

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
06/23/2022	09:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please reject this proposed rezoning application is for a FA LED low-barrier supportive housing model which has proven to be unsafe in other neighbourhoods and cities for occupants and residents.	Pam Rosengren		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/23/2022	10:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council: I oppose wholeheartedly the idea of housing up to 129 residents with mental health and/or addiction challenges in a single low barrier highrise in a busy part of the City with elementary schools and a women's supportive recovery house so close by. This will result in very serious safety issues to the local people, parents that take kids to the nearby park and schools, and young children (eg when tenants have psychosis from substance use outside the building). I am a senior and I fear my safety is affected as I frequent the area often as part of my daily routine. Located at the site should be affordable housing, which is badly needed, that mixes singles, children and families and allows for a smaller number of units for the homeless with mental health and/or addictions. I urge all councillors to vote NO, NO, NO to this current proposal.	Nora Ma			Downtown	No web attachments.
06/23/2022	10:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	BC Housing has not been open and transparent in this application. A 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. BC Housing has wasted time not the residents	CM			Kitsilano	No web attachments.
06/23/2022	10:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	-Creating supportive housing without strategic plans to cure the underlying issues is a plan for disaster; City of Van is infamous for creating non-solutions for the homeless - City of Van's homeless "solutions" have proven to be a joke; do not repeat your mistakes -Area will be an incubator for crime, businesses and residents should expect frequent police calls -Supportive Housing right next to a skytrain station - another model destined to fail like the Downtown Eastside; Joyce station is another example where public transit correlates to increased crime -Adjacent to elementary school; children in the area will be subject to risk and harassment; -Is the City prepared to put in additional police resources to patrol the area' -City has done a terrific job of creating the Arbutus Greenway, why ruin a good thing' - SUPPORTIVE HOUSING + LACK OF SUPPORTIVE RESOURCES + ILL-SUITED LOCATION = CATASTROPHE Strong Opposition to this rezoning and plan!!!!	Annie Chung			Arbutus-Ridge	No web attachments.
06/23/2022	10:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a resident of Olympic village living very close to marguerite ford, I can unequivocally say this will be a nightmare to house residents with similar mental and addiction issues at this location. Almost 10 years in, my family and I are still harrassed, threatened and have even been attacked. My neighbors have all experienced the same regular behaviour from a select handful of residents that are downright scary to a 38 year old male. I can only imagine how fearful and scary this behaviour would be to a young child. I can't imagine a child feeling scared to go to a park or walk down a sidewalk in Vancouver but I can guarantee you this will happen at arbutus and 8th if this remains a low barrier housing. So many neighbors in my condo have left that had children for the sole reason of the harassment of the ford residents. I've talked to staff many times and a large problem is visitors and guests visiting the residents of Ford, they've advised they can screen and review residents for suitability but have absolutely no control over their guests who also contribute significantly to the major harassment of our neighborhood. As someone who has 100% real life experience living adjacent to a large low barrier supportive housing complex, I can guarantee you there will be harassment and down right abuse of people in this neighborhood and based on my familiarity with the amount of children very close by, I guarantee you they will be traumatized by what they will see and experience. I can tell you it's not a stereotype that some residents of supportive housing are out of control and down right scary. These kids deserve better and deserve to feel safe in their neighborhood, it's too late for us. Please vote to oppose the low barrier model.	Grant	Self		Mount Pleasant	No web attachments.
06/23/2022	10:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The DTES and its SROs is a failed concept and rather than work to improve this area, council now wants to export this model to other parts of the city for what can only be assumed to be political reasons. The project is labelled as "Supportive" and "low barrier" are intentional euphemisms about what the project really is and who it will serve. Does council have the courage to actually say this is going to be aimed at 50% shelter level housing for the most troubled of Vancouver residents (addiction and mental health)? For too long, council has done nothing but enable a continued downward spiral because of the (unwarranted) criticism used by vested advocates that any action that would halt this trend is "criminalizing poverty". Have courage and take real action like supporting police and reopening facilities like Riverview where real treatment is on the table. To be clear, the build-out of the site is not my issue. I get it that Vancouver and the Broadway line is growing and housing is a priority. So in that vein, why doesn't council work for those who are actively contributing, making our city work (ie., service workers) and deserve a helping nudge. Make the entire complex rent assisted for those not only making a max of \$25k income, but that next level of income. Also, let's make it some 2 and 3 bedroom units to help families! We only need to look at other West Coast cities (San Francisco, LA and Seattle) and see what an attitude of permissiveness has resulted in. The downtown cores of these cities are abject disasters that have been enabled by "good intentions".	Jonathan O'Connor	none		Kitsilano	No web attachments.
06/23/2022	10:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have made a good effort at informing myself -more effort than intended. I cannot see any positives for anyone from this rezoning initiative. Build proper structures with the proper facilities and locate them in the correct surroundings for success. Building small single person units and stacking them on top of each other beside a transit hub, a greenway and four schools is a recipe for disaster - I would think if more people were informed they would see it this way too. Please be honest to yourselves, the neighbourhood and those that need shelter and help - and come up with a better plan that is more likely to succeed.	Ronan O'Neill			Shaughnessy	No web attachments.

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06/23/2022	10:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	Strongly oppose, creating homeless housing without a clear plan is no solution. City wants to move downtown eastside westward'	Janny Cheung		Unknown	No web attachments.
06/23/2022	10:29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	BC Housing and the City of Vancouver need to go back to the drawing board and work with the neighbourhood to find a project that actually works. We have other supportive and social housing projects in Kits and they work because they fit and they are the right scale and operating model. The resources in this neighborhood are designed for children and families, so why not look at women and children, or single parent families, where there is an obvious and very real need' That sort of project is a better fit for 7th and Arbutus and would certainly help with an urgent need. Take a 360 degree look at the site. 450 elementary kids across the street, a toddler park across the street, a women's recovery home steps away, and a terminus station across the street. In what world would anyone consider this site a viable location'	Cristina Doyle		Kitsilano	No web attachments.
06/23/2022	10:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Sadly the CoV and City Councilors have no regard for children's safety and also the well-being of those they plan on housing in this institutional tower. Congregate housing doesn't work. 129 single occupancy will not work and there are no examples of this functioning properly. No proper resources on site will lead to multiple police calls and exposing vulnerable children to unsafe situations. How are residents of this tower supposed to be welcomed to the neighborhood when they don't have the supports in place to integrate properly' Our kids safety will NOT be sidelined as the CoV figures out how to "manage" this facility after it's built. Does that mean an incident involving children has to happen first' City Councilors, put yourself in neighborhood parents shoes and ask yourself how would you react to this total lack of due diligence and disregard for safety of all parties involved. LISTEN to your constituents.	Cristina Valentinuzzi		Kitsilano	No web attachments.
06/23/2022	11:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing in reference to OPPOSE the Kitsilano rezoning proposal for supportive housing. As a clinician, I have a strong foundation of understanding the processes involved and necessary in the development, suffering and treatment of mental health and addictions. Support for these individuals requires a much more thoughtful plan that acknowledges the etiology of disease and illness as well as solutions forward to support individuals as functional members of society. Congregate housing is WELL KNOWN to segregate individuals from society and contributes to ostracization of the individual. Scatter style housing offers greater opportunity. Further, the community in Kitsilano is not conducive to a large population of single individuals who cannot relate to the neighbouring community of families, children and elderly. This further promotes alienation in an already high risk demographic. The value of the space proposed is lost of green space and the building itself is not designed to support the heritage of the Vancouver neighbourhood. Traffic is already and continues to be increasingly congested in this Vancouver neighbourhood. Greater ambulance and overdose death support services will realistically be REQUIRED around supportive housing buildings, hence increasing and delaying the existing traffic conflicts to/from hospitals such as VGH/SPH (closest in proximity). Further, there are NO common drug use space on premises or on site nearby to support these individuals! Nor should it be available in this neighborhood This building will create additional conflict and detract from the livability of the neighborhood. There are serious safety concerns with respect to the existence of young children in nearby schools who are not appropriately developed to understand the challenges faced by our marginalized groups. This can create MASSIVE childhood development/psychologic needs in our school systems that our government is not able or prepared to fund.	Christina Lee	physician	Unknown	No web attachments.
06/23/2022	12:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose this project. Housing is important in our City, but housing WITHOUT the necessary support is unacceptable. People are social beings and these 'low barrier' projects isolate and target the most vulnerable. INCLUSIVE POLICIES and VULNERABLE FAMILIES need to be placed at the centre of this plan, and not overlooked.	Diana Lee		Unknown	No web attachments.
06/23/2022	12:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I strongly oppose this project. Housing WITHOUT the necessary support is unacceptable. 'Low barrier' projects like these separate and force the most vulnerable to feel isolated and discriminated against. The City needs to consider INCLUSIVE POLICIES and VULNERABLE FAMILIES need to be placed at the centre of this plan, and not be ignored.	Diana Lee		Unknown	No web attachments.
06/23/2022	14:45	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 2086 ' 2098 W 7th Ave and 2091 W 8th Ave (the 'Arbutus Site'). I am a resident of Vancouver and work in Kitsilano. My wife's family and I have a long history in Vancouver, with both Chinese and Indigenous heritage. We have seen this city grow and develop over the decades, and more recently lived steps away from Vancouver's downtown Eastside neighbourhood where we experienced our city's growing homelessness and drug addiction issues firsthand. No longer feeling safe in the area, we left the neighbourhood following the birth of our 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 neighbourhood due to the large size and density of the project and lack of adequate on-site support for residents. If Council truly cares about the interests of the neighbourhood, as well as the well being of the potential 129 tenants of this proposed housing project, please reconsider this rezoning proposal and work with the neighbourhood to find solutions that incorporate our feedback. Regards, Andrew Wong	Andrew Wong		Unknown	No web attachments.
06/23/2022	14:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	We are a family of 4, 2 young children a few blocks away from the proposal at 8th and Arbutus. This will devastate the neighborhood. Why will a SRO be right across from Montessori Elementary school and directly across from a young children's park' All families in the area are VERY concerned, and some are considering moving if this goes forward. Statistically crime has more than tripled in areas where SROS have gone up. And to pay the city all the taxes we pay to not feel safe, is unacceptable. There is no proposed support for the residents of this SRO, not properly zoned, no stakeholders have been notified, and so many other issues. We are STRONGLY opposing this proposal.	ANGELA SAXENA	LAV AND KUSH	Kitsilano	No web attachments.

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06/23/2022	14:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Project lacks meaningful consultation and plans to deal with the unavoidable challenges associated with a development such have this are non-existent. The idea that these things can be dealt with after construction will lead to highly ineffective and inefficient attempts.	Craig Peressini		Kitsilano	No web attachments.
06/23/2022	15:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This area is environmentally threatened and is already far too congested. Adding further construction to an area that is already burdened with subway development and other projects will create an environmental disaster	Yan		Kitsilano	No web attachments.
06/23/2022	16:33	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. The tower is stigmatizing in design and does not blend well to integrate into the neighbourhood--will not make the residents feel welcome. 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 This concerns me--why the apparent dishonesty' So city can tick a box' And this to the Greens: 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 How does this support your "ecological wisdom" and "sustainability" philosophy'	Brenda M McNeill		Kitsilano	No web attachments.
06/23/2022	16:53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	Please see my attached letter outlining my reasons for my opposition. I have resided in Kitsilano for a number of years, and 20 at my current address. This is not an appropriate site for the type of facility which is proposed. The area is a child -centred area. A school, preschools, a playground, a subway and bus terminal, a liquor store, traffic congestion, all in one small area is just too much for a 129 single occupancy building for low-barrier housing first, supportive housing. Please read my letter.	Alida Mackenzie		Kitsilano	APPENDIX A
06/23/2022	18:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose the proposal to rezone the property located at 2086-2098 West 7th Avenue and 2091 West 8th Avenue. I'm sure you have received many emails about all of the various details regarding how it is the wrong idea for the wrong property (and I agree with all of those points), but I want to leave you with one question: what if your child went to the school that is RIGHT ACROSS THE STREET' Would you want your child to not feel safe' Would you want your child to be exposed to all the trappings that come with low barrier housing' Simply put, having 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues directly across the street from a school with young children is a ludicrous idea. In addition, consider the single women picking up their children in the dark in the winter - will they feel safe' I expect not. Low barrier housing is important and they are required in this city, however, there are literally hundreds of better and more appropriate locations for this.	Ian Foreman		Kitsilano	No web attachments.
06/23/2022	18:34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council: I currently live near this area and walk by this proposed re-zoning semi regularly. I have also lived in Vancouver for 50 years, including this area. I greatly disagree with the above rezoning for two 13 storey glass and steel condo towers on 7th ave and 8th ave, for many reasons, however at this juncture, namely because these 13 storey uncreative, unaesthetic, under-designed, sterile, cookie cutter, mass produced, clinical, medical- looking, cold, inhuman, spirit sucking, soul crushing, glass and steel and concrete condo towers would tower over the little children's park, tower over the elementary school playground, tower over residents, reading as negative aggressive incorrect architecture As an adult, I feel emotionally, socially, and psychologically 'odd', 'disjointed', 'non positive', around very tall glass and steel buildings ' i.e over 6 or 7 stories in intimate tree canopy beautiful chilled residential non Downtown areas like Kits, because the glass and steel is so cold, eerie, impersonal, sterile and clinical, making these towering towers 'socially oppressive', whereby 'relaxed' friendly residential areas near the beach should be with tall trees... not tall buildings. Even if children may not overtly feel uncomfortable too, as an adult, I would like to advocate for children's emotional and social well-being on this point. Ultimately, If we keep liquor stores 300 meters away from schools, we should keep too tall condo towers 300 meters.. or 500 meters away from schools too If these 13 storey Towers were on Broadway, it would be fine because there are a few tall buildings on Broadway near Arbutus and its more commercial. If Vancouver City Hall really wants to architecturally link with Indigenous history and culture, then our residential buildings. (especially the Westside, especially near the beach and ocean and Spirit Pacific Park- things which the Indigenous loved/related too, me likewise, and why I respect Indigenous Peoples), should be more visually architecturally connected with or reflecting the Rain-forest ' i.e wood (with solar panels and rain catchers too) and mid or low rises ' i.e. 6 or stories max, not a monolithic mass produced glass and steel 'condo - tower forest'.	K van Drager		Unknown	No web attachments.
06/23/2022	19:31	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. 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). 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.	Annalee Diguangco	Annalee Diguangco	Arbutus-Ridge	No web attachments.
06/23/2022	20:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a Vancouver resident and will be voting in the upcoming civic election. I OPPOSE this proposal based on the lack of public consultation, size of the building, suggested occupants, open drug use and proximity to a school / park. I agree we need more affordable housing in Vancouver... but we need it for everyone... not just the 'hard to house' This is nothing more than a social experiment and will be a failure... just like 215 W 2nd Ave. Make the right choice, vote in opposition of the re-zoning and allow the community input to the type and size of structure so that everyone has a chance at success.	Bill		Downtown	No web attachments.

