will cause more calls for police and ambulance services. t will be problematic. The proposed development will not solve homelessness among the elderly and people with mental health and drug addiction issues. Read this attached article (plos-one-article pdf). The proposed project seems like it would fit better in Downtown Eastside. It seems like some people are getting a kickback out of this project, and are pushing for it to go on of course. Where is the accountability of the City of Vancouver' Based on research, this proposed development does not effectively address the issue of homelessness, which is usually coupled with mental health issues and drug addiction. Please see the attached document (Homelessness-Addiction-Mental Illness.pdf). Safety first for our children. To even consider this site for such a proposed development is evidence of either corruption or incompetence or both.	Wendy Delfin		Kitsilano	APPENDIX H
06/21/2022	23:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	How about shadow on the greenway' Dark and Sunless. Shade from trees on one side and the 46 metre high building on the other. No sense in Human Studio promising rez communal gardens	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	23:29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Had the Planning office been just a little less shortsighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. Besides giving breathing space to the transit hub	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	23:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Had the Planning office been just a little less shortsighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. Besides giving breathing space to the transit hub	Laura Wilkie		Kitsilano	APPENDIX F
06/21/2022	23:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. t was planted at some time in the past with crocuses, and bluebells. t provided so much welcome coolness during last year's heat dome, that grateful residents built and prettily painted benches under its shade. There are a number of three-storey walk ups close by, which felt the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the maps. Delamont Park, the toddler playground opposite, which because of its silica sand floor, absorbed heat and was still hot at midnight. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf this woodland shows up as a pale blue rectangle 2 blocks below broadway on Arbutus. I live below that on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 (Senior non-profits) MAPPING URBAN HEAT p11 p17" Where Seniors live. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: The subject site consists of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides). There are nine on-site by-law-sized trees, 10 street trees, and six trees along the Greenway. This application proposes to remove eight on-site trees, and two street trees located in the proposed driveway on Arbutus Street or close to the building's proposed footprint. These are splendid ancient trees logged down to stumps, which then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue.	Laura Wilkie		Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

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06/21/2022	23 50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. It provided so much welcome coolness during last year's heat dome, that grateful residents built and prettily painted benches under its shade. There are a number of three-storey walk ups close by, which felt the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the maps. Delamont Park, the toddler playground opposite, which because of its silica sand floor, absorbed heat and was still hot at midnight. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. I live below that on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 (Senior non-profits) MAPPING URBAN HEAT p11 p17" Where Seniors live. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: The subject site consists of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides). There are nine on-site by-law-sized trees, 10 street trees, and six trees along the Greenway. This application proposes to remove eight on-site trees, and two street trees located in the proposed driveway on Arbutus Street or close to the building's proposed footprint. These are splendid ancient trees logged down to stumps, which then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue.	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	00 07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Did the planning office simply look at a print out of city properties, and chose ONE without even noticing that the Greenway, a school, various day cares, a woman's shelter and Delamont Park directly surround the site? Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it? I know it was COV D and city staff were working from home, but did they do ANY due diligence? Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood, loved by residents, which cooled the area during the heat dome, and which will be cut down? One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies? Is Delamont park supposed to supply that garden?	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	00 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Streetcar will not be able to pass here. Colossal waste of a transit hub connection, which will not be able to do what it's meant to do- connect different transport options connect different transport options and people from all over.	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	01 01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Streetcar will not be able to pass here. Colossal waste of a transit hub connection, which will not be able to do what it's meant to do- connect different transport options connect different transport options and people from all over.	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	01 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this. Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points, for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down	Laura Wilkie		Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

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06/22/2022	01:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way.' "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	08 23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	With a school right across the road, this location would be perfect for mothers and children who need support - not the hard to house, and certainly not in the numbers proposed. Dr. J. Somers of Simon Fraser has written in detail about how this is the wrong choice for this address. Maybe Mr. Ebi thinks its a fit, but as a dad, surely he too must see how wrong it is! The idea of putting so many hard to house people under one roof is also dangerous and unworkable according to Dr. Somers, and I think the issue should be looked at again before his advice is ignored.	Candace O'Connor		Oakridge	No web attachments.
06/22/2022	08 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. t was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy .(attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; t has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character , and is a COV hidden gem.	Laura Wilkie		Unknown	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	08:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and foot/cyclist traffic ignored</p>	Laura Wilkie		s.22(1) Personal and Confidential	Unknown	APPENDIX F
06/22/2022	08:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

's.22(1) Personal and Confidential

06/22/2022	08 52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	09 08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	09 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I am strongly opposed to this development. I am very concerned for my safety and the impact this structure and its residents will have on the area. I have not read or learned anything that leads me to believe this will be successful for the proposed tenants. Please reconsider the size of this structure and implications for the local neighborhood.	Helena O'Dwyer		Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	09:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that "the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down</p>	Laura Wilkie		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	09:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that "the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

's 22(1) Personal and Confidential"

06/22/2022	09:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down</p>	Laura Wilkie			Kitsilano	APPENDIX F
06/22/2022	09 22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	09 26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down</p>	Laura Wilkie		s 22(1) Personal and Confidential	Kitsilano	APPENDIX F
06/22/2022	09 29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way." "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down</p>	Laura Wilkie		s 22(1) Personal and Confidential	Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	09 34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Planners have described the site to City Council as "empty", "vacant" and "flat". They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.) A versatile cultural and gathering space, adjoining the station. The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St. The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and The Statutory Right-of-Way which will they say: "be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose. The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4 5m setback, offers no communal gardens but rises 46 metres straight up from the Greenway at its narrowest point.(15.1m) (This may be why City planners recently (May 17 Council meeting) and urgently, wished to classify the greenway as a road, to allow a 60 cm property line setback.) Human Studio also promises that 'the project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way.' "a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting." It is unclear where on the Arbutus Greenway this "Xeriscape planting" (basically cacti and pebbles) will be. Here the architects seem woefully out of touch with the realities of Greenway gardening. The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the urban corridor will have spindly vegetation at best. There being no sun and deep, massive shadow. So too, do Urban garden container boxes require space along with light. Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks. One track will run along its SRW corridor and another along the Arbutus St right-of-way. Arbutus St below Broadway is narrow. There is already heavy foot traffic along it at weekends going to Kits Beach. The Sky train will greatly increase this . Motorists, even now, jam Arbutus because the other side roads all have little roundabouts on them. There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten, and heavy foot/cyclist traffic down</p>	Laura Wilkie		itsilano	APPENDIX F
06/22/2022	09 36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I oppose the rezoning to build a BC Housing highrise because it is so close to St. Augustine's Elementary School and Sancta Maria House, the shelter for women getting off drug and alcohol abuse. These are two very vulnerable groups and there is no other such housing for homeless highrise in Vancouver in such close proximity to vulnerable school children. All other such complexes are at a distance from schools. This proposed highrise would look right down on the school children and playground and incidents will happen, for sure, to traumatize children. How is the City going to prevent the children being exposed to open drug use, needles, pedophilia, fights, other traumatic scenes, etc.' Police are called regularly to BC Housing complexes regularly. I am vehemently opposed to this rezoning.</p>	Mary-Rose De Atley		airview	No web attachments.
06/22/2022	09 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. t was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uproot. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; t has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character , and is a COV hidden gem.</p>	Laura Wilkie		itsilano	APPENDIX F

s 22(1) Personal and Confidential"

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

's.22(1) Personal and Confidential'

06/22/2022	09:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie			Kitsilano	APPENDIX F
06/22/2022	09:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	09 52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie		s.22(1) Personal and Confidential	Kitsilano	APPENDIX F
06/22/2022	09 55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie		s.22(1) Personal and Confidential	Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	09 58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	10 02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	10 07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie		s 22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	10:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	10:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	10:30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	10:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Bluebell Wood The Project's site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells. These are splendid ancient trees logged down to stumps, which, then, showing great resilience grew up again, and cooled the area during the heat dome. So much (and surprisingly so), that locals built and painted benches there. Delamont Park did not function in the same way. This wood functions wonderfully as an example to local children, and perhaps when the Sky train is completed to many other children, as an example of RESILIENCE. They were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extensive root system, like that of other large trees serves to direct storm water to AQUIFERS. These are beautiful, a large, healthy and resilient trees. The arborist report, describes their site as: 'consisting of three lots totaling .44 acres in size between residential streets and the Arbutus Greenway to the east. The southern lot along 8th Ave currently has no buildings on site and a fenced in yard. The two lots along 7th Ave have no on-site structures, however there is a walking path through it with park benches. These two lots are mostly grass with multiple stemmed trees. The dominant on-site trees species is Norway maple (Acer platanoides).' This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue. There are a number of three-storey walk ups nearby, which feel the heat quite badly, being heat islands. Yes, heat islands do exist in this part of Kitsilano along Arbutus and are shown clearly on the attached maps. Delamont Park, the toddler playground facing it, in contrast, was still hot at midnight, because of its silica sand floor, which absorbed heat. Sure enough if you look at the DTES heat map from the Urban Forest Strategy pdf, this woodland shows up as a pale blue rectangle 2 blocks below Broadway on Arbutus. (I live below that pale blue square on the 5 red rectangles classified as "Land Surface Temperature on a hot summer day (degrees C) 42-49 MAPPING URBAN HEAT p11 p17" (an area of Senior non-profits btw)) Another map relating to Urban Forest Canopy reveals this part of Arbutus St, to lack Canopy (attached) The Arbutus Greenway has successfully connected places for social interaction, play, and relaxation; it has provided connections to neighbourhoods, parks, and other points of interest along its way, without denying opportunities for urban ecology urban agriculture, and the RURAL WILD NG of remnant woodlands. Many large trees will be lost because of the construction attendant to the Broadway Plan. Like MOP in Mount Pleasant, this bluebell wood in Kits, forms part of the neighbourhood character, and is a COV hidden gem.</p>	Laura Wilkie		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	10:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did the planning office simply look at a print out of city properties, and chose ONE without even noticing that the Greenway, a school, various day cares, a woman's shelter and Delamont Park directly surround the site? Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it? I know it was COV D and city staff were working from home, but did they do ANY due diligence? Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood, loved by residents, which cooled the area during the heat dome, and which will be cut down? One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies? Is Delamont park supposed to supply that garden? The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub? There is minimal space for the bus loop, taxi stand, pick up and drop off points, for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options: also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered, until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	10 50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.	Laura Wilkie		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	10 51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose. As a parent living a few blocks from the proposed addition to our community, I am concerned with the safety of my kids who attend Lord Tennyson Elementary School and play in Delamont park weekly.	David Phillips			Kitsilano	No web attachments.
06/22/2022	10 53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	11 02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank. shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.</p>	Laura Wilkie		"s 22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	11 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank. shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	11:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.</p>	Laura Wilkie		"s. 22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	11 22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.</p>	Laura Wilkie			Kitsilano	APPENDIX F

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	11 25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.</p>	Laura Wilkie		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	11 27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.</p>	Laura Wilkie				Kitsilano

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	11 30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.</p>	Laura Wilkie		"s 22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	11 33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of' mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;' also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank, shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.</p>	Laura Wilkie				Kitsilano

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

06/22/2022	11 38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks. and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;" also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank. shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.	Laura Wilkie		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX F
06/22/2022	11:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Did the planning office simply look at a print out of city properties , and chose ONE without even noticing that the Greenway, a school , various day cares, a woman's shelter and Delamont Park directly surround the site' Not to mention a Transit Hub Did Planners hop into their cars and inspect the site before authorizing it' I know it was COV D and city staff were working from home, but did they do ANY due diligence' Did they notice that the Arbutus Greenway runs along one of the property lines. Or that there is a bluebell wood , loved by residents, which cooled the area during the heat dome, and which will be cut down ' One of the beautiful and odd corners of Vancouver Did they decide to cram in 129 studio units into the space without providing a garden, or balconies" Is Delamont park supposed to supply that garden' The site footprint is so small, and the requirements of steel modules so inflexible, that the site is built 33cm from already narrow sidewalks, and 60cm from the Greenway at its narrowest point. This In an area already extremely congested with the new sky train terminus and transit hub' There is minimal space for the bus loop, taxi stand, pick up and drop off points , for both the sky train and the schools,-Nor for the necessary kitchen and housing/office deliveries along Arbutus to the project itself. The Streetcar is forgotten and heavy foot/cyclist traffic down Arbutus to Kits Beach ignored. Metro 2050 proposals calling for the development of mobility hubs at high usage transit stops and all transit stations to enable seamless transfers between different transportation options;" also ignored. So too, is the Greenway, built up to 60cm of its edge, and left in deep dank. shadow all day long. (trees on the east, massive building shadow to the West) The city lot dedicated to Xmas trees and which is presently used by locals as an off leash ball park for dogs, should have been left unencumbered , until the needs of the Sky train/Streetcar projects became clear. Had the Planning office been just a little foresighted, both the bluebell wood and the dog park, could have been retained as part of the amenities offered to the new high rise developers and residents, so enhancing the Broadway Plan. The dog park could have been used to enhance 'Great Broadway', thru community art work, patios, film shows, Jazz and classical concerts, football/basketball I practice or simply as an off leash dog park, at little to no expense to the community. The Bluebell wood -a local gem, could have remained to add rural wilding and varied beauty to the Greenway itself.	Laura Wilkie			Kitsilano	APPENDIX F
06/22/2022	11:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	So Senakw has already a streetcar site planned Yet City planning is insisting on planting a high rise smack dab in the space needed to connect that same streetcar to the Arbutus Transit Hub. Could working at home during Covid, have removed the informal communication networks needed to keep a busy office going"	Laura Wilkie			Kitsilano	APPENDIX F
06/22/2022	11:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	So Senakw has already a streetcar site planned Yet City planning is insisting on planting a high rise smack dab in the space needed to connect that same streetcar to the Arbutus Transit Hub. Could working at home during Covid, have removed the informal communication networks needed to keep a busy office going"	Laura Wilkie			Kitsilano	APPENDIX F
06/22/2022	11 50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	So Senakw has already a streetcar site planned Yet City planning is insisting on planting a high rise smack dab in the space needed to connect that same streetcar to the Arbutus Transit Hub. Could working at home during Covid, have removed the informal communication networks needed to keep a busy office going"	Laura Wilkie			Kitsilano	APPENDIX F
06/22/2022	11 51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	So Senakw has already a streetcar site planned Yet City planning is insisting on planting a high rise smack dab in the space needed to connect that same streetcar to the Arbutus Transit Hub. Could working at home during Covid, have removed the informal communication networks needed to keep a busy office going"	Laura Wilkie		Kitsilano	APPENDIX F	

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s.22(1) Personal and Confidential"

06/22/2022	12 26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	So Senakw has already a streetcar site planned Yet City planning is insisting on planting a high rise smack dab in the space needed to connect that same streetcar to the Arbutus Transit Hub. Could working at home during Covid, have removed the informal communication networks needed to keep a busy office going"	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	12 27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Entered by Correspondence Group. See attached letter.	Miriam Chambers		Kitsilano	APPENDIX I
06/22/2022	12 29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	So Senakw has already a streetcar site planned Yet City planning is insisting on planting a high rise smack dab in the space needed to connect that same streetcar to the Arbutus Transit Hub. Could working at home during Covid, have removed the informal communication networks needed to keep a busy office going"	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	12 31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	So Senakw has already a streetcar site planned Yet City planning is insisting on planting a high rise smack dab in the space needed to connect that same streetcar to the Arbutus Transit Hub. Could working at home during Covid, have removed the informal communication networks needed to keep a busy office going"	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	12 33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	So Senakw has already a streetcar site planned Yet City planning is insisting on planting a high rise smack dab in the space needed to connect that same streetcar to the Arbutus Transit Hub. Could working at home during Covid, have removed the informal communication networks needed to keep a busy office going"	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	12 35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose this because it is just across the street from an elementary school, daycare and park. There is no help for these people in this neighborhood.	Debbie		Kitsilano	No web attachments.
06/22/2022	14 02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Remember that Kitsilano is in serious need of an off leash dog park. And an Xmas tree lot. And a bluebell wood! Don't offer new buyers nothing but a rising sea level and zero character	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	15:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	The building will have a common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services, how is that supposed to help people reintegrate back into society' You're just ticking a box on your checklist ("reduce" homelessness), without actually helping people or going after the root cause.	Liz Flores		Kitsilano	No web attachments.
06/22/2022	15 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This building will pose risks to next-door women's supportive recovery home and compromises their own recovery and safety, same thing with the nearby seniors' housing.	Mikal Radunacu		Kitsilano	No web attachments.
06/22/2022	16 02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Brilliant choice of a site- dearest top-down Planners-NOT! Were you asleep while working from home during Covid' Could you not look further than parcels of land from the CPR transit corridor sale' Yes, we all know your archives are a mess But you should have admitted your mistake and moved forward. What mistakes you may ask- transit hub+gathering spaces/streetcar/Greenway/bluebell wood/ dog park/ narrowness of Arbutus St/heavy foot traffic to Kits beach/ indifference to the public safety of Delamont Park/schools/Woman's shelter/neighborhood character/toddlers/children	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	16:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Brilliant choice of a site- dearest top-down Planners-NOT! Were you asleep while working from home during Covid' Could you not look further than parcels of land from the CPR transit corridor sale' Yes, we all know your archives are a mess But you should have admitted your mistake and moved forward. What mistakes you may ask- transit hub+gathering spaces/streetcar/Greenway/bluebell wood/ dog park/ narrowness of Arbutus St/heavy foot traffic to Kits beach/ indifference to the public safety of Delamont Park/schools/Woman's shelter/neighborhood character/toddlers/children	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	16:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Remember that Kitsilano is in serious need of an off leash dog park. And an Xmas tree lot. And a bluebell wood! Don't offer new buyers nothing but a rising sea level and zero character	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	16 22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Remember that Kitsilano is in serious need of an off leash dog park. And an Xmas tree lot. And a bluebell wood! Don't offer new buyers nothing but a rising sea level and zero character	Laura Wilkie		Kitsilano	APPENDIX F
06/22/2022	16 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Unfortunately the proposed model doesn't address the safety of the kids, not even the safety of its occupants and the neighbors.	Patricia Aguilera		Unknown	No web attachments.
06/22/2022	16 35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This is not the right area for this project.	Liliana Mart?nez		Kitsilano	No web attachments.
06/22/2022	16:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I totally understand the need for the social housing, however, the risk to the community and children is not clearly assessed and communicated to residents	Rana Garelnabi		Unknown	No web attachments.
06/22/2022	17:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed for the following reasons: (1) the City of Vancouver by-laws don't permit a Cannabis retail store within 300 metres of a school but this BC Housing proposal will be within 25 metres of a school. This does not make sense. (2) I have serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. (3) I am also concerned about common-drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. BC Housing does not seem to have provided any mitigating factors to address these concerns.	Daniel Roberts		Kitsilano	No web attachments.
06/22/2022	18 34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Please do not do this	Elise Fullerton		Kitsilano	No web attachments.

3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

"s 22(1) Personal and Confidential"

06/22/2022	20:29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	This would be a tragedy to the neighbourhood!	Theo Kraulis		Kitsilano	No web attachments.
06/22/2022	21:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I do not believe this rezoning application should be approved primarily because it does not appear to provide any sort of wrap-around support services for the new residents. It would be more acceptable to me if it followed the recent success of projects like those in Houston which provided those services. Without this support, I think it is basically just picking up a problem and moving it from one location to another. Why would you want this neighborhood to copy the difficulties that Yalatown is experiencing? As well, I see in the report that reference is made to the Affordable Housing Policies of 1991 - which I support in principle - but I wonder if it ever intended for the integration to be in such quantity at one time. I believe this proposal needs serious reconsideration and therefore I am opposed to the rezoning.	Diane Patrick		Unknown	No web attachments.
06/22/2022	22:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this development proposal. I have lived in Kitsilano for over 30 years and currently (for the last 17 years) live four blocks away from the proposed site. As a runner, I'm a regular user of the Arbutus Greenway before dawn and after dusk, depending on the season. As a single female, I have very serious safety concerns over introducing so many people suffering mental health and/or addiction issues into this quiet, safe family-oriented neighborhood. I work downtown and regularly encounter both. I've been randomly assaulted by a stranger downtown. If this development were to proceed, the impact on the community would be tangible and immediate. As a woman, I would be wary during the day and definitely not feel safe in the area after dark. And needless to say, no regard has been paid with respect to the adjacent school and children's park. I'm honestly quite incredulous that this initiative has progressed to such an advanced stage. I recognize the need for supportive housing but this is not the answer.	S. Wong		Kitsilano	No web attachments.
06/23/2022	02:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	1) The suggested model: packing the homeless people with mental illness or drug addiction or both in a single building does not work. It's just a mean to transfer this vulnerable group from one place to another, whereas their street culture and habits have not changed. 2. These people deserve an ultimate recovery of normal lives. Sufficient care, medical and psychological treatments are required so that they can reintegrate into the community. A scattered social housing model such as the study by Professor Julian Somers of SFU is more successful and effective than this single building. 3. The present proposed model is only for convenient and easy management sake, but not a long term solution to the DTES deeply rooted problem. These people deserve to be treated as our peers, but not as objects being moved around at random without any hope of normal life recovery. 4. The proposed social housing model thinks that these people are hopeless and assumes that there is no way for them to become a normal human person again, so it is not worth spending resources on them. I don't see why they couldn't be offered a better choice to regain their normal lives. I see a kind of hidden discrimination against them in this proposed social housing model. 5. There is a Chinese proverb called "Change the soup but not the medicine". Its English equivalent is 'they are nothing more than an old wine in a new bottle'. The present single building model is simply a cosmetic change without effectively solving the real problem. 6. This proposal is not tax dollars well spent.	Dennis Sung		Kitsilano	No web attachments.
06/23/2022	07:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Although not opposed to social or supportive housing I do not think this is the right location across from an elementary school, childrens park beside the greenway and across from the train station. As an adult who was aggressively approached by a mentally ill person on a street corner I did not know what to do and thankfully others on the street intervened. If a school child is aggressively approached will they know what to do? Will the childrens park be kept safe? The greenway and especially the train station provide direct routes for drug dealers to prey on those that need our support. I say vote no to this proposal and find a different location.	Lori McInnes		Kitsilano	No web attachments.
06/23/2022	07:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Members, as a small business owner and very close neighbour to this proposed project, I am very disappointed that this is being railroaded through. While I am not opposed to the building, I am very opposed to the single tenant high needs low barrier resident composition. I speak daily with local residents who are in dire need of low income housing, they are all women and all have children. They are all employed tax paying citizens who need safe affordable housing for them and their children and I couldn't think of a location better suited for this than arbutus and 8th. This location is overflowing with young children, families and seniors. The proposal to house 129 high needs single Homeless with complex needs makes no sense for this location as there are no services at all in the area to serve these needs. Having the operator mpa simply move a bunch of current residents from their downtown site Larwill, into the kitsilano community is a disaster in the making. I realize there is more at stake here than simply housing the homeless, mainly David Eby's unethical pressure on you as councillors as well as former mayor Gregor Robertson role as EVP of the modular construction company tasked with building the project and special interest groups with ties to bc housing putting pressure on you; however I ask that you please try and put these unfair outside pressures aside and remember your oaths to the city. Please reconsider this location and have bc housing take this project back to the drawing board and rethink it (note Joyce Murray my business neighbour has confirmed that there is no federal time limit at all re federal funds so this project does have plenty of time to be reviewed and reconsidered) and please do what's best for the current residents of kitsilano. Please oppose this. Thank you	Liz woods		Kitsilano	No web attachments.

Dear Mayor and City Council,

I am writing to voice my strong opposition to the rezoning application for 7th and Arbutus in Vancouver.

A Vancouver study from Simon Fraser University published in 2011 found that “Substance use is strongly associated with prolonged and persistent homelessness among people with mental disorders, as is the early experience of first becoming homeless.”¹ In a Canada-wide review of homelessness and health in Canada in 2005, it was noted that amongst homeless males, 60% have alcohol use disorder, 20-40% of homeless individuals have affective disorders, and 6% schizophrenia². In this informative paper it states “Community involvement is vital in any work on homelessness and its conceptualization, measurement, or change. “

Any proposal to help our homeless would be welcomed anywhere in this city if the plan seemed to be reasonable and meet both the needs of the residents of the new building and the surrounding community. This over-height, large SRO development does neither.

This city’s response to our substance use disorder and mental health crisis falls far short of what is required. As a physician, we lament the lack of resources for the homeless on discharge from acute hospital services. It is a predictable reality that they will revert to the street due to the appalling lack of supported mental health facilities and detoxification/ rehabilitation programs. I am an acute leukemia physician and we have not had a single long-term survivor from acute leukemia in the group of patients who are homeless, and substance addicted. This is despite herculean efforts of our team and particularly our social workers. There is no facility where these patients can go on discharge with 24-hour one-on-one support, which is what is required.

SROs are an absolute disaster in this regard. Both for the individuals, for whom inadequate support is provided and there is no avenue for recovery, and for the community, which can expect a massive increase in VPD calls, ambulance calls and general disorder. Open drug use does not facilitate recovery for anyone living in this type of setting. Stigmatising homeless, perhaps addicted, perhaps mentally unwell people in these ghetto- like establishments is not providing care for their complex needs.

I spoke at city council meeting on this issue about a year ago. I felt that our councillors were only interested in hearing assenting voices. No one who spoke in opposition was questioned or even engaged other than the cursory ‘thank you for speaking today’. I found this incredibly disappointing as you are elected to represent all of us, and the overwhelming response was negative to this proposed development from our community. It will certainly affect my vote when elections are next held.

A mixed-use social housing development with space for families/ elderly/ disabled and homeless people would seem to be a much better solution and, I believe, would be warmly welcomed by a very inclusive community.

I ask you to reflect if you, yourselves, were resident in this area, how would you feel at this proposal?

If your brother or sister were homeless with mental health issues or addiction issues, would you feel that this was a wonderful solution?

This is a wealthy city, and we can, and we must, strive to do better.

I thank you for taking the time to read this letter.

Sincerely,

Dr Maryse Power

1. Michelle L. Patterson, Julian M. Somers & Akm Moniruzzaman (2012) Prolonged and persistent homelessness: multivariable analyses in a cohort experiencing current homelessness and mental illness in Vancouver, British Columbia, *Mental Health and Substance Use*, 5:2, 85-101, DOI: [10.1080/17523281.2011.618143](https://doi.org/10.1080/17523281.2011.618143)

2. Frankish CJ, Hwang SW, Quantz D. Homelessness and health in Canada: research lessons and priorities. *Can J Public Health*. 2005 Mar-Apr;96 Suppl 2(Suppl 2):S23-9. doi: 10.1007/BF03403700. PMID: 16078553; PMCID: PMC6976130.





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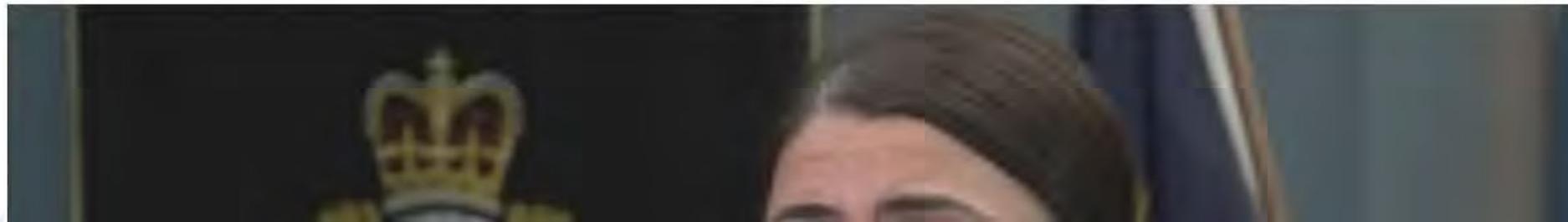
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Vancouver police release video of random assault on teen at downtown mall



By [Simon Little](#) · Global News

Posted May 13, 2022 8:22 pm

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 Vancouver police have released surveillance video that shows a seemingly random attack on a teen boy...

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Man arrested after random gas station attack in Vancouver, police say

VANCOUVER

THE CANADIAN PRESS

PUBLISHED JUNE 1, 2022

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British Columbia

Daily random attacks in Vancouver prompt calls for housing and mental health supports



'We're hearing a lot from residents who, themselves or their families, have suffered or been victims of crime'

[Jon Hernandez](#) · CBC News · Posted: Mar 07, 2022 7:37 PM PT | Last Updated: March 7



**Vancouver Police** 

@VancouverPD

Over the last few months, we've noticed what appears to be an uptick in unprovoked stranger attacks, so we asked our strategic researchers to take a deep dive into the numbers.

What they found is concerning: over four people a day are the target of a random, unprovoked assault.

3:10 PM · Oct 20, 2021 · Twitter Web App



146 Retweets 57 Quote Tweets 261 Likes

.....
facsimile transmittal

To: City Clerk, Van City Fax: _____
From: Helena Ho Date: June 13, 2002
Re: Rezoning Hearing of 2088 7th Ave. Pages: _____
CC: _____

Urgent For Review Please Comment Please Reply Please Recycle
Public hearing on June 28

.....