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06/23/2022	20:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the project because of the 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. I am also very concerned about the increase in drug use and crime within the area. I love this neighbourhood and also support caring for community members who suffer from mental health challenges and addiction. However, housing this many people with these challenges in a single location is not supported by the research. The chance of success is low and our vibrant and much loved community will pay the price. A more scattered approach to community integration increases the chances of success. The tax payers, our community and the individuals that need this type of help deserve better odds for success. Therefore, I oppose the proposed plan.	Adrienne Olnick Kutzschan		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/23/2022	21:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	This supportive housing proposal makes me very nervous. I want affordable housing for low income responsible people. Low income earners, physically disabled or seniors that need help. Bringing individuals with mental health and addiction issues all together in one place is a recipe for conflict with the surrounding neighbourhood. I believe scattered housing for these individuals is a safer and less intrusive model for neighbourhoods. But they also require adequate mental health and addiction support nearby.	Joy Boudreau			Kitsilano	No web attachments.
06/23/2022	21:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Has City Planning and City Hall forgotten about the Arbutus transit corridor and its streetcar? Has it forgotten the Squamish Nation development SENAKW on Burrard? The First Nation has set aside a small parcel of the easternmost end of its reserve for a streetcar stop, which can be linked to the network by a one-block northern extension of Route One. This streetcar stop would also have a dual purpose of serving both Senakw and Concord Pacific's potential major redevelopment of the former Molson brewery Why would they provide for a streetcar? Well a 2019 Street car Study by City's Engineering Services, commissioned following significant evolution in transportation systems and Streetcar technology, found: "Given the planned completion of the Broadway Subway to Arbutus St. by 2025 opportunities for connecting the planned streetcar network from the future Arbutus Station via the Arbutus Greenway Corridor to Main Street-Science World Station were also explored, such that this was considered to be the most feasible initial phase" "Consultants deemed the more optimal initial phase to be from the Arbutus Greenway at Broadway to Science World, as it would be able to feed on the ridership of SkyTrain's Arbutus Station, Olympic Village Station, and Main Street-Science World Station. The estimated cost for this full first phase, including eight vehicles, is about \$500 million." Again The 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: "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. t removes a bluebell wood.	Laura Wilkie			Kitsilano	APPENDIX B
06/23/2022	21:58	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. Besides giving breathing space to the transit hub Please protect Delamont Park! There will be inevitable spill over into the park, from a noisy building with no garden, and very small private spaces90 84 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 Remember that Kitsilano is in serious need of an off leash dog park. And an Xmas tree lot. And a bluebell wood!	Laura Wilkie			Kitsilano	APPENDIX B
06/23/2022	22:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Attached	Laura Wilkie			Kitsilano	APPENDIX B
06/23/2022	22:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear representative of the people, I am writing this comment because I am concerned that the development of a 13-storey supportive housing building with 129 studio apartments situated on 2086 " 2098 W 7th Ave and 2091 W 8th Avenue would create a great deal of challenges that the Kitsilano community will find too immense to deal with. Kitsilano community has always been inclusive and supportive, and, to my opinion, this project with 50% of the units at shelter rate and the other half at rents-g geared-to-income (RGI) is too big, and it raises concerns in relation to the intended residents of the supportive housing complex and the close proximity to children at both Delmont Park, directly across 7th Avenue from it and the large elementary school across Arbutus Street. The children are a vulnerable population and this type of supportive housing where residents need significant mental health and addiction support is not sustainable. The rezoning plan as it currently is, needs to be rejected by the city council and a different plan needs to be put in place to keep our streets protected for all the citizens of our community. I am sure you will pay the right attention to this matter, and I thank you in advance for that. Best regards,	Karina Platon			Mount Pleasant	No web attachments.

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06/23/2022	22:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	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, 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. Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing.	Louis Luciani		*s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/23/2022	22:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor Kennedy Stewart, Dear Council, This project defies all logic!Who on earth would think that piling 129 addicts or homeless on a 13 story building should be a brilliant idea' A building across the street from a school, next to a kid park, a future Subway and a nearby liquor store. What a party! I only can imagine the mayhem! What a great way to destroy a great neighborhood! They do not need a brand new 13 story building like a JALHOUSE! There are 2 empty houses nearby, that belong to the city, and should be refurbished for low income tenants or people living with addictions. They should blend in the community on a more organic and smaller scale, with social workers attending. A 4 story building max. Also, so much for green space in the city! Are you going to cut off all those beautiful trees' The North side of this lot should be kept as a park. It's a little Oasis in the hot Summer days for the locals who don't have a balcony and perfect for little picnic tables. This project should retire, it's just not appropriate for this, or any neighborhood at this scale. Best regards. Nathalie Boyer.	Nathalie Boyer			Kitsilano	APPENDIX C
06/23/2022	23:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Has City Planning and City Hall forgotten about the Arbutus transit corridor and its streetcar' Has it forgotten the Squamish Nation development SENAKW on Burrard' The First Nation has set aside a small parcel of the easternmost end of its reserve for a streetcar stop, which can be linked to the network by a one-block northern extension of Route One. This streetcar stop would also have a dual purpose of serving both Senakw and Concord Pacific's potential major redevelopment of the former Molson brewery Why would they provide for a streetcar' Well a 2019 Street car Study by City's Engineering Services, commissioned following significant evolution in transportation systems and Streetcar technology, found: "Given the planned completion of the Broadway Subway to Arbutus St. by 2025 opportunities for connecting the planned streetcar network from the future Arbutus Station via the Arbutus Greenway Corridor to Main Street-Science World Station were also explored, such that this was considered to be the most feasible initial phase" "Consultants deemed the more optimal initial phase to be from the Arbutus Greenway at Broadway to Science World, as it would be able to feed on the ridership of SkyTrain's Arbutus Station, Olympic Village Station, and Main Street-Science World Station. The estimated cost for this full first phase, including eight vehicles, is about \$500 million." Again The 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: ' 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 and a streetcar in the Station surrounds.	Laura Wilkie			Kitsilano	APPENDIX B
06/23/2022	23:20	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." t 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. Congestion galore	Laura Wilkie			Kitsilano	APPENDIX B

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

06/24/2022	09:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This congregate housing does not bring those with addiction or mental house up from the bottom. t contains them, but doesn't help them long term. You are simply ticking a political box. Housing needs supports to be holistic with services as well as community engagement from neighbors who are NOT in vulnerable positions. This congregate housing drags out any potential ability for residents to re-establish themselves in a regular community and keeps them in poverty. As an aside, the location across the street from a school seems completely not thought through and a recipe for disaster. The first child who is injured, scared or worse will be on on the watch of the city councilors who approve this project who will be held accountable.	Rebecca Aston		"s.22(1) Personal and Confidential"	Arbutus-Ridge	No web attachments.
06/24/2022	09:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This is not the place for an SRO across from a school and adjacent to an rapid transit station. I want my child, who is currently 10 years old, to be able to independently walk to the Arbutus station. He will not be able if you place the SRO in that location. t will have needles and human waste all around the SRO. I agree the west side needs more SROs but not in this place and certainly not this size.	Matthew Heemskerck			Kitsilano	No web attachments.
06/24/2022	09:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	agree with Kits coalition stand on this issue. COV needs to take community concerns seriously and not bypass democratic procedures and regulations but in place to ensure fairness. Not impressed with what appears to be sloppy work to push this through.	JMyers			Unknown	No web attachments.
06/24/2022	09:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a former staff member at mpa's Larwill building. I've been informed that many of the current residents are planning on being moved to the new arbutus facility. I can tell you from first hand experience that these residents need much more care and supervision than they currently receive. Many that should be evicted are not and infractions are never dealt with. At least downtown there are supports for our clients, however moving them into a residential neighborhood is a terrible mistake. This is absolutely the wrong location for single low barrier housing. Staff turn a blind eye to theft, noise, harassment of neighbors and open drug dealing; not because they are bad people but because they are beyond overwhelmed at the extremely low ratio of staff to residents. Although I do understand the reasoning behind wanting to spread out supportive housing throughout the city, inherently, residents in low barrier housing are high needs and need to be located close to supports that is just logical. I believe the site on arbutus should be used for low risk social housing instead where residents are not high needs and do not require the same type of supervision and supports that low barrier residents badly need.	Michael	Self		Downtown	No web attachments.
06/24/2022	09:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	The city cannot proceed with all those projects without consulting with local residents, and the parents of the children for the schools in the area. This is outrageous.	George Preda			Unknown	No web attachments.
06/24/2022	11:04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a Kitsilano homeowner and neighbor of the proposed supportive housing project at 2086-2098 West 7th Avenue, and 2091 West 8th Avenue, I am adamantly opposed to the rezoning that would allow the equivalent of an 18-storey building of permanent modular construction at this location. The plan to house 130 'hard to house' people, many with addiction or mental health issues, is not appropriate for this site and goes against BC Housing's own guideline of 40-50 residents max. BC Housing has stated the project will NOT include any wraparound supports such as on-site counselling for mental health or drug addiction nor will it have onsite health care or social workers. Such supports have historically proven to be critical to the success of supportive housing projects. Without the necessary wrap-around supports, the project essentially becomes a giant 'warehouse' that will do little to nothing to help its residents reintegrate into society at large, let alone integrate into a family neighbourhood. The proposed single tenant mix for this project ' which clearly includes people experiencing addiction and engaging in intravenous drug use - is less than 18 metres from St. Augustine's School (elementary), two day care centres, a toddler's park, and the Arbutus Greenway which is heavily used by cyclists and pedestrians of all ages. City of Vancouver Councilors need to consider the potential risk to young children. To date, neighbourhood expressions of concern with respect to safety and the possible presence of drug paraphernalia have been met with silence by BC Housing and in several instances, been belittled and dismissed. This is not appropriate for a public agency that claims to be consulting residents of the neighbourhood. The risk of abandoned needles and related drug paraphernalia from the project's proposed residents, and the likely increase in criminal activity, will pose a risk for children using the park or attending the school, and for the community at large. In speaking with members of the Vancouver Police Department last year, they advised that BC Housing does not consult with the force when planning supportive housing projects to determine how to make them safe and successful in established neighbourhoods. VPD has also provided advice and statistics about supportive housing buildings containing a single type of tenant such as the one proposed for 2086-2098 West 7th Avenue, and 2091 West 8th Avenue in Kitsilano. The data shows an increase in police calls, increases in criminal activity, and increases in drug use and drug paraphernalia found on nearby streets. This is extremely concerning to the safety and security of young families and seniors. Please deny this rezoning and work on consulting with residents of the community to design a facility that will fit within the community at scale and provide the assistance the target population needs to successfully re-integrate with society at large.	Dean Pelkey			Kitsilano	No web attachments.
06/24/2022	11:04	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. Besides giving breathing space to the transit hub Please protect Delamont Park! There will be inevitable spill over into the park, from a noisy building with no garden, and very small private spaces90 84 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 Remember that Kitsilano is in serious need of an off leash dog park. And an Xmas tree lot. And a bluebell wood!	Laura Wilkie			Kitsilano	APPENDIX B

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

06/24/2022	11:14	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"" 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. Remember that Kitsilano is in serious need of an off leash dog park. And an Xmas tree lot. And a bluebell wood!	Laura Wilkie		"s.22(1) Personal and Confidential"	Kitsilano	APPENDIX B
06/24/2022	11:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Homelessness is an important problem in Vancouver that needs solutions. And those in need of supportive housing deserve compassion and a chance to heal and recover. However, as communicated by experts in health sciences, effective solutions should be evidence based and not forced for political convenience or to check a campaign pledge box. The current proposal to locate a high-density supportive housing facility for residents suffering from addiction and mental health issues across from a primary school, child care facility and a residence for at-risk young women is truly staggering, careless and likely criminally negligent. Risk is an important concept and calculation for consideration here. Risk is the likelihood of an event multiplied by the consequences. For example, not all who require supportive housing will contribute to drugs or crime, but there is a likelihood that a small number will given the density and low-barrier entry model being used; when multiplying this against the consequences of children being harmed given the immediate proximity of the planned housing to a large primary school, the extreme high risk is obvious. The proponents, developers and city decision makers who approve such a plan should be informed of the definition of criminal negligence. "Criminal negligence refers to conduct in which a person ignores a known or obvious risk, or disregards the life and safety of others". If this is not already undeniably clear, then approving a supportive housing facility with the planned density and mix of residents with addiction and mental health problems without a full risk assessment and mitigation plan in place (detailing, communicating and explicitly funding proper security and safety measures that fully account for an adjacent primary school, child care facility and women's shelter)' then this must certainly rise to the level of criminal negligence and liability being accepted by the elected public officials who would approve and make such a decision. Personally, I expect more from my elected representatives with respect to finding smarter solutions to the important and challenging problems our city and communities face. Solutions that do not favour convenience of city-owned land and close proximity to public transportation over the safety of children and at-risk young women. Solutions that do not require the city to hire a PR firm to cloud the issue with accusations of N MBY-ism (how insulting). There certainly are other, better, smarter, responsible solutions that can be achieved through proper consultation and by listening to a full range of subject-matter experts supported by scientific evidence.	Erik Eberhardt			Kitsilano	No web attachments.
06/24/2022	11:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	So Senakw already has a streetcar site planned. For a streetcar which links Senakw to Arbutus Skyline station, Senakw, False Creek, Granville Island and eventually Downtown. 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 on the right track"" Please remember too, that Kitsilano is in serious need of an off leash dog park. And a Xmas tree lot. And a bluebell wood. Kits at present has 19% Urban Canopy, but much of that will be lost, when its 75 high rises are built.	Laura Wilkie			Kitsilano	APPENDIX B
06/24/2022	11:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Height and usage of the building are inappropriate for the neighbourhood. Hundreds of school children are at risk from the type of people who will live there . Needles in the park and school grounds, people pushing drugs etc. YOU CANNOT DENY THIS. More appropriate would be an 8 story building for low income families with children, who will have access schools, transportation and community amenities and can contribute to community spirit. Please do not approve the rezoning for the proposed building.	Gail Haddad			Kitsilano	No web attachments.
06/24/2022	11:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue and	Oppose	This is a ridiculous proposal to put this type of housing directly next to a school and the future Arbutus skytrain station. Residents will lose their freedom to walk the greenway without fear and enter and use the skytrain station without drug paraphernalia strewn about. You really do need to listen to the residents and reject this proposal. This is not a fitting neighbourhood for this endeavour.	Lois Beer			Kitsilano	No web attachments.
06/24/2022	11:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I write to oppose the proposed rezoning application. I am a long time resident of Gastown and am reminded on a daily basis of the desperate need for housing for the homeless. I don't believe, however, that the failed model of the DTES should be spread throughout the City. On City-owned land, there is a unique opportunity for Council to require minimum levels of recovery services, minimum levels of staffing, and a model of care that recognizes the proximity of this location to local elementary schools, a park, and a women's supportive recovery home. It is shocking that the proposed rezoning includes none of these commitments and only assurances from the applicant. Council can and should do better for the sake of potential residents and the neighborhood.	M. Sull			Downtown	No web attachments.
06/24/2022	12:10	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Hi, the specs of the project are totally uncharacteristic to the region of implementation. Also, as a parent, I'm extremely worried about having a drug use facility near a playground, a school, and a neighborhood consisted mainly of families and elderly. There reality of the playgrounds in Gaston and East Van are of a campground full of junkies and needles, no children play at them anymore.	B. Mattos			Unknown	No web attachments.
06/24/2022	12:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Doomed proposal destined to fail my community without question. I have no problem with people who are down and out to receive a hand up but this is not the right model. You'll only be transferring street culture into a nice new building. You'll be responsible for each and every call to our EMS teams in the area. This disaster will be your lasting legacy in the area.	Mark Stockbrocks	Accessstickers		Arbutus-Ridge	APPENDIX D

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

"s 22(1) Personal and Confidential"

06/24/2022	12:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The engagement process by BCH and the City with respect to this project has been deplorable. Through FOI documents, it is now know that BCH and the City first started discussing development of this site as supportive housing back in 2019. However, no one engaged the community at that time. When preliminary due diligence studies were done, BCH and the City did not even acknowledge the existence of the elementary school and preschool across the street, or the womens supportive recovery home next door. The assessment only mentioned the future skytrain to the south, the greenway to the east, and Delamont Park to the north. t completely omitted mention of anything to the west! Then, in 2021, with no community engagement, BCH and the City announced their done deal. A 12-storey low barrier project (their PR firm has no dropped the use of "low barrier" language but that is still what it is). BCH engaged in a community consultation process but only 39 people from the neighbourhood got to participate in the neighbourhood dialogue sessions. Then they took our feedback and misrepresented it in its engagement summary, saying some people favoured the project and some people didn't when about 75% of the comments they received were in opposition to the project. Despite significant opposition, BCH did not make any changes to the proposal but to make it even one storey higher! When the City did its "Shape Your City" consultation process, again, the neighbourhood overwhelmingly spoke against the project: 80%. In response to public criticism, BCH and the City said they changed the composition of the building to be 50% at shelter rate (i.e. low barrier but they're trying to avoid using that term) and 50% rented at rents geared to income. But this is a sham because the wording of the housing agreement is that a minimum of 50% of the units have to be shelter rate and the balance at RGI so we could end up with a 100% low barrier building. The extent to which David Eby is trying to force this project on the neighbourhood is unreasonable. Kitsilano can and should be able to house homeless people, those suffering from mental health and addiction issues, but not in congregate housing. Congregate housing does not work. The evidence of Dr. Somers shows that. Please listen to Dr. Somers interview with Jas Johal. We need scattered, independent housing with clinical support teams for those struggling with homelessness. We can house this people in existing rental stock and new rental stock throughout Kitsilano and every other neighbourhood in the city. It is proven to be better for them and for neighbourhoods. Stop following this broken model.	Greg Duhaime			Kitsilano	No web attachments.
06/24/2022	13:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Please listen to this interview of Dr. Julian Somers. Why was \$120 million in taxpayers money spent on this trial and its findings are now being ignored by politicians who instead of following an inferior congregate housing model' Congregate housing is not compassionate or dignified hxtps //omny.fm/shows/cknw-afternoons/kitsilano-social-housing-building-not-the-right-mo	Greg Duhaime			Kitsilano	No web attachments.
06/24/2022	13:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	The first photo shows that when BCH and the City did its preliminary due diligence, it did not acknowledge the existence of the school or preschool immediately to the west. The other photos indicate assessments were done as early as January 2020, indicating the site was being considered as early as 2019 for the PMSH initiative. The public never heard of any of this until February 2021 when BCH and the City announced this "done deal" of a project	Greg Duhaime			Kitsilano	APPENDIX E
06/24/2022	13:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I would like to state my objection to the proposed development at Arbutus and 7th. In general my Kitsilano neighbours are proud of the long history of diversity and inclusion here from when it was considered the hippie capital of Canada. Initially there was openness to the concept of supportive housing, reintroducing affordable housing, maybe some single parent families, older people, people with disabilities and so on. Diversity is so important, providing people with difficulties in their lives with opportunity and support is a sign of an evolved society. Then we saw the plans. The building is much larger than anything else in the neighborhood, with much lower barrier to access than we had expected. We didn't expect open drug use to be tolerated mediately immediately adjacent to the school and the playground where these young children play[I don't even mean a block or two or three away I mean immediately adjacent]. We didn't expect that there would be minimal or no security on site and no supports for tenants with serious mental health issues. Increasingly feels like this initiative has is progressing without participation of our neighbourhood which is presumably the opposite of what was intended. The eventual aim is to give people a second chance, allow them to start again, integrate them into the community and allow them become fully participating members. This proposal doesn't seem to address this at all. We have many other evidence based options to provide a better solution. Please engage with us to reflect before proceeding. Consider visiting the site any day of the week at around 3 o'clock, walk around the neighbourhood, see the kids coming out of the adjacent school and playing in the park, then reimagine it with the sun blocked out by this huge structure (the shadow maps will show you but it's quite depressing to imagine it as you walk around). This proposal, at its current size and in its current form, does not serve either the people in need in the city or this specific neighbourhood well.	Sarah Barrett			Kitsilano	No web attachments.
06/24/2022	13:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	See attached photos from individual who has relative in Larwill Place, also run by MPA but smaller than the proposed site. They attest to rampant drug use and drug dealing at Larwill as the dealers have a 'captive' audience. Ppl coming into the building and selling guns as well, no real offers of support. This isn't safe, dignified housing. We need to follow the approach Dr Somers outlines.	Jeff Markowski			Kitsilano	APPENDIX F
06/24/2022	13:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	See attached photos from individual who has relative in Larwill Place, also run by MPA but smaller than the proposed site. They attest to rampant drug use and drug dealing at Larwill as the dealers have a 'captive' audience. Ppl coming into the building and selling guns as well, no real offers of support. This isn't safe, dignified housing. We need to follow the approach Dr Somers outlines.	Jeff Markowski			Kitsilano	APPENDIX F

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

06/24/2022	13:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	How does David Eby have the audacity to try to force this project on the neighbourhood when we are open to other models that would house 129 or more people experiencing homelessness, mental health and/or addiction issues. Also, how does he have the audacity to minimize our public safety concerns when only weeks ago, he spoke against a cannabis shop opening up in his tony neighbourhood of Point Grey. He said he was opposing because there were better uses for the site, like a bike shop or a hardware shop - but it's because that's his neighbourhood and his kids' school is 1.4 km away from the shop. 1.4 kilometers! From a shop selling cannabis! And yet he is ok with congregate housing 20 meters from my preschooler where the residents will not have to do criminal record checks and can use meth, fentanyl, whatever they like. Congregate housing is a failed model that does not work for tenants or the neighbourhood. I don't blame the tenants for their issues - I blame you politicians for insisting on following a flawed housing model, not providing enough or any real supports or recovery options, and not applying common sense when picking sites for these flawed housing projects. I am so tired of you politicians. You guys should have been able to come up with a housing plan that could see 129 people struggling with homelessness, mental health and addiction issues housed in our neighbourhood, while also considering the needs of other vulnerable populations like the school children. But you didn't even try to accommodate the neighbourhood. You idealogues just double downed on this flawed housing approach and this flawed location. I can't wait until October 15, 2022 to cast my vote. None of you who vote for this rezoning will be getting my vote. It is not the right model of housing and I am tired of your virtue signaling. You all know it's flawed but don't want to admit it and just hoist it onto neighbourhoods. This is not fair to the tenants or the neighbourhood.	Ana Cikes		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/24/2022	14:06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I DO support supportive housing solutions for homeless persons that are supported by peer reviewed research that demonstrates strong efficacy. I DO NOT support this proposal as it is a bandaid solution for congregate housing for homeless persons that does not assist homeless women, children and families. I encourage our elected officials to be bold and ask staff to study housing solutions for homeless residents of Vancouver whereby all new residential developments allocate a modest % of new housing (e.g. 5%) to the homeless. A decentralized model of new individual housing for the homeless will allow for a more seamless transition for homeless persons to enable them to integrate into the community and stabilize their life with housing and support themselves economically if possible. Peer reviewed data has shown that high density congregate housing with up to 100% of residents being hard to house is not as effective as decentralized independent housing for the homeless. Certain courageous politicians will have to collaborate with developers to allocate 5% of the new developments to have housing for the homeless and staff should ensure that decentralized solutions do not impact the considerable development fees that the city receives. Vancouver's citizens require solutions that are sustainable and multi-generational and not bandaid solutions that are rushed through to possibly assist some incumbent politicians with their re-election. Regardless thank you for those public officials who have stood for public office and the challenges and demands that come with it and best with your re-election efforts.	Damian Kettlewell			Arbutus-Ridge	No web attachments.
06/24/2022	14:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The congregate housing model is flawed and should not be built at the Arbutus and 8th site or anywhere else, for that matter. We have the research of Dr. Somers that shows that there is a superior housing model for those challenged by homelessness, mental health issues, addiction issues, trauma etc., and we should be following it. Instead, we keep following this failed approach. I heard David Eby on the radio back in December 2021 acknowledge that the supportive housing model is flawed and that there are critical gaps in the system. So why then is he committing to this flawed model at a site that is surrounded by other vulnerable populations, including the women at the abstinence-based womens' recovery home? It is shocking to me that BCH and COV are representing themselves as helping the most marginalized with this project when these women are opposing the project on the basis that it threatens their security and recovery...yet their pleas have fallen on deaf ears. This is unacceptable. I also have difficulty trusting David Eby that he will correct any issues resulting from this project given his inability, as AG and Housing Minister, to address the issues at the Howard Johnson supportive housing project, the Marguerite Ford, and the Yaletown OPS etc etc. I have no trust in David Eby given these failures of his and his failure to meaningfully engage with the public on this project. There are so many reasons to reject this project but for me the primary reason is the evidence that congregate housing is an inferior model and is not in the best interests of residents. This is the time to hold BCH to account and to not rubber stamp its ill-advised project.	Sandra Garcia			Kitsilano	No web attachments.
06/24/2022	14:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I frequent take my kid to the playground and I know there are a few elementary schools in that neighborhood. This building that was proposed is not appropriate.	Giorgio De Alcantara Sampaio			Fairview	No web attachments.
06/24/2022	14:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose. I take my kid to the playground that is close by. I will not feel safe. That is not the appropriate location: near to a playground and several elementary schools.	Giorgio de Alcantara Sampaio			Fairview	No web attachments.
06/24/2022	14:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the the low barrier housing makeup of this proposed building. The fact that children are not allowed to live there as it is considered unsafe place for them yet there seems to be no concern at all for 500 plus kids across the street. The building should be for families in need, not low barrier.	Harry o?welle			Kitsilano	No web attachments.
06/24/2022	14:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to this building. This is a danger to the seniors and children that fill this block. Many seniors are getting renovated and need somewhere to live without having to leave kitsilano where they've lived their entire lives.	Jane brown			Kitsilano	No web attachments.
06/24/2022	14:27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am closely connected to the Kits neighbourhood and I know the location of the proposed building very well. I oppose the rezoning. I don't understand why this location was chosen. It is too close to many schools and a park. I think the City needs to consider how to build housing for the homeless in a way that suits the needs of the existing neighbourhood and look to the future with careful attention to the opening of the subway station. There are better options for this site that need to be looked at.	Cecilia Chow			Unknown	No web attachments.