Please kindly forward my comment to City Council regarding Rezoning of 2088-2096 7th Ave Vancouver. I apologise for the irregular printing as I have trouble with my printer. My computer also rejected your web site as an "error".
Much obliged.
Yours Truly,
HHO mp

Helena Ho ^{s.22(1) Personal and Confidential}

Rezoning of 2086-2098 West 7th. Ave.

Helena Ho ^{s.22(1) Personal and Confidential}
Draft

Mon, Jun 13, 2022 at 8:48 PM

Dear sir,

I am writing to express my concern regarding building a 13 storey building in a quiet narrow residential street with only 4 parking spaces. My family lives there. Even now, it is impossible to find street parking for visitors or residents.

There is a day care and private school around the corner. How can the parents pick up their kids?

I am not against social housing. But let's be reasonable. Most of the buildings in this neighbourhood are 3-4 stories high at most. Can we build something of similar height and not a 13 story monster?

Helena Ho ^{s.22(1) Personal and Confidential}
md



Did City Planners casually use a parcel of land from the historic Arbutus rail-way corridor as a site for Gregor Robertson's steel module experimental passive tower project?

This project is meant to provide a repeatable model for a "fiscally responsible" housing supply throughout the City.

To save money, the underground parkade has been sacrificed to the attractive facade, which conceals its basic modular structure. Balconies are not provided and windows open a crack.

Because 80% of street people are nicotine dependent, a roof garden is to be provided for smokers.

Perhaps this City and BC Housing tacit commitment to creating a precedent for future steel module supportive housing projects, explains why Planners are bulldozing this rezoning application through Council.

Even so it seems that no attention has been paid to its site.

Planners, this month, described the site to City Council as "empty", "vacant" and "flat".

They do not mention the much loved, bluebell and crocus planted, remnant woodland, dating from early CPR days, sitting next to the greenway. Nor do they mention the empty hedged lot which recently held a preschool, and is presently used as an off-leash dog park. (google 2091 W8th Ave and you'll find it.)

A versatile cultural and gathering space, adjoining the station.

The site footprint is so narrow, and the requirements of its steel module structure so inflexible, that the site is built 25-30cm from already narrow sidewalks on W7th, W 8th, and Arbutus St.

The project's architects, Human Studio, in their presentation booklet(p5), mention the narrow site, and

The Statutory Right-of-Way which will they hypothesize:

"be dedicated to the City of Vancouver for the future expansion of the Arbutus Greenway that may include a streetcar. Along Arbutus Street an additional SRW setback is provided" for that purpose.

The artistic rendering of the View South along Arbutus Greenway from 8th Avenue, reveals no 4.5m setback, offers no communal gardens, but rises 46 metres straight up from the Greenway at its narrowest point. (This may be why City planners recently (May 17 6:15) and urgently, attempted to rezone the greenway as a road, in order to avoid property line setbacks)

Interestingly enough the greenway is also referred to as a source of "mental wellness" by Human Studio, in their booklet.

Having razed to the ground the bluebell wood, symbol of so much resilience to the community, they cheerfully proclaim:

"Mental Health: Connections to nature and place are critical for reducing stress and creating and sustaining mental health. Throughout the project, finishes will be selected to reflect the local west-coast environment. Simple design features, like being able to open a window, allow residents to feel connected to the sounds and smells of changing seasons. The basic act of providing access to variability in airflow and temperature, the sounds of birds singing, or the wind in the trees can have a profoundly restorative effect."

(The single aspect windows open minimally, there is no cross breeze, there are no balconies- this in order to prevent suicides in supportive housing.)

Human Studios continues unabashed:

Nourishment and Gardening: Connecting with food-growing has been shown to be incredibly beneficial for fostering wellness. Gardening provides stress-relief, connection to nature, and recreation in a safe outdoor space. The project is providing several opportunities for urban agriculture by residents at the rooftop amenity space and the Statutory Right-of-Way along the Arbutus Green-way."

It later mentions:

"a green roof will help mitigate the impacts of stormwater. A temporary garden on the Statutory Right of Way will be designed using xeriscape planting."

It is unclear where on the Arbutus Greenway this "Xeriscape planting" will be situated.

Here the architects seem woefully out of touch with the realities of Greenway gardening.

The solar shadow of the building, on the West, together with the shadow from trees on the East, means this section of the Greenway corridor will closely resemble an urban dark alleyway, and have spindly vegetation at best. There being no sun and deep, massive shadow.

Urban garden container boxes, additionally require space along with light.

Space is particularly limited along this portion of the greenway, so much so that it cannot carry 2 streetcar tracks.

One track will run along its SRW corridor and another along the Arbutus St right-of-way.

City in 2016 on considering this problem, noted that:

"For the most part, the Arbutus streetcar will operate within the existing greenway corridor that connects the Fraser River with False Creek. Streetcar tracks may be shifted east or west to other city rights-of-way due to limited corridor width or to support other greenway goals."

Delivery/Handydart/ambulance and service vehicle access on Arbutus St will further inhibit the streetcar requirements- where space is tight.

There is already heavy foot traffic from Broadway along Arbutus towards Kits beach at weekends.

The sidewalk which is barely 30cm away from the proposed walls of the building will be totally inadequate for the hundreds of commuters walking down to Kits Beach on an hourly basis in summer from the sky train.

And let's not forget cyclists.

And motorists. This is the only road down to the Beach which does not have little roundabouts on it.

Even a one track streetcar along this section of the street, will severely congest an already congested area around the Sky train site, unless adequate space is dedicated to it.

Multiple sites around the Arbutus Station are already on their way towards high rise construction consequent to the Broadway plan. These include the gas station on the NW Arbutus-BW corner; the city owned Fletcher laundry drive in, on the SE Arbutus-BW corner: the Macdonald pharmacy and lifelabs building close-by on Broadway, recently sold by Colliers, and others again recently sold by Colliers.

On July 11, 2018, The Arbutus Greenway Design Vision Report, was unanimously passed by Council.

It anticipated that the future Arbutus Broadway Station:

"will be a major transfer location for transit users and a hub of activity for foot and bike traffic. The public space here will need to reflect emerging plans for the Millennium Line Broadway Extension and integrate the various transportation uses and any opportunities for gathering space as well."

To that end it also recommended that City should:

"Ensure the master plan for the future Arbutus Greenway anticipates and dedicates space for a future streetcar."

and should:

"Ensure the Arbutus Greenway design is resilient and adaptable to allow for changing circumstances."

Should we not all then be careful in what we choose for this site?

The site itself is home to a remnant of CPR woodland, dating back perhaps more than a 100 years. It was planted at some time in the past with crocuses, and bluebells.

It provided so much welcome coolness during last year's heat dome, that grateful residents built and prettily painted benches under its shade.

There are a number of three-storey walk ups close by, which felt the heat quite badly last year, being heat islands- yes, heat islands do exist in this part of Kitsilano and show up clearly on the maps.

These are beautiful, a large, healthy and resilient trees, multiple stemmed.

they were logged in the past, when they were roughly 1 m 20 cm in diameter. Their offshoots have since grown high and provide much needed urban canopy. Their root system is well established, and deep with no risk of wind uprootal. Their extraordinary root system serves to funnel stormwater to underground aquifers, in some way counterbalancing the impermeable urban surfaces of Broadway.

This wood, which is one of Vancouver's hidden gems, will be cut down should the project continue.

How can Human Studio claim to "Design a contextually relevant building that respects the unique neighbourhood character", when in fact it destroys the local bluebell wood and therefore the neighborhood's unique character.?

Not to mention destroying 37 years of past City planning?

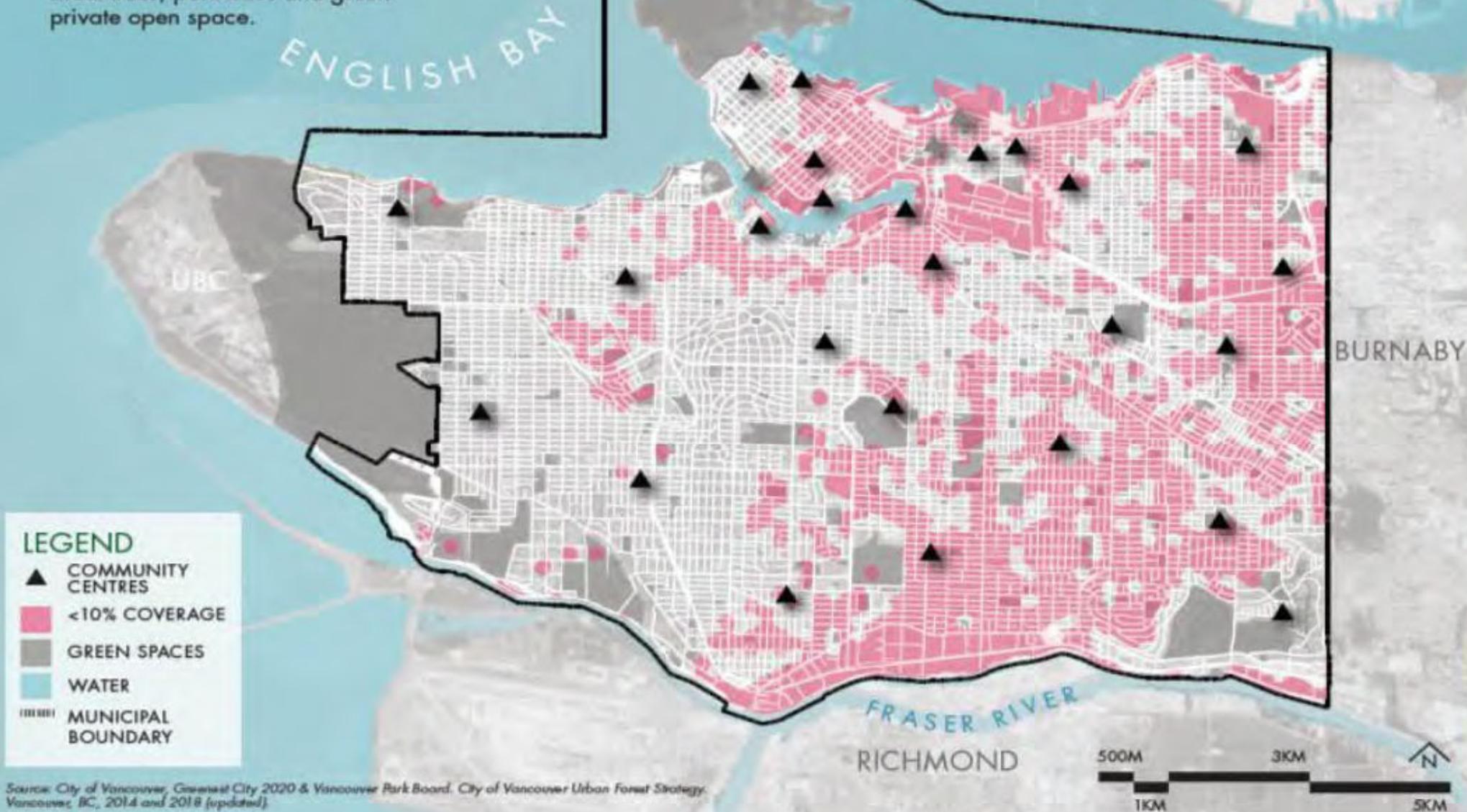
Kind Regards Laura Wilkie

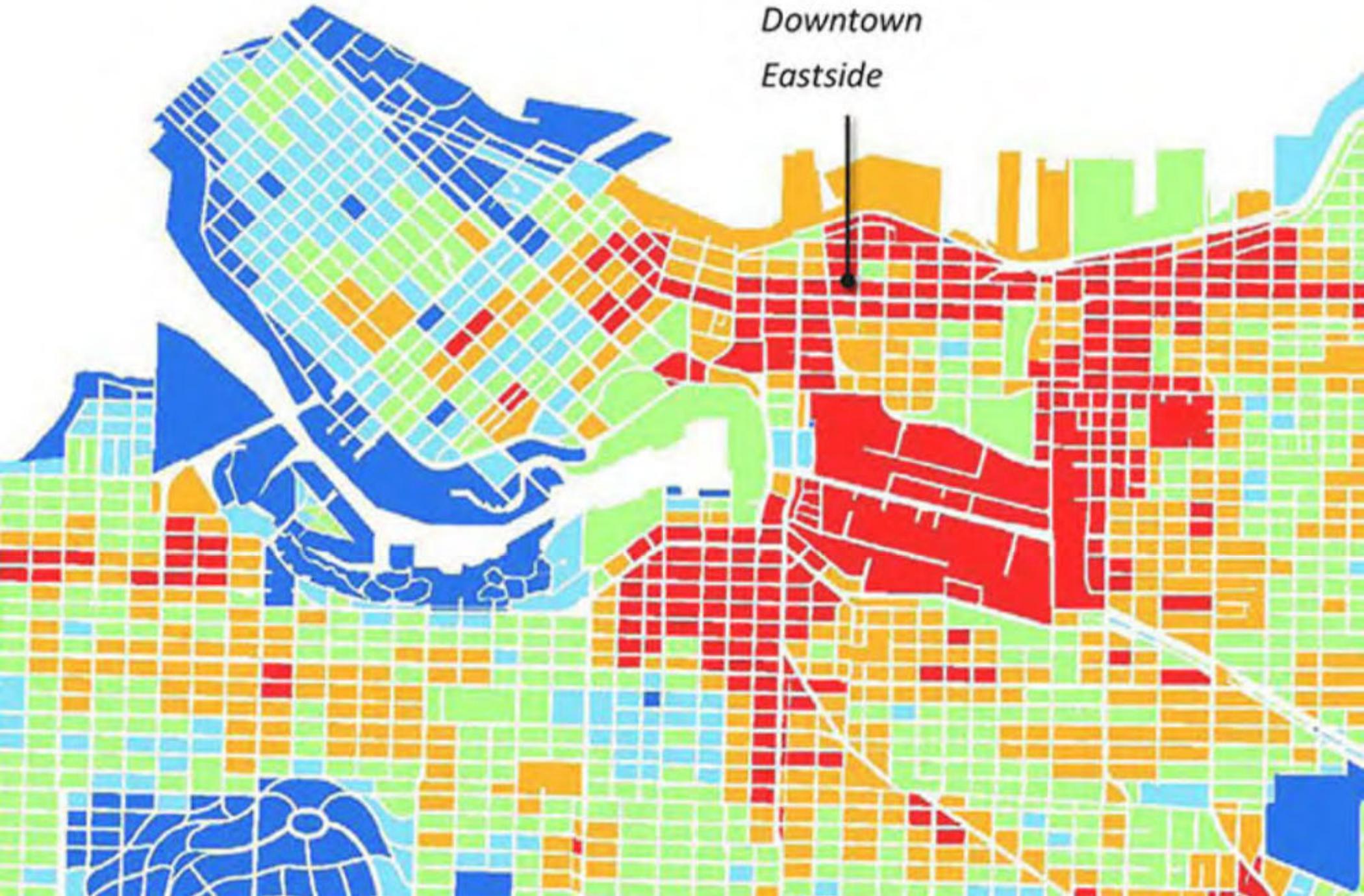




URBAN FOREST CANOPY GAPS

Areas with less than 10% canopy coverage. This mapped indicator shows areas of the city with less street trees, park trees and green private open space.