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

06/24/2022	14:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning. My family is part of the Kitsilano neighbourhood and I have deep concerns that have not been addressed regarding the rezoning application. I think City Council needs to make sure that there are supports and measures in place to make sure that there is housing for the homeless that actually helps residents and also matches the needs of the neighbourhood. I see no such guarantees in this rezoning application.	Howard Huang		"s 22(1) Personal and Confidential"	Jnknown	No web attachments.
06/24/2022	14:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Housing for the homeless is needed in Vancouver and in Kits - there is no question about that. This rezoning application, however, ignores that it is right across the street from an elementary school and pre-school, a playground and a women's recovery home. Let's build homes that work for residents and the community after real community consultation.	Martha Chow			Jnknown	No web attachments.
06/24/2022	14:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	In response to neighbourhood and public criticism of this project, BCH and the City said they changed the composition of the building to be at a minimum 50% shelter rate, and the "balance" rented at rents geared to income. This is really a "smoke and mirrors" change because there is no requirement that 50% of the units be RGI, so we could end up with a 100% low barrier building. A low barrier building at 129 units is huge and unmanageable. Even if the property were to be 50% low barrier and 50% RGI for those who are more independent, there are serious issues mixing different populations like that together. This was done with Steeves Manor: hxxps://globalnews.ca/news/101220/seniors-living-in-fear-at-west-side-apartment-building/ Steeves is a 190 unit, 3 storey housing complex. It provided safe, subsidized, independent housing for seniors and adults with physical disabilities. Then, the province began moving in the homeless and those with mental health and addiction issues. The seniors were fearing for their safety, avoiding hallways and elevators, and being out at night. One of the new residents repeatedly pulled the fire alarm at night and screamed fire; tried to access other peoples' units; the common room was taken over for drug use by tenants and their non-resident friends.	Greg Duhaime			Kitsilano	No web attachments.
06/24/2022	14:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing to express my opposition to the Proposed BC Housing Development on Arbutus and West 7/8th. I am a Vancouver resident that frequents the neighbourhood, and also have a child that attends a school nearby, I am concerned for their safety and the surrounding neighbourhood businesses and residents. With the two recent proposed changes from the original changes (going from 140 to 139 units and having 50% "shelter" level of income assistance/50% from the rents-gear-to-income program), I do not believe the residents will have adequate resources to support the complex needs of those living in this building. There needs to be clinical supports nearby, and the lack of plan to have access to these supports will fail the proposed model. I believe more consideration from the neighbourhood, its residents, and businesses, needs to be acknowledged as it doesn't appear that we are being heard.	JS	Kitsilano Coalition		Kensington-Cedar Cottage	No web attachments.
06/24/2022	14:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I am shocked that the rezoning application excludes families with children from living in the building. This location would be perfect for families and is a real missed opportunity.	Joseph Chou			Jnknown	No web attachments.
06/24/2022	14:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As you know, the proposed BC Housing development at 7th and Arbutus has raised a lot of concern in the community. First, many of us are feeling that city hall and BC Housing have not done a good job in terms of public engagement or consultation. I think this is because they already know how much neighbourhood opposition there is. As a result, our community is feeling sidelined and very much ignored, as though our concerns and questions are not important.	Martyn Robinson			Kitsilano	No web attachments.
06/24/2022	14:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I would like to see housing for the homeless at this location but we need measures to ensure that the building is inclusive, safe and suitable for children and families in the neighbourhood. This proposed rezoning needs to go back to the drawing table.	Maria Huang			Jnknown	No web attachments.
06/24/2022	14:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The project as it is proposed is too big. With 140 single rooms, housing people with serious addiction and mental health issues, it is too much for a neighbourhood that is all about families, children, and seniors. In fact, there is an elementary school just 20 metres from the proposed project. In addition, the development does not come with any supports, services or help for those who might live there. In other words, BC Housing is proposing to warehouse 140 very vulnerable people in one building and hope for the best. It really begs the question: is this the best our city can do?	Federico Lauren			Kitsilano	No web attachments.
06/24/2022	14:43	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 prosed 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!	Laura Wilkie			Kitsilano	APPENDIX B
06/24/2022	14:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose the rezoning application as it is currently proposed. 13 stories, which will look and feel like 18 stories, is problematic given the shade it will cast on the public park, and the school playground. The new Broadway Plan says that shade should be minimized on parks and schools and this proposal causes significant shade. Council needs to oppose this application.	Simon Chow			Jnknown	No web attachments.
06/24/2022	14:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Housing, particularly for people with mental health and addiction, has to have the right services and programs, and when you put 140 people together in one building with these sorts of health issues, are you really expecting anything more than chaos'	Amy Abbott			Kitsilano	No web attachments.
06/24/2022	14:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	-29 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.	I Trelles			Kitsilano	No web attachments.

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

06/24/2022	14:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Kits already has some 2000 units of social and supportive housing, but they are all properly scaled for this neighbourhood. Going back to the drawing board, but with the community involved, would be the best thing going forward. I hope you will agree with Kits residents and voters that this rezoning should not go ahead.	H. Robinson		Confidential"	Kitsilano	No web attachments.
06/24/2022	14:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Has City Planning and City Hall forgotten about the Arbutus transit corridor and its streetcar? Has it forgotten the Squamish Nation development SENAKW on Burrard? The First Nation has set aside a small parcel of the easternmost end of its reserve for a streetcar stop, which can be linked to the network by a one-block northern extension of Route One. This streetcar stop would also have a dual purpose of serving both Senakw and Concord Pacific's potential major redevelopment of the former Molson brewery Why would they do so? Well a 2019 Streetcar Study by City's Engineering Services, commissioned following significant evolution in transportation systems and Streetcar technology, found: "Given the planned completion of the Broadway Subway to Arbutus St. by 2025 opportunities for connecting the planned streetcar network from the future Arbutus Station via the Arbutus Greenway Corridor to Main Street-Science World Station were also explored, such that this was considered to be the most feasible initial phase" "consultants deemed the more optimal initial phase to be from the Arbutus Greenway at Broadway to Science World, as it would be able to feed on the ridership of SkyTrain's Arbutus Station, Olympic Village Station, and Main Street-Science World Station. The estimated cost for this full first phase, including eight vehicles, is about \$500 million." Again The 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 greenway 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 Extension and streetcar	Laura Wilkie			Kitsilano	APPENDIX B
06/24/2022	15:04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm a longtime Vancouver resident and have lived in Kitsilano for many years. I implore you to oppose this new development. Increasing supportive housing units in the city is important - it is, of course, vital that we help our underhoused citizens. However, the site of this particular development is a very poor choice. The plans of the new building show that the front door opening onto a very highly frequented kids' playground (Delamont Park). Literally opposite across the street is a large elementary school. There is also a large daycare centre one block away, who have put extensive work into renovations in the past year. I have major concerns firstly that this supportive housing development will motivate parents not to enroll their kids at these schools or let them play in the park, hollowing out our community. There are also considerable safety concerns. At other supportive housing sites around the city (e.g. that in Olympic Village), there are well vocalized problems with dropped needles and drug abuse around the sites, as well as residents having bad mental health days that cause harassment, abuse, and disturbances in the area. Putting this new site between three very high-traffic areas for young kids (a daycare, an elementary school, and a K-6 playpark) is a terrible idea. Also, for those residents who may be struggling with sobriety, there are two liquor stores in very close proximity, including a BCL 100m away. The prospective operators of this development do not have the experience to operate something this big. Also, there will be a lack of clinical care on-site and there are no clinical mental health or addictions services nearby. I am greatly saddened that the application has gone ahead without any taking into account the feedback from the local community - reducing the number of storeys by two, and allowing up to 50% of the residents to be on limited income doesn't address the concerns of myself and my neighbours and those whose lives will be affected by this development. I'm worried about my kids. I'm worried about my community, many of which are older people. I live alone in a ground floor unit, and I'm worried about thefts, break-ins, and property damage - all of which have greatly increased around other low-barrier housing.	Grant Woolstone			Kitsilano	No web attachments.
06/24/2022	15:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	attached letter	Laura Wilkie			Kitsilano	APPENDIX B
06/24/2022	15:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am resident of Vancouver and I live in Arbutus Ridge. I am in the Kits neighbourhood on almost a daily basis. I am opposed to the rezoning application because it takes a harm reduction approach right next door to a school and playground. The City knows that kids are vulnerable to exposure to drug paraphernalia and to interactions with substance use and those suffering from untreated mental illness. The proposed building has no restrictions on drug use. This is incompatible with kids. The City needs to a look model of housing for the homeless that takes into account children in this family friend neighbourhood. I ask City Council to come to the neighbourhood and work together on a new model for housing for the homeless in Kits.	Claudine Blair			Kerrisdale	No web attachments.
06/24/2022	15:32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	You don't house up to 129 minutes people with complex care needs and active addictions directly across from an elementary school. t doesn't matter that this is the west side, this would not be acceptable in any of Vancouver's neighborhoods. Please do better	D Jennings			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"

06/24/2022	15:34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This site has not been planned properly! Shame on BC Housing and the City of Vancouver for putting Children at RISK! You are less than 25m away from an Elementary School and toddler park. This is unacceptable! Listen to your community! This group of leaders will NOT be receiving my upcoming vote if this project goes through!!!!	Stephanie Valentinuzzi			Kitsilano	No web attachments.
06/24/2022	15:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The city of Vancouver councillors need to think of all of their residents because bc housing is ignoring our most important and vulnerable population, our children. Wrong location, please oppose	Sophie hui			Kitsilano	No web attachments.
06/24/2022	15:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is a monster. Why will my school playground have to be in shadows all the time'	Rafael Martinez			Kitsilano	No web attachments.
06/24/2022	15:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am greatly opposed to the rezoning application. t is atrocious that the City is considering this site for a harm reduction model of housing. Housing for the homeless is needed but this is not the right solution or location. The applicant has not guaranteed any minimum levels of support for residents to ensure to ensure it will fit the neighbourhood.	Bradley Blair			Unknown	No web attachments.
06/24/2022	15:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Why put this huge building next to a school, park and women's shelter' This is no way to solve homelessness.	Roberto Martinez			Kitsilano	No web attachments.
06/24/2022	15:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	What are you thinking about cov"" Bc housing doesn't care about children or seniors but surely you do' How is this even being considered' Bc housing has published data stating the max number of residents in any housing should be btw 40-50 people to achieve desired results and outcomes. Up to 129 low barrier residents beside a school ,daycare ,heavily used park ,and multiple seniors housing" This needs to be rejected asap and something more safe and suitable built here.	A.Park			Kitsilano	No web attachments.
06/24/2022	15:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the planned building at 2086-2098 West 7th Avenue and 2091 West 8th Avenue. * The planned occupants are not a good fit to the neighbourhood. * t will make the neighbourhood unsafe. There is a school right across the street of it! * t is against BC Housings own guidelines of max. 40-50 residents max. * Similar projects have failed * Service providers who deal with the planned demography have rejected this project	Miriam Kappmeier			Kitsilano	No web attachments.
06/24/2022	16:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council: I oppose the rezoning application for the proposed supportive housing project located at Arbutus Street and West 8 Avenue for the following reasons: - Inadequate meaningful community consultation: BC Housing has made no meaningful effort to address numerous concerns brought forward by community members to date. Concerns brought forward to date have been ignored or deemed 'inappropriate' by staff despite claiming that they are interested in hearing comments and feedback. Despite Minister Eby's public claims that he will work with community members to address their concerns about this proposed project, he has not proactively reached out to any stakeholders to confirm his commitment or engaged in any meaningful dialogue. - Project design: The proposed 12 storey building would cast shadows on the nearby elementary school, pre-school and park year-round. In addition, I believe that the neighbourhood's current infrastructure is unable to support the addition of 129 new residents while becoming a major transit hub for the proposed Broadway line. This area also currently experiences high motor vehicle traffic. The addition of this proposed housing complex would result in additional traffic in the neighbourhood, posing safety risks to children attending area schools and members of the community. - Lack of details available for supports available to residents: I understand that some residents will require mental health and substance abuse support, however there has been no commitment or information available detailing these services. Given that this supportive housing project is located across the road from an elementary school, I don't think it's unreasonable to make this information available to community members. BC Housing's response that the information will be confirmed later is inadequate and unhelpful. Please consider these factors at the June 28 public hearing.	Dawn Teasdale			Fairview	No web attachments.
06/24/2022	17:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	BC Housing and the City continue to ignore and dismiss neighbourhood resident's and business owner's concerns about safety issues, onsite drug injection use, the lack of support services for those with mental health and addiction issues, the scale & height of the building, and the lack of affordable housing for seniors and low income families. The information they have put out is misleading, lacks transparency and is deceitful. BC Housing and the City continue to ignore other alternatives that have been put forward. This is a valuable piece of land that could be put to much better use. If this project gets approved it will ruin the neighbourhood. This is not the right location for the type of development being proposed. If BC Housing and municipal and provincial officials think they can mandate and force this type of supportive housing upon the residents of this neighbourhood then that is not a democratic process. I am STRONGLY OPPOSED to this rezoning.	Laura Chanyan			Kitsilano	No web attachments.

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

06/24/2022	17:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	-this building location is excellent for mothers and their children, seniors or single-led families in need. -why not have a drug-use room provided for the public at City Hall--if that is inappropriate, then why appropriate next to an elementary school' If residents require a room for drug use, then don't they need treatment, not warehousing, which has been shown to be deadly' -removal of woodland at northern end not environmental--small treed parklet offers shade and is enjoyed by many--why not have residents adopt the woodland and caretaker it' Or the neighbourhood' I would help. It would be a peaceful area for neighbours and new residents to get to know each other. CBC just had article about storms threatening Ottawa's tree canopy. Trees in Stanley Park and around UBC have been destroyed by wind storms. Heat dome has also damaged trees. Saw whet owls, bush tits and other birds in neighbourhood need more habitat, not less. The only saw whet owl I've seen had struck a window. I may not have survived tho we called Owl Rescue. Saw two bush tit nests built then gone within a few days. Know of the same thing for a third. Rarely see butterflies anymore. -The building looks like a prison. Different design needed. It also needs more greenery, like trees, fruit trees, shrubbery, along Arbutus. Trees in cement do NOT compensate. I notice the "Arbutus Green" sign on the wall--which seems puzzling after trees are chopped. -Building seems closed into itself. New residents need to be part of the neighbourhood, not insulated from it. -I notice that company with former mayor, Gregor Robertson, may have some involvement with construction. I would hope this relationships is low down the list in the values which determine the final design of this project--certainly lower than consideration of school children safety. -I support housing in this location for people in need. But why is the City pitting caring neighbour against concerned parents and the well-being of children' Something lower could be built, the wooded area preserved without pitting neighbour against neighbour and housing needs of needy residents met. My husband and I don't have kids. We've worked well over 70 years between us. We live in a 650 sq. ft. 'garden patio' condo in Kits. We gladly pay taxes for public school, public health, social services. We support building housing for those in need at this location, but I'd really like my concerns heard and addressed. Thank you.	M.A. Thompson		s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/24/2022	18:02	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	A citizen		Kitsilano	No web attachments.
06/24/2022	21:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this location. It's too large and there are zero supports in the area. Please tell bc housing this does not work!	Mark Stutter			Kitsilano	No web attachments.
06/24/2022	23:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Majority of the residents opposes the rezoning. This is Vancouver's version of New York's failed public housing projects. Supportive Housing is not a solution as proven by SFO's 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).	Sheldon Chi			Arbutus-Ridge	No web attachments.
06/24/2022	23:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	To whom it may concern, While I both understand and support the need to address homelessness in our beloved city, I have several major concerns about this project as currently proposed. First, I think it is dangerous and irresponsible to place two highly vulnerable populations (those at risk of homelessness and young children) in such close proximity. With so many units being proposed for this site and very little space provided for these individuals, it is inevitable that there will be a negative impact on others in adjacent spaces (especially the elementary school, Montessori school, and public park). Please address these concerns directly with a specific plan on how these risks will be mitigated. Will there be on site police presence' How will playgrounds and common areas be protected from dangers such as used needles' Second, I am concerned about the physical size of the proposed project. A 13 storey building will dwarf neighbouring structures and cast significant shadows, particularly on the school and playground. This will certainly have a negative impact on the children. Why not plan for a smaller building instead' It seems the majority of local social housing projects to date have been smaller in scale - so why is this one different, given the concerns noted above' Third, there are insufficient supports being put in place to best help those individuals that will be housed. This population is extremely vulnerable and it is well recognized that on site supports for mental health and addiction are imperative. What will be provided on this site' Fourth, why hasn't this project been designed to support a wider variety of the at-risk population - such as seniors and single mothers' That type of project would be more likely to succeed and integrate into the existing community. The current proposal seems to completely ignore this public concern. Why' As a physician, I am familiar with the complexities of mental health and addiction and concerned about inadequate planning and supports being put in place for this proposal. In addition, a similar housing project (3030 Gordon Ave, Coquitlam) opened adjacent to my medical clinic and for the past few years I have directly seen the many negative implications this has had on the surrounding community (drug use, crime, violence). As a parent of children at St Augustines School, I have grave concerns that this proposed project will bring similar dangers into the area. Again, I do understand the need for supportive housing in our city. Unfortunately, it feels that this proposal is being fast tracked despite significant and valid public concern. I strongly believe that, in its current form, this project will result in more harm than good, and if approved, will have long lasting detrimental consequences on many. I urge those who have been entrusted by the public to reconsider this important decision. Thank you for listening to these concerns.	Amit Ahuja			Kitsilano	No web attachments.

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

06/25/2022	00:02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	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. 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. It 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.	Tracy Barber		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/25/2022	00:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Placing this building across from an elementary school is unsafe and putting a close knit community at risk. Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing. There are multiple child care and elementary schools in the area. Now allowing children in that building but having in the the center of a large family community with multiple child care facilities doesn't make sense. I strongly oppose this rezoning.	Kimberley Tom			Unknown	No web attachments.
06/25/2022	08:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Opposed	Andrew wang			Kitsilano	No web attachments.
06/25/2022	09:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live in the neighbourhood on west 7 and cypress. We have no problem with social housing for families and seniors but not for a place that is going to allow drug use. I work in addictions and work very hard to support people in recovery but we are putting the harm in harm reduction by not supporting people staying sober and allowing drug use - it is not safe for community or the people trying to get well. We need safe places for people to live but the policies in BC are killing people. People do recover but not houses in places where there is open drug use or no oversight to monitor compliance. We have failed people struggling in vancouver by not providing actual support and listening to people in active addiction- not recovery.	Tara K Hall			Kitsilano	No web attachments.
06/25/2022	09:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I write this letter to you as a former supporter of this project and in general supporter of all supportive housing. However after receiving multiple mass emails from housing lobbyist groups (see attached) this has led me to do further independent research in my own. I myself live directly in this neighborhood and I can assure you there are no wealthy or privileged residents ' cr'me de la cr'me ' residents as this one group have been falsely putting out there. Their discriminatory mailings and social media postings made me realize they care nothing for the vulnerable seniors such as myself or the young families that are my neighbours all living in old 3 story walk ups (several of whom's children attend the Catholic school Across the street and I can attest as an atheist I've never seen a school do more for their neighbours than anywhere I've ever lived, groups using the anti Catholic rhetoric to get people's sympathy and attention and this disgusts me and they know nothing about the supports this school Has offered to me, and my elder neighbours not to mention the Sancta Maria home they run which we live across from. This school is beyond carrying and I wish 30 years ago my children could have attended) who care deeply for their neighbour hood and neighbours. I've realized now this supportive housing project with as low as 1/30 staffing and zero supports in the area is an absolute failed model. My advice for anyone reading this is to do your own research and talk to your neighbours because this discriminatory and racist correspondence I've been getting from housing lobbyists who probably haven't even visited the site and I know have had zero interest in speaking to the local residents such as myself as I have replied to their mailings and asked them to come meet me at the site and discuss the issue further were all ignored. They have one agenda, and it's not about protecting children, elders or women, it's about working with David eby and ticking off a box. Please oppose the current project and have bc housing provide a better model For the neighborhood. Thank you kindly, Mary Roberts	Mary roberts	Just myself		Kitsilano	APPENDIX G
06/25/2022	09:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose	William whitehead			Kitsilano	No web attachments.

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

06/25/2022	09:30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live within three blocks of this project and it is not the right fit for this neighborhood. With millions already spent in (my) tax- payer dollars, research has already been done and shown by Dr. Julian Somers' study of recovery-oriented housing for those with mental illness and addictions issues that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th). This model does not show care for the hardest to house. Money was invested already in finding a successful solution, so why are we pushing this bad idea along	Shannon De Vries	Kitsilano Resident	"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/25/2022	10:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As someone who considered themselves very much on the fence re this project and was open to hearing the thoughts from Both sides, I am absolutely SHOCKED to see the Gregor Robertson's for-profit company will be tasked with building this site. The fact that we have a Vision mayor and the former Vision mayor has a major financial stake on this project is shocking! Is this Vancouver or Colombia"" This screams of corruption and makes so much more sense why vision candidates for council have been pushing so vocally for this project on social media (which I foolishly listened to) Shame! There is no way this should have even be considered. Council take back your integrity and city's trust and oppose this immediately! This isn't about housing the needy as I thought, it's about lining pockets. So the ethical and right thing and tell bc housing this needs to go back for a complete revamp and re propose this ethically and with a little integrity.	Brian Holmes him/his			Kitsilano	No web attachments.
06/25/2022	10:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Re Gregor robertsons financial interest in this project. Attachments were missing	Brian			Kitsilano	APPENDIX H
06/25/2022	10:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please oppose this rezoning proposal. There is no scientific evidence nor real life examples that prove this model will work. Harsh conditions for the residents and stress put on the community.	Pam Liepins			Kitsilano	No web attachments.
06/25/2022	10:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed project has too many floors. As single room bachelor suites proposed for the homeless and addicted, it will ruin the neighbourhood especially right across from St Augustine School. The building height will also block the sun at Delamont Park. I would like the project be directed towards single mothers/fathers, and lower income families. The city owns a lot of property, so why was this site chosed for a crash pad for druggies and destitute people. Please put high rise buildings like this in Kerrisdale or Point Gray. Thank you.	Maureen M West	Myself		Kitsilano	No web attachments.
06/25/2022	11:04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live at s.22(1) and just learned of the re-zoning. I do not support the current plan and think this needs to be changed. I d	Aimee Mattle			Kitsilano	No web attachments.
06/25/2022	11:30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This change in zoning is poorly thought out. A significant change in building hight is unnecessary and very Unproductive to the settlement of people without housing. What is the reason for providing housing for only a small sector of our homeless population. If this is for the welfare and rehabilitation of our vulnerable community it should include all our citizens requiring help. Single women with children as well as families seeking temporary help should be equally considered. In our country we are all equal and live in a democratic society.	Diana Palmer			Kitsilano	No web attachments.
06/25/2022	11:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live in the neighbourhood and have for 75 years. I oppose this rezoning proposal because it would be putting a vulnerable population right next to other vulnerable populations such as children and seniors.	George Mattis			Kitsilano	No web attachments.
06/25/2022	11:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This tower will create more problems then it will help the people, community and neighborhood. We've seen evidence of this in other areas od Vancouver	Suzy Vo			Arbutus-Ridge	No web attachments.
06/25/2022	11:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have lived in Kitsilano for many years and I oppose this rezoning proposal because it would shut down the women's supportive recovery home right next door.	Daphne Mattis			Kitsilano	No web attachments.
06/25/2022	11:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This tower will create more problems then it will help the people, community and neighborhood. We've seen evidence of this in other areas od Vancouver	Suzy Vo			Arbutus-Ridge	No web attachments.
06/25/2022	11:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	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). The data has already shown this proposed housing model will not work for individuals with mental health and addition. There is no logic in trying this again. The tower ('13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall.) It is stigmatizing in design and does not blend well to integrate into the neighbourhood. 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. Please consider who would most benefit from living next to a infant/toddler park, close to two elementary schools, and a family neighborhood house: young families in need of social assistance. We would love to welcome more families into our neighborhood. They will enjoy the conversations with other moms and dads at the park, benefit from hand-me-down clothes and baby gear, and benefit from the safety of the local area. Please consider relooking at the current building design so families with social needs are prioritized. Nothing has been built yet. There is a wonderful opportunity to revise this proposal and build something that will improve the lives of low income families: both the roof over their heads, and the support they will get from the neighborhood.	Rebecca Courtemanche			Kitsilano	No web attachments.
06/25/2022	11:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	In opposition due to current vulnerable elders and children in immediate vicinity as well do To the complete lack of Supports for housing residents in kitsilano.	Diana farah			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"