*Downtown
Eastside*



Future Arbutus Subway
Station and Bus Loop

Intersection of 99 and
16 FTN Bus Routes

200m Walking Radius



05/13/2022 10:50



05/13/2022 10:50



05/22/2022 08:51



05/22/2022 08:50



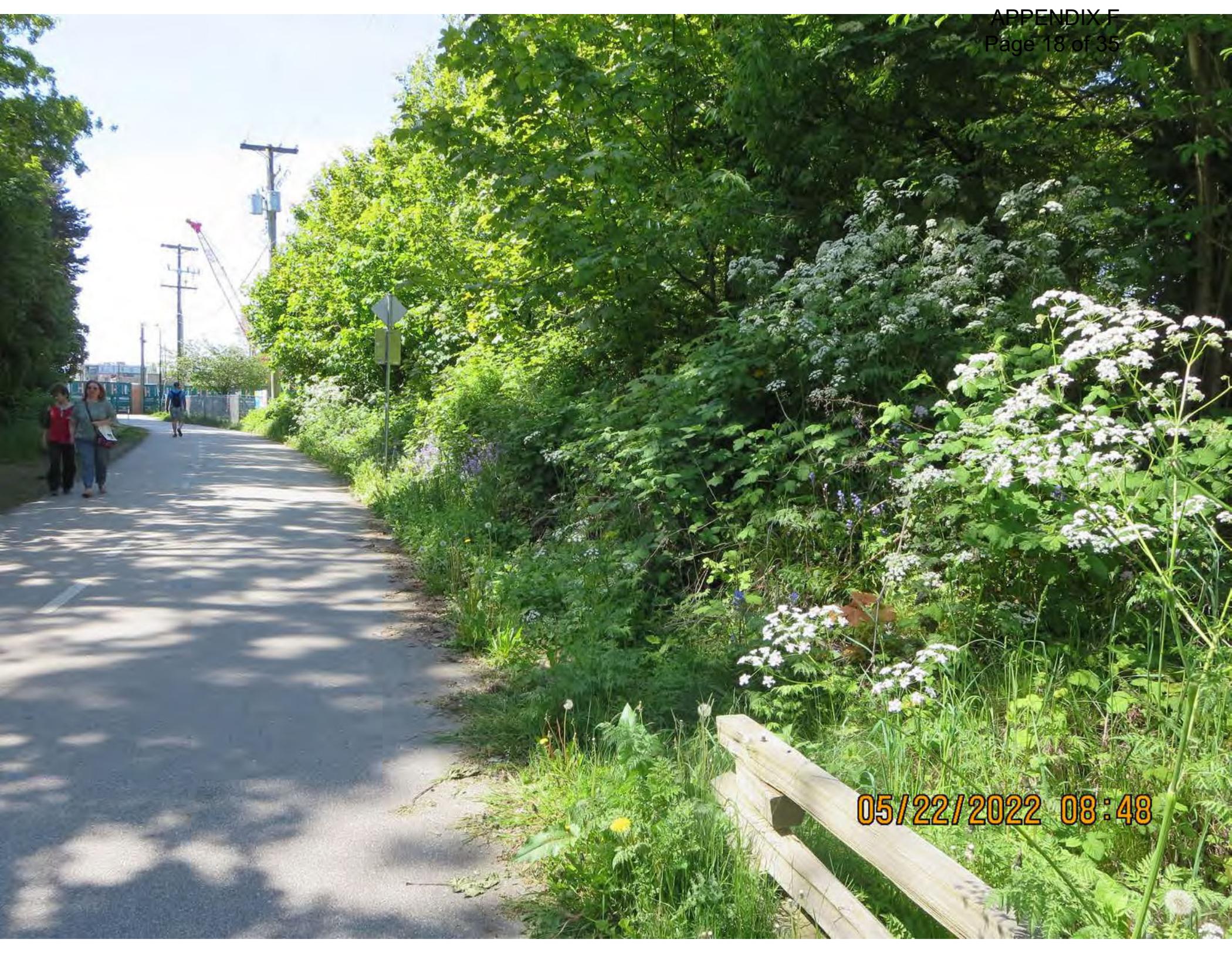
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05/22/2022 08:48



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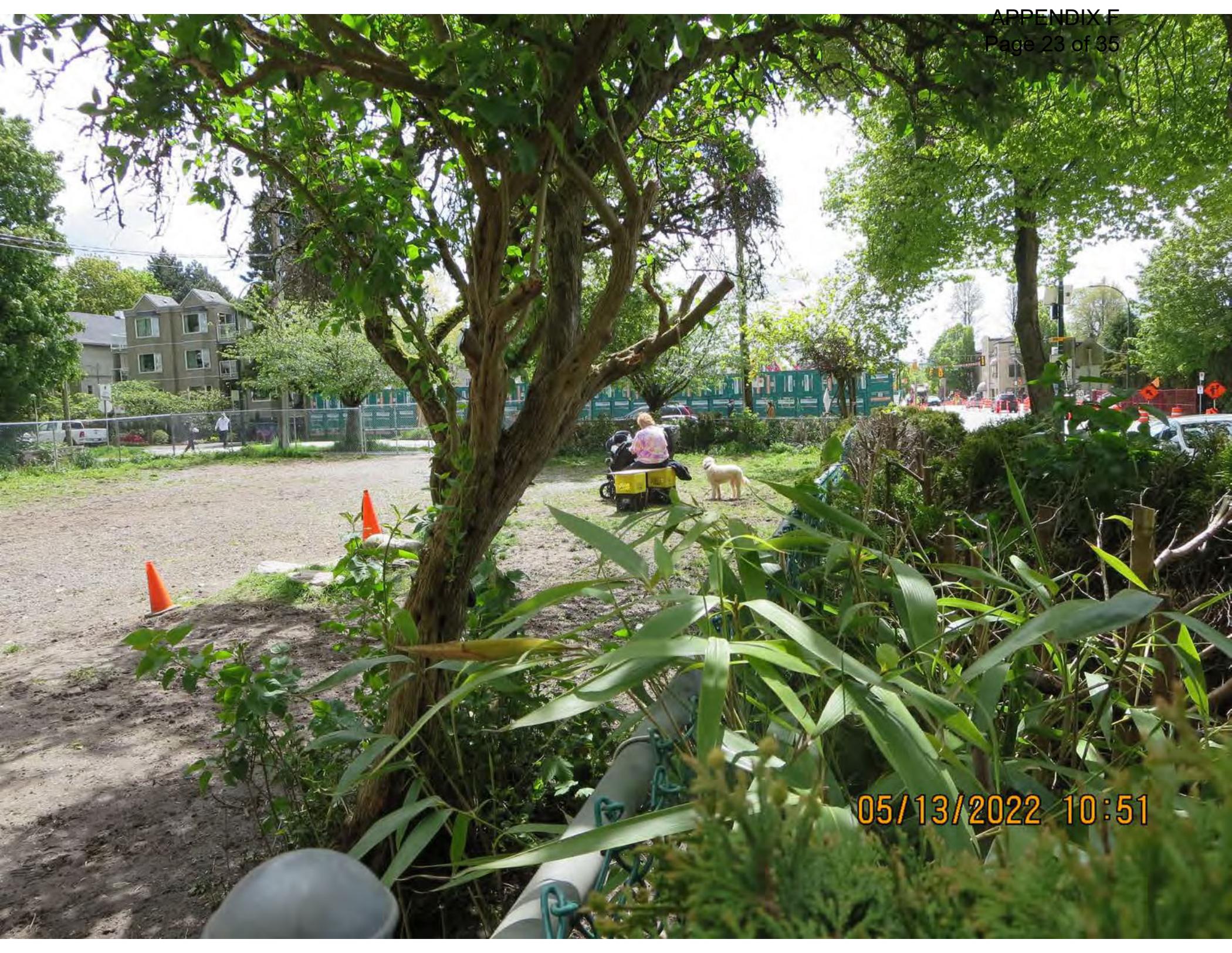
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04/22/2022 09:45



04/22/2022 10:00



05/13/2022 10:51



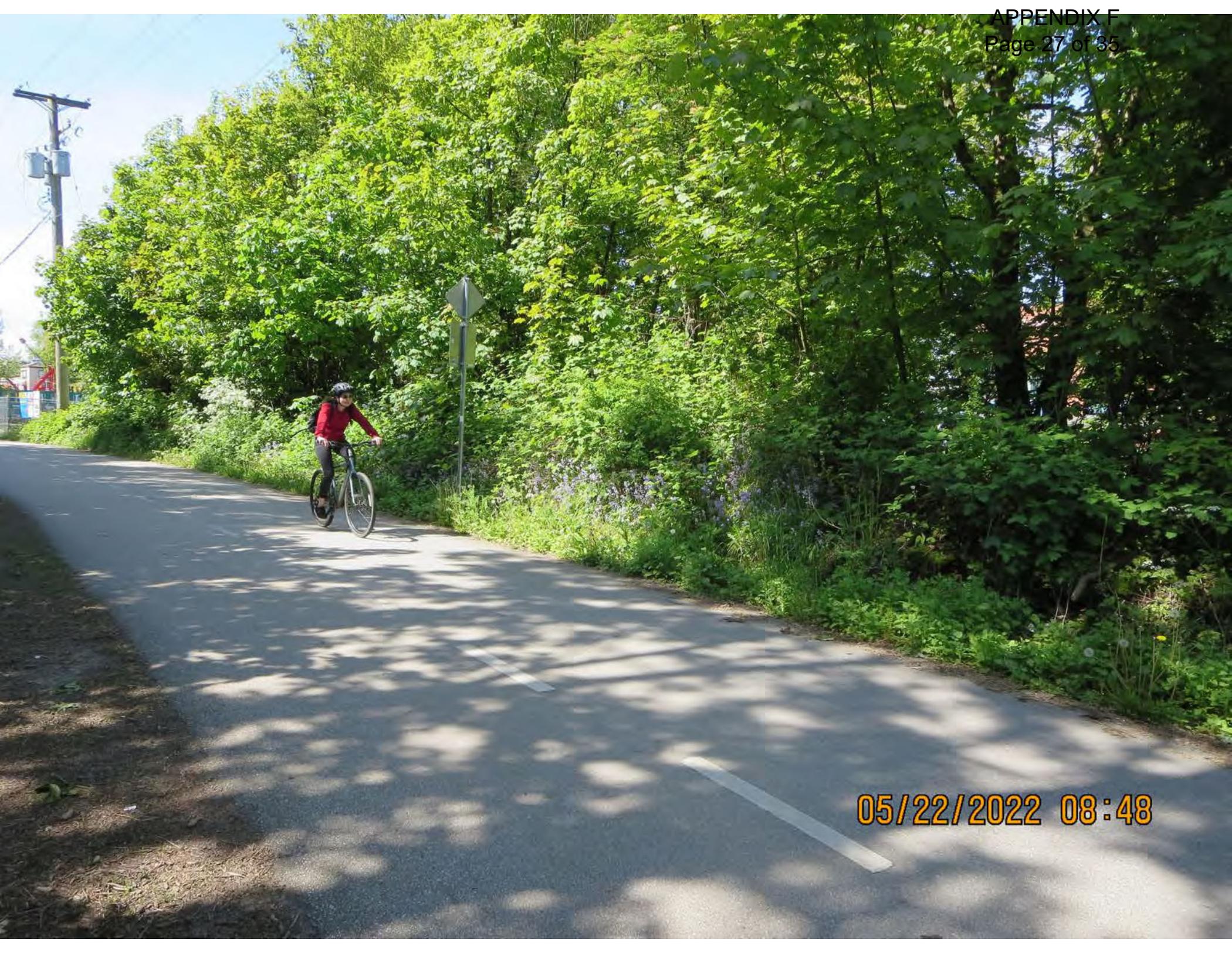
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05/22/2022 08:50



04/22/2022 09:59



04/22/2022 10:02

ADDICTION AND MENTAL HEALTH EXPERT SAYS BC HOUSING PROPOSAL WRONG MODEL IN THE WRONG PLACE

Dr. Julian Somers: "Congregating people with mental health and addiction issues in a single building does not work."

Vancouver, B.C. (June 16, 2022): The BC Housing proposal to build a 13-storey tower for hard-to-house people with addiction and mental health issues at 7th/8th and Arbutus is the “wrong model” in the wrong place according to **Simon Fraser University (SFU) Distinguished Professor Dr. Julian Somers**, a clinical psychologist and international expert on public policies related to addiction and mental health.

“The evidence is very clear, BC Housing's favoured model of congregating homeless people with mental health and addiction issues into so-called supportive housing buildings does not work,” said Dr. Somers.

Congregate housing is the model currently used for SROs and proposals such as the 7th/8th and Arbutus site. Congregate housing entails many individuals afflicted by mental health and addictions living in one building.

BC Housing has traditionally congregated low income families and seniors in the same building successfully. Children can play in communal courtyards and parents can cook together and support each other. Seniors living together can be excellent company for one another. However, congregate housing for people with mental illnesses and addictions has the opposite effect. It requires residents to be resilient to the erratic behaviour and drug use of others as they try to improve their lives.

High quality research clearly demonstrates the desirability and effectiveness of providing independent recovery-oriented housing that is scattered throughout neighbourhoods and cities. Independent Recovery Oriented Housing differs from congregate housing, in that it allows individuals suffering mental health and addictions to live independently as a small percent of building tenants. Support and clinical care is brought to them when they are ready. They choose their location based

on options but are not congregated.

As summarized by Dr. Somers, "People with mental illness and addiction have limited opportunities to recover when they are forced to live with others who struggle with the same issues. When they are asked, the vast majority prefer independent housing. Clinical experience and evidence clearly demonstrate that if you concentrate people who are mentally unwell and addicted into a single building the chances of success are virtually non-existent."