06/25/2022	11:53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Need to stop, listen, and create better options for supportive housing and this community. This is not a proper solution!	Noreen Donnelly			Kitsilano	No web attachments.
06/25/2022	12:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This low-barrier supportive housing proposal effectively dumps a huge, completely out of character building of society's most vulnerable citizens into a well established community environment without any provision to support their needs. A drug use space will be onsite but no clinical mental health or addiction recovery services exist in this neighbourhood. Most provocatively, this single-occupancy unit building makes no provision for low income families with children but will be adjacent to a school for more than 500 children and a children's playground. There is a liquor store, already a hangout for people with alcohol, drug and mental health issues, two blocks away. Housing Vancouver's homeless and vulnerable requires a community integrated approach. This proposal will simply raise major safety concerns (Vancouver Police were not properly consulted), stigmatise the occupants and alienate the community. If this city land is to be rezoned for our vulnerable population a more modest building in keeping with the neighbourhood should be considered as well as the need to include low income families with children. For all the above reasons this proposal should be vigorously opposed as a piecemeal solution based on political expediency and no consideration of the neighbourhood's capacity to welcome such a huge intrusion. It should also be noted that the overwhelming local opposition to this development is being diluted by polling which gives equal voice to anyone in the region, likely voting on ideological grounds without appreciation of how ill thought out this proposal is. It cannot be emphasised enough that this is a community issue which needs community consultation and involvement.	Andrew McBarnet			Kitsilano	No web attachments.
06/25/2022	12:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I strongly oppose this rezoning proposal because there is a kiddie park, school, liquor store, right there.	Daryl Ehrmantraut			Kitsilano	No web attachments.
06/25/2022	12:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Local resident Burrard & 13th. Opposed to this decision. Children/ school / women's shelter/ family centre. Not good for neighborhood. I am a woman and don't feel safe with this.	Casey Graham			Kitsilano	No web attachments.
06/25/2022	12:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Local resident I live at 13th and burrard. I'm opposed to the facility and the location in regards to an elementary school, woman's shelter and church. It is unsafe for the community of families and seniors. You are putting the community at risk.	Nina Haukka			Kitsilano	No web attachments.
06/25/2022	13:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please oppose. I don't care a lot the height or stupid complaints about shadowing. However I do believe the amount of young children located right beside this project is a danger. I live near the Biltmore and no child should see some of the things I've witnessed. extremely scary and traumatising for a grown adult. Oppose!	Chris tinker			Downtown	No web attachments.
06/25/2022	13:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed housing unit is too close to many childcare facilities (St. Augustine's School, Kitsilano Daycare Society, CEFA Kitsilano, Lord Tennyson Elementary) and Delamont Park, which is heavily used by families. It is not safe to have such a housing facility for homeless people with substance abuse issues near so many child-related facilities. Such a development would be better suited for low income families with children. I live at Maple and Broadway with my young family and do not feel safe with such a housing facility 2 blocks away.	Kathryn Taylor			Kitsilano	No web attachments.
06/25/2022	13:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My elderly grandmother lives right on this street in social housing. Living in strathcona I know all about supportive housing and the negatives that accompany it. I am extremely worried for her safety living so close to the site. She also tells me there are so many seniors in her area who are very soon going to be evicted from their 1970s style apartments. please reconsider the use of this site, low barrier housing comes with so many problems and this is not the right location with a disproportionately large population of very elderly and very young. Thank you	Christina Allen			Strathcona	No web attachments.
06/25/2022	13:26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This site should be opposed. I escaped my abusive husband years ago but bc housing forced me to give up my children into foster care in order to be housed in an sro. I feared for my life so I made the decision to give them up. I am a good mother and taught them good traditional M'tis values. I will never forgive myself for letting us be separated. This housing should be for families, not single addicts with zero incentive to improve their lives. Stop tearing families apart and offer them the chance to start over and live in clean safe drug free housing in such a child friendly neighbourhood i would have given anything to have had that opportunity.	Marcey Mac			Fairview	No web attachments.
06/25/2022	13:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I strongly oppose this rezoning proposal because there is a children's park and elementary school on each side of the property and a liquor store within a block. Therefore this location is unsuitable for the intended purpose and puts the community at risk.	Marilyn Ehrmantraut			Kitsilano	No web attachments.
06/25/2022	14:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am in opposition to the current proposal due to low barrier supportive housing being across from and elementary school. If this were a public school, a Muslim or a Jewish school we all know this wouldn't be happening. Feel what you may about the Catholic church's past and I definitely agree with the negative sentiments felt towards them, but 3 year old children have nothing to do with this. The city has a responsibility to house the homeless, but they have a greater responsibility to protect Vancouver's children regardless of what school their adult parents have chosen for them.	Jaks Sy			Kitsilano	No web attachments.

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

06/25/2022	14:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This proposal has too many single occupancy units for people dependent on support- but not enough support will be provided for them. The lack of health and safety supports will impact the overall success of the project as well as the health and welfare of residents lives. There will be drug use on site without health services on site, which isn't safe for residents nor helpful for those looking to recover from addiction. There is currently no consideration for couples, parents with children, or families suffering from homelessness, it's only for single people. Residents who wish to live with a life partner or start a family will need to move out as there is no accommodation on site for larger units. This may contribute to a high transiency in the building, eroding the effects of building a strong sense of community among residents. The proposal is too tall, it changes the micro habitat, and blocks the sun. t also blocks the view from sidewalk, roadways and nearby existing homes which impacts the general mental health and safety for neighbours. This proposal is across the street from a school and children's playground which impacts the safety of children in those areas.	Doni Gratton		s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/25/2022	14:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	My name is Lona and I live at 2nd and Cypress. I am a resident of Kits for 60 years. I was born here. I am opposed to the density. I am not opposed to the change of bringing more housing to our area. Please oppose and listen to the community. We want to help people but in the right way. I have not spoken to Council before but I hope you listen to the people who actually live here.	Lona Lonergan			Kitsilano	No web attachments.
06/25/2022	14:36	Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This is a horrible location. This will be a huge mistake if it goes through.	Joanna M.			Downtown	No web attachments.
06/25/2022	14:40	Rezoning: 2086-2098 West 7th Avenue, and	Oppose	My name is Jack. And I have been in kits for 55 years. I attended the local schools and still live in the area as well as my sister. I oppose the plan as has been outlined. Kits has always had a family feel and that should be maintained. I understand this building does not allow children and housing is for family to visit.	Jack Lonergan			Kitsilano	No web attachments.
06/25/2022	14:41	Rezoning: 2086-2098 West 7th Avenue, and	Oppose	The proposed building is too large for the neighbourhood. The exclusion of families and children is counter to the present use of the neighbourhood. This model will not work as it has been tried and has failed in the past. There are no support services for drug addiction or mental illness nearby.	Michael Arnason	Neighbour		Kitsilano	No web attachments.
06/25/2022	14:53	Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Hi my name is Joan and I live at Collingwood and 8th. I participated in the consultation and opposed. I believe housing is needed but not this scale and not this model. I read about Dr. Somer and what he said about smaller scale and integration and I agree. I hope you will follow his model. Please oppose.	Joan Cawsey			Kitsilano	No web attachments.
06/25/2022	14:55	Rezoning: 2086-2098 West 7th Avenue, and	Oppose	You cannot have a low barrier supportive housing project for up to 129 people work successfully without any support services near by. Unfortunately this is the wrong location for this tenant choice.	Cristina Dekoren			Fairview	No web attachments.
06/25/2022	15:07	Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I live on "s 22(1) Personal and Confidential" I am opposed and will be sending additional thoughts to the City.	Kirsten Ebsen			Kitsilano	No web attachments.
06/25/2022	15:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This kind of housing is needed, but this totally the wrong location. There is school across the street, and other schools, day cares. If this was low income housing for families it would make sense. I really hope that you either vote against this rezoning and either leave as park area (currently a very busy off leash dog park). Or change it to low income housing for families, as UT would only help those low income families if schools and daycare are in walking distance.	Eran Gramlick			Kitsilano	No web attachments.
06/25/2022	16:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello there, I'm a single woman who lives beside the proposed development on West 7th, and I have serious concern over the safety of living near this building. The issue surrounding the homeless and addicts in this city is a very complex one and one that needs to be addressed. However just by warehousing vulnerable people without any support will not solve anything and sounds like a recipe for disaster. It is unfair to expect those with challenges will be able to successfully live in such environment. Due to the fact there's a school, a playground and a womens shelter all surrounding the proposed development is a serious safety issue for the community. The community needs to see more support for the middle working class people and families. Also, the height of the proposed building is far too tall and will block too much light to surrounding residents. Please reevaluate this. OPPOSED!!!!	Violet Hall			Kitsilano	No web attachments.
06/25/2022	16:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose this location	Michael lui		s 22(1) Personal and Confidential"	Downtown	No web attachments.
06/25/2022	16:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This is a terrible development which will ruin our neighbourhood. We do not want 13 floors of 129 single occupancy units. There has been no public consultation before this idea was dropped on the community. Terrible idea!!!	Michael Levenston			Kitsilano	No web attachments.
06/25/2022	16:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing to express my serious opposition to the rezoning application for Arbutus and West 7th. The Vancouver Police Department just announced that there were 60 assaults in our city over the Family Day weekend. A third of these assaults were random or so-called stranger attacks. Sergeant Steve Addison said "housing and mental health issues" are behind these attacks. With that in mind, I cannot support the rezoning application that would put 140 people with mental health and substance use issues into one building which does not have the real supports and services that this population needs. Moreover, this building is in a neighbourhood with no clinical care services, and is 18 meters from a preschool, elementary school and toddler park. This rezoning being pushed by BC Housing and City of Vancouver staff does not meet the needs of those intended to live in the building, or the neighbourhood. The residents will be left to fend for themselves without the supports they require, and our neighbourhood will be left to cope with the chaos. Please reject the rezoning application. We have many other supportive and social housing developments in Kitsilano that work because they are the proper scale, but this high density, low barrier project is simply the wrong model, in the wrong place.	Carol Simonsen			Kitsilano	No web attachments.

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

06/25/2022	16:53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There are just so many red flags with the rezoning application for Arbutus and West 7th that I had to write to you. I do not agree with the placement of a high-density, low barrier, adult only supportive housing project at the proposed site. BC Housing's own guidelines recommend 40 to 50 units in supportive housing developments, yet this proposal is huge at 140 units. BC Housing has confirmed that the building is intended to be low barrier, meaning the residents will have mental health and substance use issues. However, the site offers minimal "voluntary" supports, and there are no clinical services in the neighbourhood. How does this make sense? Housing alone is not the solution. We need to also offer the right supports and services. Politicians like David Eby have acknowledged that there are serious gaps in the supportive housing model and have attributed those gaps to increased crime, yet BC Housing and City of Vancouver staff continue to push this failed model. This is so negligent of BC Housing and City staff given that the proposed site is surrounded by a preschool, elementary school and kids playground, and home to many seniors and other vulnerable populations like those at Sancta Maria house. This site should be intended for families who are experiencing or at risk of homelessness. Please vote to oppose this rezoning and send a message to BC Housing that Council will not facilitate the export of this failed supportive housing model in the Kitsilano neighbourhood and throughout the City.	Eduardo Rocque				
06/25/2022	17:02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	See this article for the ethics (or NON-ETHICS) in the evolution of this development proposal. Is this the way we want our City governed? https://cityhallwatch.wordpress.com/2022/06/21/response-fumano-eby-arbutus-social-kits/	Kelly Talayco			Kensington-Cedar Cottage	No web attachments.
06/25/2022	17:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	While supportive housing is needed in many areas of the Lower Mainland - including Kitsilano, as it currently stands, this proposal is not acceptable for the Kitsilano neighbourhood's context, will not enhance liveability for current area residents and will be a significant departure, or contravention, from the planning guidelines and policies applicable to the site and adjacent properties. This proposal is 3-4 times the average height of buildings in the immediate area, it is less than 20m from an elementary school and children's playground, and it is within a block of two subsidized housing projects for vulnerable seniors with disabilities. Further emphasizing the "tone deaf" nature of BC Housing's proposal, the project will exclude single parents and families who are struggling with homelessness in a neighbourhood teaming with families. I have lived in and contributed towards this community for over 25 years. I have raised my family here because Kitsilano fosters acceptance, kindness, support and inclusion. We want to help find a solution to homelessness, however, this proposal needs to be significantly amended before being considered for development and any rezoning occurs. Jerry Kitsilano resident s.22(1)	Jerry Gratton			Kitsilano	No web attachments.
06/25/2022	17:32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I work with drug addicts and people with mental health issues. Firstly they shouldn't be lumped together or necessarily housed together. People with mental health issues are being bullied by drug addicts and often led into drug addiction by the addict. The drug addicts have zero respect for the community in which they live and the facility in which they live. They destroy their rooms, pull plumbing out of walls, hoard, start fires (due to opioid use- nodding off) deal drugs and intimidate others in the building. They openly use needles and smoke heroin in front of anyone (including children) and congregate in large numbers nodding off, using and fixing their drugs. The theft from vehicles and property will skyrocket. Drug addicts need rules and clear boundaries (yes they can adhere to them) stop enabling this behavior. Hold them to a higher standard than they hold themselves. This building does not belong in this neighborhood. You are simple going to destroy yet another neighborhood like you have Yaletown.	Cathy Baker	None		Kerrisdale	No web attachments.
06/25/2022	17:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	This will bring even more crime into the neighborhood	Simone Aardema			Kitsilano	No web attachments.
06/25/2022	18:06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It's absolutely shocking to hear about the current Supportive Housing proposal. I vehemently oppose what is presented. Not only have you refused to listen to the input from the public/community, but failed to recognize that congregate housing is a failed model. There is a strong bias towards grouping large amounts of people under one roof, in the hope that you are "solving the problem". When the truth of the matter is that people do no want to be living under wrap-around services; they want normalcy. Why isn't reserving a number of units in new developments for those coming out of homelessness an option? Why isn't creating more low-rise supportive housing developments an option? And why aren't you taking advantage of space that is not steps away from a school? It's completely absurd. There has been zero logic in this plan. Rethink how we support people in BC!!	Erika Picardo			Dunbar-Southlands	No web attachments.
06/25/2022	18:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I fear for the safety of my grandchildren who go to school in the community. You are allowing drug use on the site - how will you protect the kids within the neighbourhood? You would rather react than be proactive.	Manjit Arneja			Dunbar-Southlands	No web attachments.
06/25/2022	18:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Where is the logic in putting a supportive housing 13-storey development directly across (20 m) away from an elementary school. And on top of that there is zero screening, active drug use, and no option for families to occupy the units. It doesn't take a genius to figure out how ridiculous and unsafe this is.	Jason Arneja			Dunbar-Southlands	No web attachments.
06/25/2022	18:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I have a business that has been operating for over 40 years, a few blocks from this site. I am very concerned how this will impact my business and the neighbourhood. 13-storey building is horribly high for this neighbourhood. It does not make sense. I am worried about increased theft in the neighbourhood. You are not thinking of the neighbourhood and businesses.	Birinder Arneja	Vancam Service		Dunbar-Southlands	No web attachments.
06/25/2022	19:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My opposition is based, first, on the size of the proposed building (apparently 12 stories) which is out of keeping with the present surrounding buildings (8 stories maximum). Secondly, little attention appears to have been given to how to deal with the increase in pedestrian traffic any new building of such size would generate. The immediate area will already see a considerable increase in pedestrian traffic because of the Arbutus Skytrain station to an already busy and narrow intersection used by school students, shoppers and present local residents. Thirdly, little if any consideration appears to have been given to the provision for the effective support of residents of the new building. It is unrealistic to believe that two or three support workers will be able to adequately assist the number of proposed residents. This is unfair both to the residents and to their neighbors	John Lancaster			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