Karen Finnan, a spokesperson for the Kitsilano Coalition, says "Dr. Somers' work highlights that the BC Housing project proposed for 7th/8th and Arbutus is really a political decision and not a housing or medical decision."

BC Housing's recent amendment, to mix 50% shelter and 50% affordable units at this proposed site fails to promote healthier outcomes for residents, particularly when all suites are still single room occupancy.

Dr. Somers' research demonstrates that a high percentage of people who are homeless have children under 18 years of age. The opportunity to reintegrate with their children is a powerful motivator to recover their health and overall wellbeing. Children are not allowed in this proposed building.

"Dr. Somers' and his research team at SFU have shown that our concerns as local residents and neighbours are real and valid," said Finnan. "The community has the infrastructure and services to support families, so why not put a project here that includes families with young children?"

Dr. Somers says doing housing differently may appear threatening to some, but the evidence is clear that it can be done in Vancouver and other communities. His team conducted randomized controlled trials with 500 people who were deemed to be the "hardest to house". The study compared the outcomes of recovery-oriented housing, congregate housing with support, and existing care in Vancouver. The findings have been published in leading peer-reviewed journals.

"Recovery-oriented housing resulted in dramatic reductions in crime, safer streets, fewer medical emergencies, cost-effectiveness, and more social reintegration for

people who have been socially and financially impoverished while living with mental illness and addictions,” added Dr. Somers. Congregate housing did not result in any of these improvements.

"The Community needs to ask why the City of Vancouver, BC Housing and politicians are shortchanging people with mental illness and addictions and inflicting hardships on taxpayers and neighbourhoods by continuing to implement a failed model of housing," states Finnan. "The current housing model for those with serious mental illness and addictions doesn't work. Vancouver City Council must reject the rezoning application at 7th/8th and Arbutus, as presented by BC Housing."

About Dr. Julian Somers:

Dr. Somers completed his clinical training at the University of Washington, Seattle's Harbourview Hospital, and BC Children's Hospital, specializing in the treatment and prevention of addiction. The Somers Research Group is an internationally recognized initiative that includes large-scale randomized trials, multi-site interventions, and population-level studies.

Media contact

Trevor Pancoust

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<https://www.kitsilanocoalition.org/blog/wrong-model-wrong-place>



St. Augustine school

Schoolyard

Delamont Park

7th Ave

Proposal

8th Ave

SFU

**SIMON FRASER
UNIVERSITY**

**HOMELESSNESS,
ADDICTION &
MENTAL ILLNESS:**



CARMHA > Publications > Homelessness, Addiction & Mental Illness: A Call to Action for British Columbia

HOMELESSNESS, ADDICTION & MENTAL ILLNESS: A CALL TO ACTION FOR BRITISH COLUMBIA

SHARE THIS



Very high quality research shows the most effective ways to end street homelessness. This research includes head to head comparisons of housing people together in single buildings versus in scattered settings. Results show that scattered housing is strongly preferred by people who need help and is better for communities. Although both approaches cost the same, only scattered housing causes reductions in crime and medical emergencies. The attached plan describes how BC can effectively help people who are stuck in homelessness. The plan was submitted to Ministers Eby and Malcolmson in July 2021 and elicited no response. The evidence used to select COVID vaccines came from randomized controlled trials (RCTs). By contrast, evidence from Canadian RCTs addressing homelessness is being ignored.

We ask why, and for how much longer?



SFU SIMON FRASER
UNIVERSITY

HOMELESSNESS, ADDICTION & MENTAL ILLNESS: A CALL TO ACTION FOR BRITISH COLUMBIA





 [Homelessness, Addiction & Mental Illness: A Call to Action for British Columbia.pdf.](#)

2021

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RESEARCH ARTICLE

What treatment and services are effective for people who are homeless and use drugs? A systematic 'review of reviews'

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Abstract

Background

People who experience homelessness and those vulnerably housed experience disproportionately high rates of drug use and associated harms, yet barriers to services and support are common. We undertook a systematic 'review of reviews' to investigate the effects of interventions for this population on substance use, housing, and related outcomes, as well as on treatment engagement, retention and successful completion.

Methods and findings

We searched ten electronic databases from inception to October 2020 for reviews and syntheses, conducted a grey literature search, and hand searched reference lists of included studies. We selected reviews that synthesised evidence on any type of treatment or intervention that reported substance use outcomes for people who reported being homeless. We appraised the quality of included reviews using the Joanna Briggs Institute Critical Appraisal Checklist for Systematic Reviews and Research Syntheses and the Scale for the Assessment of Narrative Review Articles. Our search identified 843 citations, and 25 reviews met the inclusion criteria. Regarding substance use outcomes, there was evidence that harm reduction approaches lead to decreases in drug-related risk behaviour and fatal overdoses, and reduce mortality, morbidity, and substance use. Case management interventions were significantly better than treatment as usual in reducing substance use among people who are homeless. The evidence indicates that Housing First does not lead to significant changes in substance use. Evidence regarding housing and other outcomes is mixed.

Conclusions

People who are homeless and use drugs experience many barriers to accessing healthcare and treatment. Evidence regarding interventions designed specifically for this population is limited, but harm reduction and case management approaches can lead to improvements in

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substance use outcomes, whilst some housing interventions improve housing outcomes and may provide more stability. More research is needed regarding optimal treatment length as well as qualitative insights from people experiencing or at risk of homelessness.

Introduction

Homelessness encompasses a range of housing situations including both sheltered (e.g. temporary accommodation) and unsheltered settings (e.g. the streets), but lacks a standardised definition [1, 2]. FEANTSA have previously developed a typology seeking to define homelessness in an operational way [3]. Through this, homelessness can be defined based on four categories: rooflessness; houselessness; insecure housing; and inadequate housing [3]. The Canadian Observatory on Homelessness (COH) have also developed a typology in an attempt to improve understanding of the term [4]. Similar to FEANTSA, COH define homelessness as encompassing a range of living situations including: people living unsheltered; people who are in emergency shelters; people who are in temporary accommodation; and those at risk of homelessness and whose housing situations are precarious [4]. In the UK and Irish policy context, the definition of homelessness is also typically expanded to include people 'at risk' of homelessness. Recent estimates suggest that 307,000 people in the UK [5], 567,715 in the USA [6], and 235,000 in Canada [7], experience homelessness in a year, with the numbers increasing [8]. Due to variation in the definition of homelessness the true magnitude of the problem may be higher still. The route into homelessness is complex and is generally a result of many contributing factors. Systemic or societal barriers are key drivers, for example lack of affordable housing, access to resources, or discrimination [4]. Poverty is also an important factor [9], with COH reporting that homelessness is directly linked to the inequalities in financial support for people who are often in crisis situations [4]. Other individual circumstances can increase a person's risk of homelessness, including childhood trauma, mental health problems, substance use, and previous imprisonment [10].

People who are homeless, and those who are vulnerably housed (defined as experiencing prior homelessness or having frequent housing transitions [11]), experience disproportionately high rates of substance use [12–14], as well as poorer physical [12, 14] and mental health [15–17] than the general population. People who are homeless also have a higher risk of developing health problems that are relatively rare within the general population, such as those caused by blood-borne viruses (BBVs) including hepatitis and human immunodeficiency virus (HIV) [17, 18]. Moreover, the longer a person is homeless, the higher their risk of ill health and premature death [19], with mortality rates estimated to be between three to four times higher than in the general population [14, 20].

Despite higher rates of physical and mental ill health, people who are homeless attend primary care and preventive services, such as screenings and check-ups, less often than the general population [21]. Barriers to accessing appropriate care can include: negative previous experiences of such care; other priorities such as shelter and food; and access barriers such as perceived prejudice and judgemental staff, poor coordination between healthcare services, cost of medication, lack of continuity of care, challenges with strict appointment times, and complex administrative processes [21, 22]. These barriers can lead to delayed or no treatment which, in turn, can increase the risks of more serious health problems [23]. Indeed, globally, the rate of hospital admissions for people who are homeless has been shown to be between two and five times higher than for the general population [24].

Individuals experiencing homelessness are also less likely to access, and more likely to disengage from, substance use treatment [25]. Individuals may use substances as a way to cope with the trauma of homelessness, stress, and adversity [26–28]. Previous trauma experienced both in childhood and adulthood, as well as vicarious trauma and posttraumatic stress disorder, can also influence substance use [29]. Despite the considerable unmet care needs of this population, people who experience both homelessness and problem substance use (defined as ‘the use of drugs and/or alcohol in a way that had a negative effect on their lives’) often face overlapping barriers to accessing care. These include stigma related to care itself [30], as well as sub-optimal treatment lengths and judgemental staff [31]. Moreover abstinence-based Treatment First [TF] housing services can be inaccessible to many of those in need of housing, creating more difficulties [32, 33]. Together, these barriers can contribute to mistrust of health services, maintenance of low levels of access and adherence to care, and an increase in people’s perceived loss of control and lack of mastery over their lives [34–36].

Existing treatment options for problem substance are diverse, and can be placed on a continuum ranging from harm reduction to abstinence-based approaches. Harm reduction approaches include pragmatic interventions, policies, and programmes, but do not require a person to stop using drugs as a condition of support [37]. Research evidence and policy guidance supports provision of harm reduction and abstinence orientated actions depending upon target population need [22, 31, 38]. Evidence regarding how treatment for problem substance use is best delivered to those experiencing homelessness is limited, although engaging, flexible services have been shown to be important [39, 40]. For those who have successfully accessed treatment, challenges associated with continued engagement with treatment and recovery as a result of being homeless often remain [31].

Several systematic reviews and primary research studies have examined the effectiveness of various specific interventions (such as case management or Housing First (HF) approaches) for people who are homeless, and for people with problem substance use. However, evidence that pools and synthesises the available data is lacking. Moreover, evidence pertaining specifically to people who experience both homelessness and problem substance use is limited. This ‘systematic review of reviews’ aimed to address this gap by synthesising all available evidence on the effectiveness of treatments and interventions for this specific population. The review includes housing interventions, peer support interventions, and harm reduction approaches, among others. This review evaluates the effects of these interventions on those who use services (referred to as ‘clients’ throughout the review), regarding substance use, housing, and ‘other’ outcomes, as well as on treatment entry, engagement, retention and successful completion. We also identified components of good practice.

Methods

Study design

This systematic review of reviews provides a synthesis of international evidence regarding interventions in primary care, mental health, and drug treatment settings, for people who are homeless who use drugs. Given the large body of existing evidence available on the topic, a systematic review of reviews was considered to be the most appropriate approach. The review methodology proceeded in accordance with guidelines from the Joanna Briggs Institute [41], and was reported according to the Preferred Reporting Items of Systematic Reviews and Meta-Analyses (PRISMA) guidelines [42] ([S1 PRISMA checklist](#)). No protocol was registered with an open-access registry (e.g. PROSPERO) prior to publication.

This review was undertaken as part of a larger piece of research commissioned by the Health Research Board, Ireland, and undertaken by the same authors in 2019–2020 [43]. The

larger study combined an analysis of current drug trends and provision of services in Ireland (with contextual mapping) with the systematic review. This current review provides an updated search and new data. The main outcomes of this review focused on: i) substance use; ii) housing; and iii) 'other' outcomes. We also extracted and synthesised, where possible, information regarding treatment entry/engagement and retention (engaging the population of interest to enter treatment/engage with a service), and successful completion of treatment (attrition rates throughout treatment duration).

Search strategy and selection criteria

The PICOS framework (population, interventions, comparators, outcomes, and study design) [44] was used to formulate the inclusion/exclusion criteria (see Table 1) and identify appropriate literature search terms.

An information specialist (MM) led the development and application of the search strategies, supported by all members of the research team. The searches were conducted across 10 electronic databases (see Table 2). All searches were run on 30 December 2019, with an updated search conducted on 3 October 2020. We also searched a range of organisational websites from December 2019 to January 2020 to ensure that any relevant reviews situated in the grey literature were identified (S1 Table). Full search strategies can be found in S1 Data. Reference details identified through the literature search were collated and managed using EndNote. Reference lists of included articles were screened for additional reviews. No date or language

Table 1. Inclusion/exclusion criteria.

Inclusion	Exclusion
Populations	
People experiencing homelessness and drug use (including poly-substance use—i.e. concurrent use of various substances)	People who are not deemed homeless; alcohol or tobacco use only
Range of drugs used both problematically and/or recreationally, including PIEDs	Non-drug use
Adults (over 18 years, with no upper age limit)	Under 18s
Interventions	
Problem drug use treatment (including poly-substance use)	Non-drug related interventions and treatment
Harm reduction approaches	
Interventions in primary care for drug use	
Interventions in mental health settings for drug use	Alcohol or tobacco only interventions
Residential rehabilitation	
Detoxification	
Comparators	
Any	
Outcomes	
Reduced drug consumption	Non-drug related outcomes
Reduced overdoses (fatal and non-fatal)	
Reduced drug related harm	Alcohol only related outcomes
Improved quality of life	
Improved health outcomes	
Improved housing outcomes	
Study design	
Review (including systematic review, meta-analysis, evidence synthesis, realist review, mixed methods review, qualitative synthesis, meta-epidemiology, integrative review, umbrella review, critical interpretative synthesis)	Primary research
	Literature search

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Table 2. Databases searched.

Database
MEDLINE (Ovid)
CINAHL (EBSCOhost)
Embase (Ovid)
PsycINFO (Ovid)
PROSPERO
Epistemonikos
Cochrane Database of Systematic Reviews
Joanna Briggs Institute Database of Systematic Reviews
Heath Technology Assessments (via National Institute for Health Research Journals)
The Campbell Collaboration

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restrictions were included in order to minimise bias and ensure that all relevant reviews could be captured. Two reviews written in languages other than English (Canadian French and Spanish) were included, translated via Google Translate and deemed of acceptable quality by the research team for the purposes of data extraction.

One reviewer (JM) screened all titles and abstracts, alongside the full-text of articles that were considered relevant. A second reviewer (WM) independently assessed 20% of all titles and abstracts to ensure inter-rater reliability, as deemed to be good practice in rapid systematic review methodology [45]. The relevance of each article was assessed according to the criteria set out in Table 1. Any discrepancies were resolved by consensus or, if necessary, by consulting a third reviewer (HC). As a second reliability check TP, HC, WM, and JM discussed all identified relevant papers in consultation with HS. By consensus, it was agreed that only reviews where at least 40% of all included papers were relevant to substance use and homelessness were to be included, to ensure that the review maintained a firm focus on both topics. Adopting a minimum percentage in this context has also been used in other systematic reviews [46]. Reviews of both quantitative and qualitative studies were included, as were non-systematic reviews. Papers reporting pooled data or meta-analyses without an accompanying systematic review were rejected.