06/25/2022	19:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I need to make my voice and concerns made clear to you before you make a dreadful mistake. I live in this neighbourhood and I'm familiar with every street and have many friends and acquaintances here. Your plan for this area needs to be revisited immediately before you make your final decision. This is definitely not a neighbourhood for people who have mental health issues, not to mention addiction issues. How can you even begin to contemplate these projects when you know full well this building will be directly opposite an elementary school, a small park, another elementary school within three blocks and a very large high school also within three blocks. This is appalling! My understanding is that you will not provide any support on-site for the drug addicted and mentally unstable people who will be living there. Is it not better to build for this unhappy population in an area that already has facilities in place? It has already been suggested that you build housing for low income families and single mums, not to mention our growing senior population would be much appreciated. Please consider these suggestions as well as others that have been submitted.	Joan MacNab		"s.22(1) Personal and Confidential"	Unknown	No web attachments.
06/25/2022	20:15	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. Your 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			Kitsilano	No web attachments.
06/25/2022	20:23	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. Your 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.	Phillip Flintoff			Kitsilano	No web attachments.
06/25/2022	20:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Completely inappropriate for all of the reasons put forth by the Kitsilano Coalition. Safety issues are my number one concern for all parties that will be impacted. The design and height of the building is completely out of sync with the aesthetic of the neighbourhood. Government needs to stop wasting money on ineffective "band-aid" solutions to the city's vulnerable population crisis and instead come up with a longer term fulsome plan that directly addresses our city's mental health and drug crises. This housing unit will only increase crime in the neighbourhood and present significant safety concerns for current residents and school children, render our parks unusable by the general tax-paying population, and further drive working class professionals and families out of the city.	Lesley Hill			Kitsilano	No web attachments.
06/25/2022	21:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Social Housing is necessary and welcome but thought must be given to scale. Priority should be given to seniors and families. Kitsilano is a family friendly and senior friendly neighbourhood that should not see a high rise to accommodate people who do not contribute to the community.	Jennifer Sanderson			Kitsilano	No web attachments.
06/25/2022	21:29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this project. It is way too big, bc housing has publicly Stated maximum size for success is 40-50 units, this is 3x that amount. Also the fact that it is across from 500+ very young students is a very poor idea based on the low barrier tenants. I oppose	Kelly reeves			West End	No web attachments.
06/25/2022	21:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this project	John kao			Kitsilano	No web attachments.
06/25/2022	23:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	You do not have to dig very deep into the proposed BC Housing project at 7th and Arbutus to see that it is the wrong housing model in the wrong place. Putting 140 people with serious mental health and addiction issues into one massive building, then fail to provide supports or help or any other services, makes no sense and is a real recipe for failure and neighbourhood disruption.	Danielle Holt			Kitsilano	No web attachments.
06/25/2022	23:10	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Is it really any coincidence that as BC Housing and the city put similar projects around the city that we've seen spikes in crime, particularly random attacks which the police now say are happening at a rate of four every day?	Yoshi San			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"

06/25/2022	23:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Kitsilano is home to a couple of thousand supportive and social housing places, but they are typically small and blend into the neighbourhood. Does anyone really think this massive building with is 140 desperate residents will go unnoticed, or have no negative impact on its neighbours, including the elementary school across the street'	Alexander Howe		Kitsilano	No web attachments.
06/25/2022	23:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The composition of the supporting housing and impact to our child's safety Limited consideration of the overall safety impacts of the supporting housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Here are some of our key concerns: ' no screening for criminal backgrounds on residence ' no complex care despite 80% of homeless suffering from mental illness and multiple addictions ' on-premises, unsupervised drug injection site ' Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day) We understand there are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink, including but not limited to the below: ' close distance to diesel bus emissions and noise impacts to young children's health ' lack of planning on traffic management in an already congested traffic area to accommodate a very busy end-of-line subway and bus loop, a large supportive housing complex ' height of the building is a key concern as the currently proposed height (13 storey) clearly shows significant shadowing to our school classrooms, resource centre and playground in the morning hours throughout the year Specific recommendations regarding how supportive housing can work in this area We understand a 18-points mitigation plan has been developed by the School and communicated to the relevant authorities (https://docs.google.com/document/d/1VvUmUBZoSrXw5smE668mBdMqu13dYoPAeUpJWvj-Aeg/edit) however it has been ignored. Nothing has changed from the first proposal and there has been no attempt to accommodate the School/the community's concerns. Here is the model we think would work in the area: ' a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing ' a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities ' the supporting housing should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues, with sufficient level of care In conclusion, BC Housing's rezoning proposal should be rejected in its current form. The Proposal is deceptive and not well planned. Limited mitigation measures to the impact on community's health and safety are considered. t is therefore vital that the Application should not be approved	Tony Chan		do not live in Vancouver	APPENDIX I
06/25/2022	23:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	This model that comes from the downtown east side, these single room projects, do not work. The lack of supports, the lack of accountability, and the housing first mantra have worn pretty thin, and make residents of Kits and other neighbourhoods anxious, angry and deeply concerned.	Sachia Sanchez		Kitsilano	No web attachments.
06/25/2022	23:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application. This application puts a high density of 3 vulnerable populations together. There is a school with 500 plus students within 20 meters, 1500 students within 3 blocks, women's recovery house next door and a toddler park within 20 meters. This is a safety concern if bc housing is planning on putting 50-100% low barrier housing for people with mental health and addiction issues. Relapses can occur and there is no guarantee enough supports will be put into place. Also, at the current height it will shadow the school and school yard during the morning hours and it will shadow Delamont park during the afternoon hours during the fall and winter months and shadow the arbutus greenway.	Monika Agala		Dunbar-Southlands	No web attachments.
06/25/2022	23:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	1. 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. 2. Height of this building- "13 floors" of permanent Modular construction (actually equivalent to 18 floors in height) is too tall in the community with a three-four storey height limit 3. 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	S.L. Chan		do not live in Vancouver	No web attachments.
06/25/2022	23:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Shadow impacts matter for all schools. The school yard will be in shade during the morning hours throughout the school year. Kids are kids, meaning all kids being equal.	Shan Woodward		Kitsilano	No web attachments.
06/26/2022	06:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	the high rise on Arbutus opposite st. Augustine's school is inappropriate and unsafe for the children attending school as it makes the area too congested and does not fit the environment.	Nancy Brown	parishioner and connected to school	Mount Pleasant	No web attachments.
06/26/2022	07:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This unsupported housing is not safe directly across the street from 470 elementary children, across the street from a childresns play park and half a block from 2 buildings with over 100 seniors. The building should be lower in height and house seniors, people with disabilities, and families who can no longer afford the rents of the area. I live half a block away from the site and am near 70 and have grave concerns, especially with all the stranger attacks happening in Vancouver and many from people with mental health and addiction issues. Can council guarantee the safety of myself and members of this community and that the crime rate won't go up if this proposal goes forward'	Karen		Kitsilano	No web attachments.
06/26/2022	07:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I wish to record my objection to the plan for this high-rise apartment (9CD-1 Rezoning 2086-2098 W 7th av & 2091 W 8th ave) in my neighborhood (near St Augustine's School). It is out of keeping with this part of Vancouver and will bring more problems (insufficient supervision for so many needy residents) than answers to the current housing dilemma.	Miriam Lancaster		Jnknown	No web attachments.

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

06/26/2022	07:34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I do not support this rezoning. This congregate form of housing for the homeless, including those experiencing mental health and addictions issues, is a flawed model with critical gaps. Minister Eby has said so himself, yet he continues to pursue this flawed model and is pushing a project that is 3x the size set out in BC Housing's own guidelines. Kitsilano is already home to many social and supportive housing projects. I've read that our neighbourhood is home to more than 2000 social and supportive housing units. These units work because they are the right size and model - you wouldn't even know they are there. The tenants contribute to the richness and diversity of the neighbourhood. Our neighbourhood can and should accommodate more marginalized individuals, but not in this high-density, congregate form of housing that is not the best for the tenants or the neighbourhood, based on the evidence of Dr. Somers. We need to shift away from this congregate model of housing, particularly high-density congregate housing. We are setting the most marginalized up for failure by committing to the wrong housing model, failing to provide them with the right supports, and failing to provide them with any recovery treatment options. So when things go sideways inside and outside of these buildings, it is not their fault; it is the fault of politicians like you that continue with failed models and approaches. What BC Housing and the City announced as a "done deal" to the neighbourhood in February 2021 was a building that would be low barrier for the hardest to house with serious mental health and addictions issues, where tenants would not require criminal background checks. While BC Housing and the City won't dare admit that now, the model remains the same. This building could contain up to 129 units of low-barrier housing (there is no guarantee 50% will not be low-barrier) and those with serious mental health and addictions issues who may have criminal records - all within 20 meters of an elementary school, preschool, toddler park and women's abstinence based recovery home. There is room for these individuals in our neighbourhood but as I said, housing them in congregate housing with minimal supports across the street from 500+ school children and beside women in a recovery option, is not a reasonable option. Lastly, the whole process that BC Housing and the City have followed with respect to this project has been upsetting, to put it mildly. The City promised this land to BC Housing in February 2019, but at no point did they try to engage the public. Instead, in February 2021, they announced their "done deal" and did not listen to community feedback during their March 2021 engagement process. For BC Housing and the City to say, in May 2022, that they finally listened to neighbourhood feedback by changing the composition is untrue when under the housing agreement the building could be all low barrier. We don't need another Marguerite Ford.	Fernan Olvera		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/26/2022	07:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am strongly opposed to the proposed building in its current form. This will be a low barrier, open drug use building for 129 adult-only occupants, with many suffering from serious mental health and addiction issues. While the proposed building's residents will have highly complex needs, no complex supports will be provided in the building. There are no such services available in the neighbourhood either. This proposal both fails to respond to the needs of the intended residents and is completely inappropriate to locate it in the middle of several vulnerable populations who are already on this site: hundreds of elementary school children are just across the street to the west, young families who frequent a busy toddler playground across the street to the north, women who live in the recovery home right across the Greenway, residents of Maple Crest low-income seniors' home on the next block (I am a senior citizen myself). Open drug use and anti-social behaviours are to be expected given a lack of complex supports and supervision for over 120 residents (experience elsewhere confirms this). It is evident from buildings based on the same housing model in other locations that this project would put at risk both the residents of the building and all other vulnerable populations in the immediate vicinity. The building size and design are inadequate: there is extensive shadowing to the school yard; the design of the building is brutal (to say the least) pushing right against the sidewalk; mature green spaces (some of the last remaining ones in this neighbourhood) will be concreted over leaving the building's residents without any ground-level green spaces. This is meant to be a permanent building but the current design will stigmatize its future residents permanently. This is a huge mistake. Lastly, the Council's votes to this proposal will determine how I and many others will vote in October.	Jovan V.			Unknown	No web attachments.
06/26/2022	08:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	In opposition. I live very close by in social Housing and have been sober for 5 years thanks to the 12 steps. I attend AA regularly and it has saved my life, i am happy for the first time in my life. I left the dtes and purposely moved to kits to escape the daily 24/7 temptations of open drug use. I was in and out of supportive housing for years and I know there is no chance of remaining sober living in a mpa, rain city, atria etc buildings. Drug use is everywhere and drug dealers are allowed in as visitors. I am so fearful for my sobriety. I finally have my family back, a job and a life and I don't fear I will die every single day. With drug dealers and open drug soon to be pushed in my face I am soooo scared I will relapse. I don't know if I'm strong enough. Please reject this or PLEASE make this a dry project. I honestly Believe my life depends on it.	John Drinkwater			Kitsilano	No web attachments.
06/26/2022	09:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	A better area could be found	Barbara Alexander			Dunbar-Southlands	No web attachments.
06/26/2022	09:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	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.	Francesco Castrillo			Unknown	No web attachments.
06/26/2022	09:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a long time resident of 47 years in Kitsilano I am writing to express my opposition to the BC housing rezoning application at W. 7th Ave. and eighth Avenue. The reasons for my opposition to this development are as follows. 1. Building height 2. Lack of diversity in the living space 3. Number is residents and categories of tenants	Elizabeth Meek	Senior		Kitsilano	No web attachments.