Quality assessment

Reviews were not excluded based on quality appraisal scores but evidence quality was noted in accordance with the recommendations proposed by the Centre for Reviews and Dissemination [47]. Two reviewers (JM and HC) independently assessed the quality of the included systematic reviews using the JBI Critical Appraisal Checklist for Systematic Reviews and Research Syntheses [41] (S2 Data); and the quality of the non-systematic reviews using the Scale for the Assessment of Narrative Review Articles (SANRA) [48] (S3 Data). Any disagreement in scores was resolved through consensus and, if necessary, by a third reviewer (WM). Overall, the quality of the included systematic reviews was moderate, with three achieving the highest possible score of 11, and six receiving a score of six or lower. The included non-systematic reviews were appraised to be of moderate to high quality. Quality appraisal allowed for the study strengths and weaknesses to be considered but papers were not excluded based on their scores. The final scores are presented in S2 Table.

Data analysis

Data relating to study design and key characteristics, including populations, interventions, outcomes, and implications for policy and practice, were extracted by one reviewer (JM) into

an Excel spreadsheet. Data from the reports identified through the grey literature search were extracted into the same spreadsheet by a second reviewer (WM). The data extraction table (S3 Table) was shared with other team members (HC, TP, HS) to check and ensure accuracy.

As this systematic review of reviews includes both quantitative and qualitative reviews regarding diverse types of interventions and outcomes, pooling of data was not possible, and a narrative synthesis was deemed the most suitable option for data analysis. One author (JM) summarised included studies in a narrative synthesis using textual description of each study included. Thematic summaries were developed based on the type of intervention in the included studies which enabled the synthesis and supported comparisons to be made between each study [49]. Although the search focused on controlled drugs, the team also extracted data on about alcohol, prescription drug and tobacco use, if these were included. One of the reviews previously identified for inclusion [50] only presented an abstract from a conference, with the full review not available/not published. Full data extraction was therefore not possible for this paper.

Results

The literature searching and screening process are shown using a PRISMA flow diagram [51] (Fig 1). In total, including initial and updated searches together, 843 reviews were identified via database searches, with a further four identified in grey literature searches. Six hundred and thirty two reviews were screened against the inclusion criteria and 39 were assessed at full text, of which 18 were excluded (Fig 1). Across both searches, a total of 25 reviews were included, 24 of which were fully synthesised (full text was not available for one of the included reviews thus making its inclusion in final synthesis not possible). Twenty one reviews were published in the scientific literature, and four were grey literature reviews.

Characteristics of the included reviews

Included reviews were published between 2004 and 2020, and consisted of: four grey literature reports [39, 52–54]; 18 systematic reviews [2, 31, 46, 50, 55–68], two of which also included a meta-analysis [2, 65]; and three non-systematic reviews [69–71]. Thirteen reviews included quantitative studies only, 11 included any study type/mixed designs, including one realist synthesis [62], two systematic review of reviews [52, 60], one ‘state of the art’ review [61], and one review was a meta-ethnography of qualitative studies [31]. The number of included studies per review ranged from four [2] to 151 [53], with five reviews not reporting how many studies were included in the final synthesis [39, 54, 68, 70, 71].

Eleven of the reviews were undertaken in the United Kingdom (UK), four in the United States of America (USA), six in Canada, three in Europe (Spain, Ireland, and a Dutch/Belgian collaboration), and one was an international collaboration (Switzerland, the UK, and Canada). Nearly all reviews (22/25) were international in focus, with two focusing on the USA and one on the UK only. The majority of primary studies were undertaken in the USA.

Overview of the included reviews—primary focus

The included reviews were diverse in terms of their primary focus and included a range of interventions (Table 3). Two of the included reviews focused on any/all health interventions, rather than on a specific intervention type, thus they included a variety of programmes ranging from harm reduction for people who use drugs to sexual health promotion programmes.

The included reviews varied in terms of their inclusion of populations of interest, with only a few focusing specifically on people who use drugs who reported being homeless [31, 61, 64, 70]. Others focused on people who were homeless and had co-occurring serious mental health problems and alcohol/drug use (COSMHAD) [62, 69] people who were homeless [59], or people

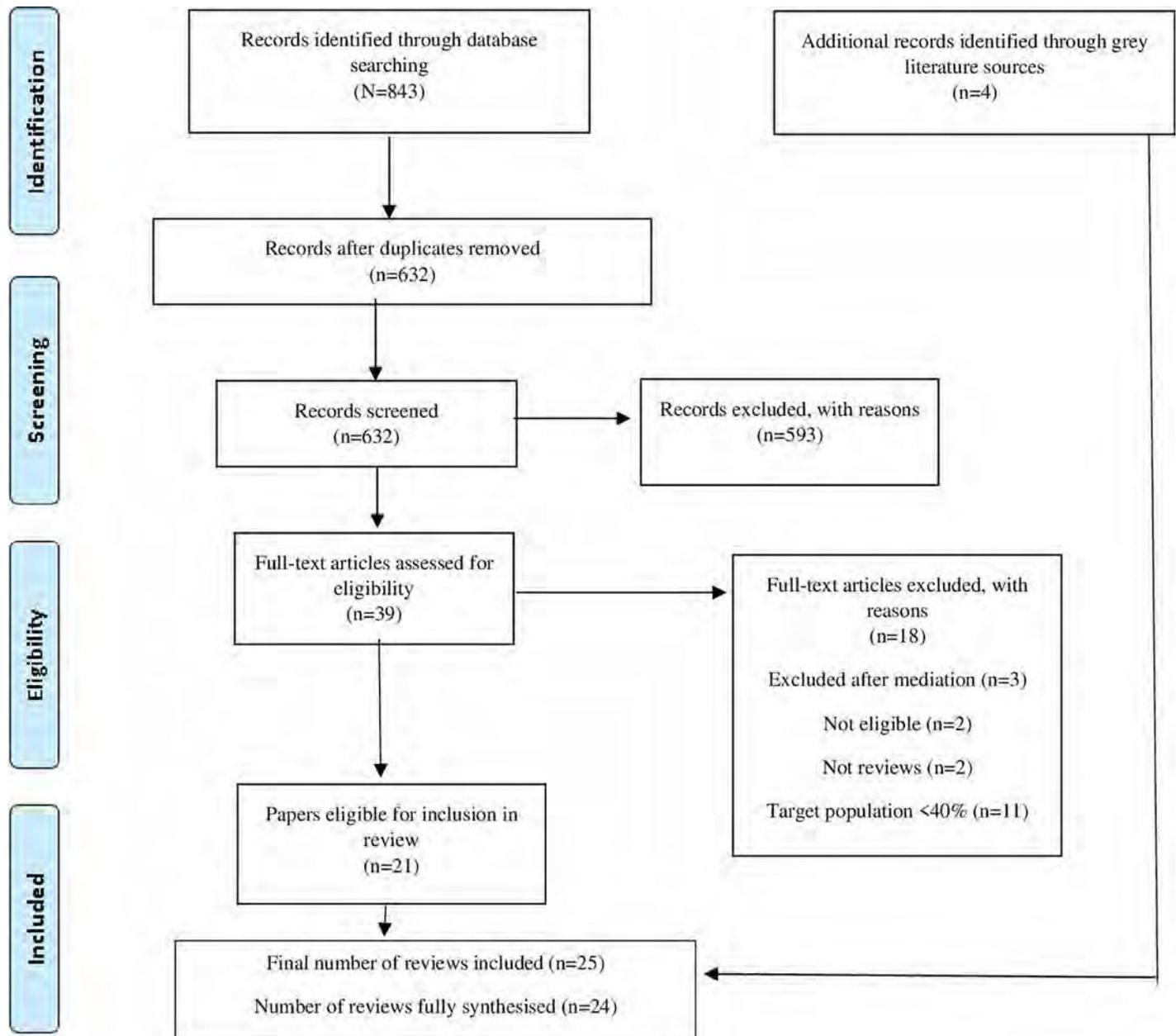


Fig 1. PRISMA flow diagram.

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who were homeless with mental health problems [56] as the primary population of interest, where substance use was secondary. Full details of the studies are presented in S3 Table.

There were notable differences in the proportion of participants who were homeless between the primary studies in the included reviews. For this reason some adopted minimum percentages for inclusion, for example Barker and Maguire [46] only included reviews when a minimum of 30% of included studies had a focus on homelessness, and Ponka et al. [63] required more than 50% of any study participants to be identified as 'homeless'. The definition of homelessness also varied between the reviews, and between the included primary studies, which made it difficult to make direct comparisons between reviews.

Table 3. Primary focus of included reviews.

Theme	Description of intervention	Number of included papers	Reviews
Housing interventions (including Housing First (HF) initiatives)	HF focuses on providing immediate, permanent, low-barrier, non-abstinence-based supportive housing for individuals with lived experience of homelessness.	6	Baxter et al. (2019) [72]; Beaudoin (2016) [55]; Benston (2015) [56]; Chambers et al. (2017) [57]; Kertesz et al. (2009) [70]; Pleace and Quilgars (2013) [54]
Co-occurring serious mental health problems and alcohol/drug use (COSMHAD)	Residential programmes and community-based treatment. Residential programmes can integrate mental health treatment, substance use interventions, housing, and other types of support. Community-based treatment can also include integrated treatment.	4	Brunette et al. (2004) [69]; Minyard et al. (2019) [53]; O'Campo et al. (2009) [62]; Sun (2012) [71]
Case management	Case management is a strategy to support rapid rehousing, especially for those with complex needs. It provides outreach, assessment, planning, linkage, monitoring, and advocacy services. This strategy typically provides support in developing independent living skills, acute care in crisis situations, and support with medical and psychiatric treatment (de Vet et al., 2013).	4	de Vet et al. (2013) [58]; Torres Del Estal and Álvarez (2018) [64]; Penzenstadler et al. (2019) [67]; Ponka et al., (2020) [63]
Treatment for problem substance use	Treatment approaches for problem substance use are wide ranging and can be placed on a continuum, ranging from harm reduction to abstinence-based approaches.	3	Bates et al. (2017) [52]; Carver et al. (2020) [31]; Pleace (2008) [39]
Any type of healthcare/treatment/intervention	These included: adequate oral opioid maintenance therapy; tetanus and Hepatitis A, B, and C immunisations; safer injecting advice and access to NSPs; supervised consumption facilities (SCF); peer distribution of take-home naloxone (THN); assertive outreach programmes; supportive programmes for substance dependence; and sexual health promotion programmes.	2	Hwang et al. (2005) [59]; Wright and Tompkins (2006) [68]
Peer support	Peers with experience of homelessness offer support to those currently experiencing homelessness. Intentional peer support (IPS) is fostered and developed by professional organisations, formalising this process.	2	Barker and Maguire (2017) [46]; Miler et al. (2020) [61]
Harm reduction (Reviews that were specifically about harm reduction interventions for people who are homeless who use drugs)	Two important harm reduction interventions for injecting drug users are opioid substitution therapy (OST) (to reduce drug dependence and injecting frequency) and the provision of clean injecting equipment through needle and syringe programmes (NSPs); to reduce unsafe injecting, i.e. sharing used syringes). Other harm reduction interventions include THN and SCFs.	2	Turner et al. (2011) [65]; Magwood et al. (2020) [60]
Emergency department (ED) interventions	These are interventions provided/initiated at the ED, aiming to improve health and/or access to the social determinants of health. These include case management, HF, substance use interventions, and ED-based resource desks and ED compassionate care.	1	Formosa et al. (2019) [50]
Sexual health promotion	This included programmes combining HIV education; alcohol and drug counselling; benefits and housing assistance; acquired immunodeficiency syndrome (AIDS) videotapes and group sessions on AIDS education; HIV testing; condom use; use of bleach to sterilise injecting equipment; signposting to community resources; and tailored individual sessions.	1	Wright and Walker (2006) [66]

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Treatment outcomes

The included reviews discussed a wide range of outcomes, including: those relating to substance use (reduction in drug and alcohol use (or tobacco); relapse rates; fatal and non-fatal

opioid overdose rates; mean injecting frequency; and increase in treatment entry); housing; and 'other' outcomes, for example: well-being/quality of life (QoL); mental health; criminal justice system involvement; and societal integration. Four reviews [31, 62, 69, 71] grouped into 'components of good practice' focused on the elements of successful treatment rather than, or in addition to, investigating types of specific treatments. These outcomes have been synthesised below.

Treatment outcomes: Substance use. A variety of intervention types are available for people experiencing homelessness with concurrent problem substance use. These outcomes were reported in all 25 reviews, with mixed results overall. Regarding harm reduction interventions, these can lead to decreases in drug-related risk behaviour (e.g. needle sharing) for people who are homeless and use drugs [65], and co-delivery of a number of such approaches together ('full harm reduction') can lead to better outcomes than single harm reduction interventions. For example, full harm reduction, defined as receiving both opioid substitution therapy (OST) and high needle and syringe programme (NSP) coverage (100% versus <100% needles per injection), was associated with a 48% reduction in self-reported needle sharing, and in mean injecting frequency by 20.8 injections per month [65]. Wright and Tompkins [68] suggested that there was emerging evidence for the effectiveness of supervised consumption facilities (SCFs), as well as for peer distribution of take-home naloxone (THN), in reducing drug-related deaths for people who are homeless who inject drugs. Similarly, a recent study by Magwood et al. [60] concluded that SCFs decreased fatal overdose rates and reduced other high risk behaviours; and pharmaceutical interventions (such as OST) also reduced mortality, morbidity, and substance use [60]. Bates et al. [52] also concluded that OST led to reductions in drug use but, in contrast to Turner et al. [65], they did not find evidence of harm reduction interventions leading to a reduction in needle sharing.

For people with COSMHAD, Minyard et al. [53] presented some evidence for the effectiveness of an integrated day programme in reducing substance use rates, and Wright and Tompkins [68] reported that residential interventions led to greater reductions in drug use than community interventions. When comparing housing and support services with less intensive types of interventions, substance use outcomes were not significantly different [59]. However, there was some support for psychosocial rehabilitation, and an abstinence-contingent multi-factorial housing programme with behavioural and work therapy interventions, in reducing substance use [59]. Moreover, there was support for education programmes in reducing injection drug use, specifically among homeless women [59].

Regarding housing interventions, the reviews suggested neither a positive nor a negative impact of HF on substance use, but it was deemed potentially helpful for stabilisation. For example, Pleace and Quilgars [54] reported no significant difference between HF participants and a control group in terms of either alcohol or drug use at 24- or 48-months post intervention in one of their included studies, with small but statistically significant improvements in alcohol and drug use over 24- months in another. Both Baxter et al. [2] and Beaudoin [55] found that HF produced no clear differences in substance use when compared with treatment as usual (TAU) which consisted of diverse alternative homeless services and interventions. Beaudoin [55] found no differences between those involved in HF interventions and those accessing traditional psychosocial interventions. However, Baxter et al. [2] reported that, in one of their included studies, participants housed together in dedicated accommodation blocks (single-site/congregate HF model) experienced greater improvements in problem substance use than those in scattered-site housing.

The evidence concerning permanent supportive and recovery housing (supportive housing promoting abstinence, specifically for those with alcohol or other substance use problems) [56, 57] respectively, also yielded mixed findings regarding substance use. Chambers et al. [57]

found some evidence of the effectiveness of recovery housing and, although all evidence in their review stemmed from the USA, the authors suggested that the model could be replicated elsewhere (specifically the UK where the authors were based) and offered as an alternative to HF, allowing people to live in an abstinent community. Chambers et al. [57] concluded that recovery houses can improve personal well-being for some clients through promoting abstinence from alcohol or drugs.

Regarding case management interventions, Torres Del Estal and Álvarez [64] concluded that this type of intervention can lead to a reduction in substance use, either as a single intervention or in combination with others. De Vet et al. [58] provided some evidence that standard case management (SCM) is effective for people who are homeless and use drugs in reducing problem substance use, more so than TAU. Similarly, Ponka et al. [63] reported that SCM had both limited and short term effects on problem substance use, such as decreased problem substance use. Regarding assertive community treatment (ACT), findings were largely non-significant or inconsistent [58, 67]. Critical time intervention (CTI) was found to be significantly better than TAU in reducing substance use among people who were homeless with mental health problems, and intensive case management (ICM) led to substantial reductions in both drug and alcohol use [63].

Peer support interventions found some positive effects of intentional peer support (IPS), which is the type of peer support that is fostered and developed by professional organisations, on substance use, with an overall reduction in harm related to substance use, relapse rates, amount of money spent on substances, and number of days using drugs or alcohol [46]. Miler et al. [61] also reported a number of positive substance use outcomes relating to peer support, from both qualitative and quantitative studies. These included, for example, a significant reduction in mean daily cigarette use combined with a considerable reduction in self-reported illicit drug use, in a peer support smoking cessation study for people who were homeless with poly-substance use [61].

Lastly, Wright and Walker [66] examined the effectiveness of sexual health promotion interventions for people experiencing homelessness and using drugs, concluding overall that such interventions resulted in increased knowledge of drug-related harms and initially led to a reduction in drug use. Results regarding longer term effects (e.g. over a 24-month period) were mixed.

Overall, the evidence suggests that the more integration there is between programmes and services (as opposed to parallel service provision) when supporting people who have multiple needs, the better the outcomes. There is some evidence to suggest that harm reduction approaches can lead to decreases in drug-related risk behaviour, and to decreased fatal overdoses, as well as to reductions in all-cause mortality, morbidity, and substance use. Case management interventions, especially CTI and ICM, have been found to be significantly better than TAU in reducing substance use among people who were homeless, including those with mental health problems. Peer support interventions can have a positive impact on substance use outcomes. Lastly, the evidence regarding substance use outcomes and HF seems to indicate that HF does not lead to significant changes in substance use.

Treatment outcomes: Housing. Housing outcomes were reported in 10 of the included reviews [2, 46, 50, 55–58, 61, 63, 70].

Regarding HF, large improvements in housing stability were reported in one review, with intervention participants spending more days housed and more likely to be housed at 18–24 months post-intervention [2]. Similarly, Beaudoin [55] reported that HF resulted in more time spent in housing and less time on the street when compared with case management and TF programmes. Similarly, Kertesz et al. [70] concluded that, despite limited data, HF appears to improve housing retention in people experiencing homelessness and problem substance use.

Moreover, Chambers et al. [57] found moderate-strength evidence for a positive effect of supportive housing on housing stability, including strong evidence that HF could improve housing stability. A range of factors which influenced the effectiveness of HF were identified, including fidelity to core components, and whether the service delivered a congregate or a scattered model. Lastly, Benston [56] found that most participants placed in permanent supportive housing programmes with case management, offered specifically to people who were homeless with mental health problems, remained in housing for at least 12-months, or experienced more days housed than homeless, relative to a comparison group.

Relating to case management interventions, there was some evidence that SCM was effective for people who were homeless and using substances in improving housing stability [58], and for having both limited and short term effects on housing outcomes [63]. On the other hand, for the same subgroup, findings regarding the effectiveness of ICM were mixed or inconsistent [58], with some small positive effects on housing outcomes and reductions in the number of days spent homeless, but no significant effect on the number of days spent in stable housing [63]. For people experiencing homelessness and mental health problems there was some evidence of positive effects of ICM on housing outcomes, and of CTI on housing stability [58]. Regarding ACT, de Vet et al. [58] found consistent improvements in housing stability for people with mental health problems, as well as those with COSMHAD, to a greater degree than less proactive case management models. Furthermore, Ponka et al. [63] reported both CTI and ACT to have a promising effect on housing stability, including more days in community housing, and fewer days homeless, and, in a US context, families that received CTI transitioned from shelter to housing more rapidly than the TAU group.

Emerging evidence suggests that peer support interventions for people who are homeless and use substances can lead to improved housing outcomes, including positive effects of IPS on the number of homeless days and return to homelessness [46]. Similarly, other peer support interventions for people experiencing homelessness with problem substance use can lead to positive housing outcomes, even if unintended, including improved housing in a smoking cessation peer support programme for people who are homeless with poly-substance use, or being supported to obtain housing by peers volunteering at safe injection/needle distribution sites [61].

Collectively, these reviews all support the HF approach in terms of its effectiveness in improving housing stability and retention. There is some evidence that supportive housing can also have a positive effect on housing stability. Peer support interventions have been found to lead to a decrease in number of days spent homeless, a reduction in return to homelessness, and other positive housing outcomes. A range of models of case management can be effective in improving housing outcomes, particularly for people experiencing homelessness and mental health problems, for whom ACT and CTI may be effective.

Treatment outcomes: Other. Sixteen of the included reviews examined outcomes other than housing or substance use [2, 46, 53, 55–61, 63–68], with health and well-being outcomes such as QoL and frequency of use of health services (including emergency departments, ED), as well as outcomes relating to crime, incarceration, and participation in community life.

Permanent supportive housing programmes yielded mixed mental health outcomes for people experiencing homelessness with mental health problems [56]. Similarly, the effects of HF on health and well-being outcomes were unclear in the short term, with no clear differences in terms of mental health or QoL compared with TAU [2]. However, HF clients showed a marked reduction in non-routine use of healthcare services over TAU which could be an indicator of improvements in health [2]. Similarly, largely non-significant or mixed results relating to the effects of HF on QoL were found, as well as for crime, incarceration, participation in community life, and victimisation [55]. Overall, HF does not seem to result in more

positive effects on mental and physical health, and does not increase social support more than access to TAU, but there appears to be strong evidence that HF can improve measures of physical health in the short term for adults who are homeless or at risk of being homeless [57].

A range of complex interventions termed “other interventions for people with mental/physical health problems” [57] illustrate that these interventions provide an opportunity for recovery, but not everyone benefits. It was noted that some clients do not benefit or experience harmful effects, including social isolation and loneliness, when placed in single tenancy accommodation without adequate support [57]. Moreover, interventions for specific groups of housing-vulnerable people presented largely mixed results regarding reductions in offending [57].

Reviews of case management interventions showed a positive effect of CTI on hospitalisation rates for people with problem substance use [58, 63], and a similar effect of ACT on client rehospitalisations [63, 67]. However, de Vet et al. [58] found that, while ACT influenced how people used mental health services, it did not appear to affect mental health outcomes. Additionally, CTI was found to be better than TAU in reducing mental health symptoms among those who are homeless with mental health problems [58]. CTI was also associated with shorter length of stays in hospital, and other institutional stays, coupled with achieving better long-term results than TAU, with similar associated costs [58]. Little evidence was found that SCM could lead to an increased use of services for people experiencing homelessness and problem substance use, with some evidence that SCM is effective for this group in removing employment barriers, but limited evidence of this for people who were homeless with COSMHAD [58]. Furthermore Ponka et al. [63] suggested that SCM can lead to increases rather than decreases in clients’ hostility and depression. The evidence base for ICM was limited, with largely non-significant or mixed findings, potentially partially due to treatment non-adherence [58].

Concerning programmes for people with COSMHAD, Hwang et al. [59] found that coordinated programmes for adults who were homeless with mental health problems or problem substance use generally resulted in better health outcomes than TAU, including mental health outcomes, and time spent in hospital. This was a finding similar to that of Minyard et al. [53], who found some evidence for the effectiveness of an integrated COSMHAD day programme for adults experiencing homelessness in reducing hospitalisation rates.

Regarding harm reduction interventions, both Turner et al. [65] and Magwood et al. [60] found that OST (and OST combined with high NSP coverage) can reduce the risk of contracting Hepatitis C (HCV), with the combined approach in Turner et al., [65] reportedly reducing the odds of new HCV infections by nearly 80%, as well as the risk of HIV infection. Findings on impact of OST on access to care were mixed [60]. Buprenorphine treatment was found to be associated with better access to treatment for patients not on methadone prescriptions, and patients who had begun to use opioids more recently were able to access treatment earlier [60]. There was some evidence that frequent SCF use can be positively associated with experiencing a non-fatal opioid overdose within the SCF premises, and with a significant decrease in opioid overdose ED presentations, and with improved access to care for vulnerable populations [60]. SCF advantages included competent, non-judgemental staff, education on safer injection, and transfer to other medical (including hospitals) and social structures [60]. Furthermore, SCFs mediated referrals to services providing food and shelter and to other broader health support, as well as being associated with an increase in referrals to a problem substance use treatment centre and initiation of OST (in this case methadone maintenance therapy most specifically) [60]. Advice to seek treatment for an ongoing health condition by SCF staff was also associated with a significantly increased likelihood of receiving treatment [60]. No systematic reviews reported on the effects of SCFs on mental health outcomes.

Regarding peer interventions, Barker and Maguire [46] found that all included studies reported some positive effects of IPS in terms of overall QoL, mental/physical health, and increased social support. They also suggested that IPS works through components of shared experience, role modelling, providing social support, and increasing attendance/interest [46]. Similarly, Miler et al. [61] reported a number of positive outcomes in their review, such as changes in QoL and use of primary care, between baseline and six months, in a HF peer support study, and a range of psycho-socioeconomic benefits, including improvements in physical health, being able to return to work, and greater community engagement, in a peer support smoking cessation study for people who are homeless with poly-substance use.

Immunisation and smoking cessation programmes specifically for people who were homeless who used drugs resulted in positive health outcomes, including: smoking abstinence [59]; primary care utilisation in homeless families and children via outreach services [59]; and reduced subsequent ED visits as a result of compassionate care being provided from volunteers at ED presentation [59]. Moreover, sexual health promotion interventions for people who are homeless have the potential to improve psychosocial functioning [66]; and assertive outreach programmes for those with mental health problems, as well as informal programmes to promote sexual health, can lead to lasting physical and/or mental health gains [68].

Overall, there is some evidence that permanent supportive housing for people experiencing homelessness with additional mental health problems can lead to a reduction in mental health symptoms, and strong evidence that HF can improve measures of physical health in the short term. There is also evidence that integration of services and holistic treatment for people with COSMHAD leads to better psychosocial outcomes. Regarding case management interventions, ACT and CTI may be most promising for people who are homeless with substance use problems, given the positive effects on rehospitalisations, as well as reductions in mental health symptoms among those who are homeless with mental health problems. Moreover, harm reduction interventions including SCFs can lead to fewer hospitalisations and ED visits, and peer interventions can lead to changes in QoL and primary care use. There is also evidence that sexual health promotion interventions for people who are homeless have the potential to improve psychosocial functioning; and informal programmes to promote sexual health and assertive outreach programmes for those with mental health problems, can lead to lasting physical and/or mental health gains.

Components of good practice

Four of the included reviews discussed components of good practice. Carver et al. [31] explored the views of people who used services and found that both harm reduction and abstinence-based treatments were considered effective but, in several studies, harm reduction-oriented services were preferred. However, clients also reported that abstinence-based treatments should be made available for when people are ready, highlighting that people who are homeless and experience problem substance use often desire an integrated approach to treatment. The review suggested that five components were important for effective treatment: i) the provision of a facilitative service environment; ii) compassionate and non-judgemental support; iii) adequate time in treatment; iv) choices regarding treatment; and opportunities to (re)learn how to live; and v) with these being delivered within the context of good relationships, person-centred care, and an understanding of the complexity of people's lives. Longer treatment duration and stability was also valued, particularly by women [31].

Sun [71] reported four components of successful strategies for helping people who are homeless with COSMHAD: i) ensuring an effective transition for individuals with COSMHAD from an institution (e.g. hospital, foster care, prison, or a residential programme) into the

community; ii) increasing the resources of people who are homeless with COSMHAD (e.g. helping them apply for government entitlements or supported employment); iii) linking individuals to supportive housing, including HF options, and being flexible in meeting housing needs; and iv) engaging individuals in treatment for COSMHAD. This includes incorporating modified ACT, motivational interviewing (MI), cognitive behavioural therapy, contingency management, and COSMHAD-specialised self-help groups.

Motivation for, and maintenance of, behaviour change was reported as a central factor for success in community-based services for people experiencing homelessness and COSMHAD [62]. Called 'client choice' in some programmes [62], this concept facilitated respect for the client's treatment preference, even if this was not in line with what was considered the optimum treatment approach. Clients having input into staffing and programme elements resulted in a programme that was maximally tailored to their own needs, with data suggesting that both sense of mastery and perceived level of choice were mediators in the causal pathway between housing and a person's psychiatric symptoms.

Provision of a more supportive, less intensive approach in residential programmes for people with COSMHAD was found to be a key to success [69]. Programmes rated by participants as being high in 'support', 'involvement', and 'task orientation', were associated with better outcomes, although it is not clear how these characteristics translated into specific programme components. In addition, specific modifications over the different stages of recovery, with a focus on slower, more concrete substance use counselling, flexibility in treatment, and greater support and guidance from staff, were also highlighted.

Collectively, these reviews suggest that flexibility is needed in treatment approaches, and that support should be tailored to the person. If possible, a combination of approaches should be used to offer choices to people who may not be ready for/do not want complete abstinence. Service providers need to be supportive and the treatment needs to be integrated, comprehensive, holistic, and person-centred, in order to increase effectiveness. Optimal duration also needs to be considered, with evidence suggesting that longer treatment leads to better outcomes, as well as being preferred by clients.

Treatment entry, engagement, retention and successful completion

Twelve of the included reviews mentioned treatment engagement and/or retention [31, 39, 52, 54, 57–60, 67, 69–71] and six mentioned completion rates [46, 58, 59, 68–70], however, only one presented data as completion percentages [70], and one only provided completion percentages from one of the included studies [58].

There was some evidence of HF participants having higher rates of retention in a methadone treatment programme, compared with TF clients, and of increased engagement with medical treatment and mental health services. However, this was not the case for all clients, with identified barriers including boredom and isolation [57]. HF programmes were criticised in another review for a lack of engagement with services among those with very high levels of problem substance use, suggesting that TF could achieve better substance use outcomes, since they actively pursue abstinence from drugs and alcohol [54]. However, TF models have been reported to achieve relatively low rates of success, often losing between 40% and 70% of participants due to strict regimes, participants becoming 'stuck', or participants being evicted from services due to not meeting the abstinence criteria [54]. One TF approach, called the 'Birmingham model', was found to lead to higher than average completion rates, with reports of 65% of participants completing a programme lasting 24 weeks [70].

Regarding case management approaches, de Vet et al. [58] noted participants not adhering to treatment and a lack of service use between groups in their included ICM studies. For

example, 71% of participants assigned to shelter-based ICM services for men experiencing both substance use and homelessness did not complete the programme. On the other hand, Penzenstadler et al. [67] highlighted higher rates of treatment engagement and retention for ACT, as well as evidence of greater medication compliance, with significantly higher contact with patients in the ACT and integrated assertive community treatment (IACT) groups compared with controls. Overall, the authors concluded that ACT could be a promising approach that may be useful for promoting treatment engagement for people experiencing problem substance use.

Regarding harm reduction, findings on OST retention in treatment were mixed [60]. There does not appear to be any effect on treatment retention rates whether buprenorphine was administered under supervised or unsupervised criteria. However, methadone maintenance therapy was found to be more effective than non-pharmacological approaches in retaining heroin dependent patients in treatment, with no statistically significant difference in dropout rate between participants in slow release morphine versus methadone [60]. This suggests that the relative superiority of one pharmacological agent over another on retention outcomes remains unclear. Naltrexone implants showed significantly better treatment retention than placebo implants or oral naltrexone, and extended-release naltrexone led to significantly greater retention in treatment compared to TAU. However, successful completion of treatment rates did not differ when comparing oral naltrexone versus placebo [60].

Two studies included in Hwang et al.'s review [59] focusing on the treatment of latent tuberculosis (TB) for people who are homeless reported that, compared with TAU, a cash incentive increased attendance at an appointment for initial assessment of a positive tuberculin skin test. For people experiencing homelessness with latent TB, receiving directly observed preventive therapy, cash incentives, and non-cash vouchers at each visit were equally effective in increasing completion rates [59]. In other studies, there was some evidence that MI and motivational enhancement therapy (MET) increased treatment engagement in the short term for those experiencing homelessness and COSMHAD, and some evidence of benefits from the MI group in terms of increased attendance with aftercare [71]. Regarding engagement in treatment for people with HIV, Bates et al. [52] reported that adherence to highly active antiretroviral therapy (HAART) among people who used drugs was comparable to that among people who did not use drugs. However, people who used drugs and engaged in OST had increased adherence to HAART and better treatment outcomes, compared with people who used drugs who engaged in HAART alone.

For people with HIV, there was also evidence in support of the use of directly administered antiretroviral therapy, both alone and integrated in medication-assisted therapy, to improve treatment and outcomes related to blood-borne virus (BBV) infections. In terms of people with chronic HCV, there were no significant differences in BBV treatment dropout between people who inject drugs and those who do not who received combination treatment for HCV (ribavirin plus recombinant, or pegylated interferon- α). Lastly, for people experiencing homelessness who also injected drugs, an accelerated Hepatitis B immunisation schedule (with doses administered at 0, 7, and 21 days, and a booster at 12 months) resulted in superior completion rates, compared with traditional schedules with similar seroconversion rates [68].

Regarding peer support interventions, Barker and Maguire's [46] review reported that their included IPS studies showed baseline data for 1,829 participants and completed data for 1,341 participants, with a loss to follow-up of 488 or 27% of participants. The authors [46] reported that one of the included studies suffered such extreme attrition from its control group that they excluded those data from the analysis, although the percentage dropout was not reported. This highlights challenges in retention in research studies for this group.

Overall, the evidence suggests that engaging and retaining people who are homeless and have substance use problems in treatment can be difficult, regardless of intervention type. There is evidence that ACT can lead to increased engagement rates for people who are homeless and use drugs, and that integrated services for people with COSMHAD lead to better engagement and retention than segregated treatments. Results regarding HF suggest that engagement can be difficult and that social isolation may be a problem for those using the service. Completion rates for the various treatment interventions are rarely reported, but tend to be low for case management interventions, especially for ICM.

Discussion

We reviewed evidence from 25 reviews, published between 2004 and 2020, which explored the effectiveness of treatments and interventions for people experiencing homelessness and problem drug use. We examined the effects of these approaches on substance use, housing, and 'other' outcomes, as well as treatment entry, engagement, retention and completion, and components of good practice. A wide range of interventions were included, with evidence from specialist housing interventions, residential and community based programmes for people with COSMHAD, case management, abstinence-based and harm reduction oriented substance use treatment, healthcare interventions, peer support programmes, ED interventions, and sexual health promotion. The evidence regarding the effectiveness of these interventions is mixed. Integrated care for those experiencing homelessness and problem substance use, or COSMHAD, appeared to be associated with better outcomes. Harm reduction approaches had positive effects on drug-related risks, overdose, and other substance use outcomes, as well as on hospital visits and admissions. Case management, particularly ACT, CTI, and ICM, had positive effects on problem drug use, housing, and mental health outcomes. Housing interventions like HF improved housing stability and retention, and were associated with improvements in physical health, but had little effect on problem drug use. Relatedly, permanent supportive housing was effective for people experiencing COSMHAD in reducing poor mental health symptoms. Peer support interventions had positive effects on housing status and QoL, and sexual health interventions had positive effects on psychosocial functioning. Moreover, assertive outreach was associated with positive outcomes for people with COSMHAD in terms of their physical and mental health. Additionally, treatment approaches require to be flexible, person-centred, supportive, and integrated. Longer treatment duration, which offers a range of choices, is optimal. Engagement and retention is challenging, and assertive outreach and integrated care have the potential to reduce barriers to treatment.

It is important to ensure that those experiencing homelessness and problem drug use are provided with suitable healthcare, housing, and treatment. They are more likely to experience physical and mental health problems [19], and are at increased risk of drug related harms and early death than the general population [73, 74]. Access to health and substance use services can be challenging, often due to negative past experiences, discriminatory services, healthcare costs, and other administrative barriers [21, 22]. It is therefore important to understand the most effective ways of engaging and retaining people in services to ensure their needs can be met appropriately. The evidence regarding engagement and retention highlights the potential of peers and use of incentives with particular groups of people who are homeless who use drugs.

Taken together, this review highlights a range of interventions for a heterogeneous group of people with multiple complex needs: a 'one size fits all' approach does not exist for people experiencing homelessness and problem drug use. A range of approaches exist and it is likely that the approaches that are most effective are those which suit the particular needs of

individuals, providing a range of options and addressing health, housing, and drug use in a holistic manner. Given the complexity of people's needs and their varied experiences, the included reviews were not specific to people experiencing homelessness and problem drug use but also included, amongst others, people who are homeless with COSMHAD. This variability creates challenges in drawing conclusions on effective interventions for those experiencing both homelessness and problem drug use. However, our review does shed light on the types of interventions that are likely to be effective, the needs of particular sub-populations, and more general components of effective treatment.

Policy, practice, and research recommendations

Our findings point to the need for a range of harm reduction oriented services to be available to those experiencing homelessness and problem drug use, including OST, NSP, SCFs, and peer distribution of THN. 'Full' harm reduction should therefore be made available to ensure people can access support without the expectation of abstinence. Additional work is also required to support those with BBVs through increased public health surveillance and research [65].

It is clear that the housing situation of individuals has a notable effect on their lives and should not be dictated by their substance use. Flexible and choice-led approaches to housing like HF may be beneficial, with more research required to identify the key components of HF and other approaches [54, 70]. Setting clear and realistic goals, particularly within the context of HF, is important, and services should recognise that achievable goals will differ between individuals [54]. This review has highlighted the potential of ACT, SCM, and CTI, and more research is required to compare these and other case management models in order to identify which models or specific components are most effective. Current treatment duration is often relatively short and there is evidence that extended treatment is associated with improved outcomes and perceived as beneficial [31, 75]. Therefore, further research is also required to identify the optimal length of treatment duration. Additionally, treatment requires suitable funding to ensure that it can continue for as long as necessary, so secure funding sources are also recommended. This is particularly important, but increasingly challenging, in the context of the COVID-19 pandemic, with already vulnerable services closing or restricting access [76, 77]. More research is also required regarding optimal policies on discharge planning for statutory agencies, which impact on continuity of care [78].

It is apparent that integrated care and partnership working are important aspects of providing services to people who are homeless [25]. Integrated mental health and problem substance use services appear to be particularly important for those experiencing homelessness and COSMHAD, with secure funding also required for such services [53]. However, more research is needed regarding such services in order to establish effective components of integrated programmes of support.

The way in which services are delivered appears to be vitally important, with compassionate and non-judgemental staff. It is therefore essential that services prioritise staff training to support them to gain an understanding of people's complex lives, and the need for person-centred approaches, empathy and compassion. The context in which services are delivered is also crucial. For example, Preece [39] noted the need for existing networks and support for joint working, and also to recognise the potential impact of: the availability and extent of welfare systems; social care and healthcare systems; general economic conditions; housing and labour markets; and waiting lists for social rented housing, on the effectiveness of interventions. Relatedly, involving peers in the delivery of services can be beneficial and more research is required to fully understand the effect of such individuals at the intersection of homelessness and problem drug use, as well as the impact of such services on peer workers themselves.

More qualitative research is required to understand people's experiences of the various approaches, particularly from the viewpoint of sub-groups of people who are homeless with more complex needs due to their age, gender, ethnicity or sexual orientation/identity [31]. The heterogeneity of the populations and interventions included in this review point to the need for more research at the intersection between homelessness and problem drug use specifically, to ensure that the interventions for this group of individuals does meet their specific needs. While we can make suggestions regarding effectiveness, it would be misleading or inaccurate to base policy and service recommendations on evidence that is not specific to those experiencing homelessness and problem drug use.

Strengths and limitations

Steps were taken throughout this review to enhance methodological rigour, including involvement of at least two people in literature searching, screening, quality appraisal, data extraction, and analysis. Including quantitative and qualitative reviews provided a more detailed understanding regarding the effectiveness of interventions, with insight into clients' perspectives. We also included a range of international reviews, including two non-English reviews, to provide a detailed investigation of the topic.

Several limitations should be noted. Firstly, some of the included reviews were not systematic and were limited in their reporting on included studies, thus their findings should be interpreted with caution. Secondly, some of the reviews are relatively old, so the included studies are even older. The findings of these studies may be limited in terms of their relevance today, especially if no newer reviews have been conducted (e.g. [66]). Thirdly, while most of the reviews were international in focus, most primary studies were conducted in the USA or Canada, which may limit the transferability of the findings to countries where there are clear differences in terms of homelessness, healthcare, substance use and other related systems [79].

Conclusion

People who experience both homelessness and problem substance use are a diverse group of people with complex lives and needs. Alongside dealing with the challenges imposed by homelessness, they are also simultaneously facing issues relating to their substance use. Many other social and health challenges are also likely to co-occur, such as mental health problems. There is a large evidence base regarding interventions for people who are homeless, and for people with problem substance use, but there is a lack of research focusing on the needs of people who experience both. Moreover, the evidence suggests that engaging and retaining people who are homeless and have substance use problems in treatment can be difficult regardless of intervention type, and completion rates for the various treatment interventions are rarely reported. Taken together, the findings from this review highlight the importance of integrating services to ensure a holistic and truly person-centred approach, as well as underlining the importance of *how* these interventions are delivered. We also highlight the need for a long(er)-term focus, including how individuals are 'moved on' into aftercare and what happens after formal treatment ends.

Overall, housing interventions, especially HF, have been the focus of much research, showing consistently positive findings regarding housing outcomes, but mixed results regarding health and well-being outcomes, with a lack of high-quality evidence on substance use outcomes. There is some evidence suggesting that harm reduction approaches can lead to decreases in drug-related risk behaviour, and to decreased fatal overdoses, as well as to reductions in all-cause mortality, morbidity, and substance use. There is mixed evidence regarding case management approaches, however CTI and ICM have been found to be significantly

better than TAU in reducing substance use among people who are homeless, including those with mental health problems. ACT has also consistently reported positive effects on housing stability, and been found to be cost-effective, particularly for people with COSMHAD. Moreover, peer support approaches can lead to positive outcomes in housing, substance use, and well-being outcomes, as well as having the potential to have a positive impact on the peers themselves. However, care needs to be taken when embedding peers in services in order to ensure that they are respected, valued, and offered meaningful support and training opportunities.

Supporting information

S1 PRISMA checklist.

(DOCX)

S1 Table. Table of organisational websites searched.

(DOCX)

S2 Table. Quality appraisal table.

(DOCX)

S3 Table. Data extraction table.

(DOCX)

S1 Data. Search strategy.

(DOCX)

S2 Data. JBI critical appraisal checklist for systematic reviews and research syntheses.

(DOCX)

S3 Data. SANRA critical appraisal tool.

(DOCX)

S4 Data. Abbreviations list.

(DOCX)

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Miriam Chambers

s.22(1) Personal and Confidential



City of Vancouver

To Whom it May Concern,

I have resided at the above address for 40 years; it is my home and a residential neighborhood. I would add that this community is unique in its diversity, offering many different housing situations on lovely residential streets.

One particular component to making this area a welcoming place is that there have never been high-rise buildings within the zoning, such as a 13 story building which is being discussed.

The land being considered for this type of construction is serving citizens very well by providing a green space for all. I would also add that the city has never erected buildings in parks in other residential areas such as Maple Grove Park, West Point Grey Park, Quilchena Park to name a few.

To add, this land is located directly across from a private school which educates youth. If the proposed building is to house people with drug related issues, how can this be a good mix for the children attending the school?

As a long time resident and home owner within this community I am against the rezoning proposal.

Regards,

Miriam Chambers