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

06/26/2022	10:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please don't use name or address! Dear council, I am a previous tenant to sancta Maria home, a home for women located adjacent to the proposed building and run by st augustines. Sancta Maria took me in ,escaping from my abusive husband, addicted to alcohol and meth. I cannot say how thankful I am for them And how they basically saved my life, helped me get sober, get my Kids back, helped me with legal advice, helped me with job training and back into the medical field, a career I loved but was not allowed to work in throughout my marriage as my husband would not allow me too. I know live near by with my children, work fulltime and and am myself a volunteer at Sancta Maria. The current residents are absolutely terrified and against the proposed project next door to them. These women are escaping abuave men, drug dealers and the lifestyle of the dtes. The project will become a Mecca to the drug dealers and unsavoury characters They are trying to escape and are a major threat to their recovery. I am telling you with all honesty that if sancta Maria had been located next to an sro while I was a resident there I would have not succeeded, my depression would have made me a sitting sick to the open drug use and users. I know better than anyone the importance of housing, but this is not the correct location for Up to 129 mostly single Males in active drug use. Please oppose	Please don?t publish name or email		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/26/2022	10:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please don't use name or address! Dear council, I am a previous tenant to sancta Maria home, a home for women located adjacent to the proposed building and run by st augustines. Sancta Maria took me in ,escaping from my abusive husband, addicted to alcohol and meth. I cannot say how thankful I am for them And how they basically saved my life, helped me get sober, get my Kids back, helped me with legal advice, helped me with job training and back into the medical field, a career I loved but was not allowed to work in throughout my marriage as my husband would not allow me too. I know live near by with my children, work fulltime and and am myself a volunteer at Sancta Maria. The current residents are absolutely terrified and against the proposed project next door to them. These women are escaping abuave men, drug dealers and the lifestyle of the dtes. The project will become a Mecca to the drug dealers and unsavoury characters They are trying to escape and are a major threat to their recovery. I am telling you with all honesty that if sancta Maria had been located next to an sro while I was a resident there I would have not succeeded, my depression would have made me a sitting sick to the open drug use and users. I know better than anyone the importance of housing, but this is not the correct location for Up to 129 mostly single Males in active drug use. Please oppose	Please don?t publish name or email			Kitsilano	No web attachments.
06/26/2022	10:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	To City of Vancouver Council Members Regarding the June 28th 2022 Public Hearing Rezoning of Arbutus and 7th Avenue My spouse and I are seniors that have resided in the above area near the Arbutus greenway for 20 plus years. We watched in shock and dismay the approval of the densification proposed along the Broadway corridor last week. Both these developments are horribly under researched and disregard the rights of citizens to vote , as we are the direct inheritors of the consequences. In a city that has been for years almost obsessed with green related building bylaws, these decisions are completely hypocritical. We are being forced by a few greedy developers and ignorant council members to live in a concrete jungle. The Arbutus and 7th proposal is completely inappropriate for the neighbourhood and it's residents. What research and approval of such a monstrous institutional style design, along with the proposed occupancy of near homeless drug users has guided this brainchild! The greenway artery that borders this proposal with such promotion of quality of life, will not be a safe place for residents to enjoy. Myself as a senior and my spouse as a handicapped senior will not feel safe using this area of the greenway. Easy for Kennedy Stewart and council , David Eby along with big developers like Bob Rennie to make such decisions and promises that they won't be around to account for. Most likely these buildings will not attract young families and low income renters but rather the two extremes .. The very rich and or the very poor. Be sure Mr. Stewart and all those that have made this catastrophe possible will not get our votes!! Shame on you for ruining our beautiful West Side.	Christopher Beale			Kitsilano	No web attachments.
06/26/2022	11:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a senior citizen in my 70s. I know the area of the proposed development well. I am very worried about the safety implications of the building. The concern is not just about myself but also about the future residents and other vulnerable populations who are already located in proximity of the same site. Are you aware of the school, daycare, senior homes and vulnerable women living right there' They are all extremely worried about this proposal. One key worry is that the proposal involves an adult- only single occupancy building for 129 people many of whom will have serious mental health and addiction issues, with no treatment and other complex supports provided in the building. Those services do not exist in the neighbourhood either. Volatile behaviours stemming from unsupported substance dependence and mental health issues are sadly inevitable. They are bound to spill over into the surrounding neighbourhood, as is evident from similar buildings in other locations. This proposal needs to be re-drawn completely taking into account the location constraints. In particular, the fit between the future residents' needs and the needs of other vulnerable populations in the immediate neighbourhood should not be ignored. BC Housing operates many different social and supportive housing models. Something other than a low-barrier model with a more diverse resident mix, including families, needs to be considered to make this a success. The building design and height also need to change: the current format would result in significant shadowing to the school. The building needs a smaller scale and a less threatening appearance. The proponent has made very minor updates to the design: this is still a very hostile looking building that will not blend in and it will only stigmatize its residents. I have to be frank: your response to this proposal will certainly determine how my family and friends will be voting in the October elections.	Slavka V.			Unknown	No web attachments.
06/26/2022	11:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I am asking you to reject the existing proposal and instruct staff to send the rezoning application back for consultation ' genuine consultation ' to reconsider the current proposal. The existing proposal is not suitable for future residents of the building or the children or vulnerable women in the neighbourhood.	Maureen McParland			Fairview	No web attachments.
06/26/2022	12:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I hope I understand and appreciate the desire to move supportive housing into neighborhoods, this neighborhood lacks all the supportive needs that low barrier high needs residents needs. What it does have is all the resources families in need would require and I believe bc housing should revamp this to House low income families without the same special needs and supports as low barrier residents require. I oppose	Darrel Knowles-Choi			Kitsilano	No web attachments.

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

06/26/2022	12:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I just graduated from high school. I grew up playing at Delamont Park. My parents and also the daycare centre I went to would bring me to the park several times each week, and I had many happy times there. Small home daycares also take kids to Delamont Park to play. The doors to the supportive housing building will face Delamont Park. Why would the building be designed so that its residents, and people visiting them, including drug dealers, have to pass by the park to get in and out of the building? Delamont Park has some little hills around the outside of it, which means that the view into the park from Arbutus and 7th is mostly obstructed. This will make the park attractive to the people that live in the tower and their friends to do drugs, or just to hang out outside the building with some privacy. Nobody is going to bring their little kids to Delamont Park if there are drug users (and people with mental health problems) in the park. Or even if there are adults without kids hanging around in the park. For sure needles and other drug use supplies are going to be left in the park. The park will end up only being used by the adults from the tower and their buddies, and probably drug dealers. Councillors should come to the park to see how busy it is all the time. Where are these little kids going to go to play if it is no longer safe to use the park? Most people around Delamont Park live in apartments and have no backyard. Parents will go crazy if they can't let their kids burn off steam running around outside. Walking all the way to and from Kits Beach (steep hill) is too hard for little kids who are too big for strollers. Please vote down the rezoning and instead build a project at 7th and Arbutus that will give people with low incomes a place to live but not will not ruin Delamont Park for everyone. I think the best idea would be poor families with kids who could play at the park with the many other kids that already live nearby. Thanks.	Alexander Soukas		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/26/2022	12:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Why are you not considering low income housing for families with children, or single parents or women or seniors in need of shelter? And why do you need to build such a tall building that will make Broadway more like a tunnel with no sunlight.	Elaine Keating			Kitsilano	No web attachments.
06/26/2022	12:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My husband and I are opposed to this new development because of: 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. 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. It 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. We would like to suggest building 1 or more greenhouses that would provide food for addiction recovery centres and low income families. Perhaps children from the nearby schools could participate in the greenhouse's upkeep. The children could learn about gardening, giving to others by tending to crops(no cannabis please) feel an appreciation for nature and receive a sense of accomplishment from their work in the gardens. The amount of water that is needed for a huge building would be about equal or less for 1 or more greenhouses. With pending food shortages, etc. We think this would provide a small amount of relief throughout the year depending on the crops chosen for each season.	Colleen Boddez			Kitsilano	No web attachments.
06/26/2022	13:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	To Our Elected Members I have lived and worked in the Kits area for over 25 years. I cannot find the appropriate words to describe my disappointment in both the city and provincial members who are dealing with the rezoning application and supportive housing plan for the area on Arbutus between 7th and 8th avenue. When speaking of the needs of the vulnerable, it feels like you have completely ignored the women in the women's recovery house on 7th avenue, just a few houses away from the proposed building, the families who gather at the park across the street and the numerous schools located in the area - and in particular - the preschool and elementary school just meters away from the proposal. The house and school look after some of our most vulnerable in society. I have heard the promise to "fix" any issues that might arise from the proposed supportive low barrier housing -- but what if an issue with even one of the children or women in recovery happens. Then it is too late to "fix". Why would anyone think that over 400 young people ages 3 - 13 should have to "take the chance" that there will not be a problem, when public record shows increases in crime and police responses in the areas that have similar structures in the city. . As well, why would anyone think that "warehousing" needy, vulnerable individuals with over 100 others that have their own physical and emotional issues would lead to anything except failure. Finding a structure for a person who is homeless to live in, does not help solve the underlying issues or challenges that person is facing. I have read that the structure will have 2 staff members. I do not know what clear thinking person could possibly say that a ratio of 2 to over 100 people with the types of challenges that the structure is proposing to house is going to result in anything but failure. I strongly believe that this rezoning and proposal must be voted down. I am sure with further time and investigation, a better solution can be found for everyone - the very young and the very needed. Thank you for your time, Donna O'Hara	Donna O'Hara			Kitsilano	APPENDIX J

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

"s 22(1) Personal and Confidential"

06/26/2022	13:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I am a father of two and a resident of the neighbourhood. I am opposed to any new single room only, congregate model of housing being proposed for the vulnerable in any neighbourhood in Vancouver. As you are aware from those similar in other areas and through extensive quality research they are proven to fail. Thank you for standing up to oppose failures and standing FOR successes.	R Chow		Kitsilano	No web attachments.
06/26/2022	13:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose the rezoning application for 2086 - 2098 West 7th, and 2091 West 8th Avenue What stands before you are two choices: ' That because of the broad implications of this rezoning plan, should the City 'get it right' the lives and well-being of so many could be its TRANSFORMED if the primary consideration is NOT JUST HOUS NG, but rather GENU NE supportive housing. This also means that future plans would include all the documented supportive services required to ensure RECOVERY and SAFETY for its residents and those of the surrounding community.' If you as City planners 'get it wrong', the planned and future residents, the neighbouring established institutions such as schools, daycares, homes for women in recovery, city-designated parks and greenways will all be negatively impacted. Therefore, acknowledging that: o Any proposal to assist our homeless or needy would be welcomed anywhere in our city if the plan is reasonable, but success is based on integrating with the residents and the surrounding community. o SRO's and large-scale congregate housing, like this proposal, have proven to be a disaster in our City. o Facilitating and encouraging substance use is often a barrier to overcoming addiction and enabling RECOVERY. o Stigmatising homeless, perhaps addicted, perhaps mentally unwell people in these institutional-like establishments, and not allowing them to make some type of choice on where they live and integrate, is not providing care for their complex needs. I therefore CHALLENGE you, to vote NO, and recommend: ' BC Housing be approved to construct and service a 5-6 story building, MIXED-use social housing development with accommodations for single and family residents, elderly, disabled and homeless people, including 5% of the spaces designated for those with drug and mental health issues who are SEEKING an environment that is committed to their RECOVERY, and enshrining support services into the model that is created. You have the power to genuinely make a difference. Please cast your NO vote on this rezoning proposal as it stands. I thank you for taking the time to listen to my concerns and consider my Sincerely, Catherine Oberndorf, resident of Vancouver	Catherine Anne Oberndorf	none	Kitsilano	APPENDIX K
06/26/2022	13:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Social housing there should be diverse, families, children, etc. How would 129 near homeless, mostly men, use the subway' Near Sancta Maria House is unfair. Residential program there for marginalized addicted women from downtown Eastside. Not right to move the downtown Eastside to Kitsilano. Why not move to Dunbar Heights, Kerrisdale, Shaughnessy, or Point Grey Road' There is construction there. Apart from the elementary school across the road, there is also a daycare centre. A subway station could attract drug dealers, a block away from a liquor store. This plan will destroy this neighbourhood, not just an "area", as we know it. We could say goodbye to vibrant Kitsilano south. Also, how could you even think of having common drug-use space on-premises but no onsite or nearby mental health or addiction services' Think beyond using the acronym NIMBY.	Susan Walker		Kitsilano	No web attachments.
06/26/2022	13:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	The proposed building is too big and BC housing should consider a much smaller building that also accommodate women and children and senior citizens.	Lorraine M	Concerned citizen	Unknown	No web attachments.
06/26/2022	13:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	To City Council and the Mayor, I have lived in Vancouver since 1986. My family lives here including my children and grandchildren. I am now 76 and I can tell you that this is the wrong model of housing in the wrong place. I know as addiction is in my family too. Addiction and mental illness require daily support, and are a daily battle. This model will fail the people living in it, and the neighbourhood around it. Outside my building is a park. 911 has been called multiple times for people who have overdosed from drugs. It is sickening. I can not imagine the trauma that would bring to a child as I know what it does to those of us who have decades of life experiences. There are needles most days and one man sits in the park drinking and yelling at bypassers for hours at a time. He is not homeless. He suffers from addiction and mental illness and he has come to the park almost daily for over 6 years. I believe congregating 129 people together in one building is a model for failure. And what about anyone who does not have addictions, or mental illness' Are they intended to walk past open drug use in their home' And how do you protect the 500 children in the school next door' Be reasonable. The local neighbours have opposed in the Consultation. This should not be about politics. t is about people. People who need help, people who live in the community and how to best provide for both. Do not forget that there are thousands who have lived here for years, and even decades. They deserve to be heard. Oppose and work with the community. These people are passionate - and we need more of that in Vancouver. My daughter asked me to speak but I do not know how to use the technology. To even create an email you need a code now sent to your mobile and I don't have one. You are excluding the voices of many from this process. The people who are to live in this building: can they call in' Do they even know this is occurring' What about the people who are in social housing and are afraid to speak up and share their experiences as my own family member was because they could lose their housing' And what about those of us who are emotional because we have lived through these experiences' I am sure it is a very intimidating experience for many - including myself. Please oppose and build housing with the support of the neighbourhood by creating housing that brings together the community. This current proposal is not it.	Sue G.		Downtown	No web attachments.
06/26/2022	13:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	I love my nail salon from chinatown to kitsilano as my window was being smashed 12 times in 1 year, i was located right beside a supportive housing unit that housed only 30 residents and cameras recorded those residents that lived at thsi residence as the attackers at least 5 times. Police and atira did nothing. I moved my.buainess to kits last year and am so happy that I can walk to lunch and the bank without being harassed. Please do not bring this supportive housing talian where I feel safe for the first time in 10 years.	Agnes kim		Kitsilano	No web attachments.
06/26/2022	13:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I oppose this location, needs to be by st Paul's hospital	Morgan borger		Downtown	No web attachments.
06/26/2022	14:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I oppose because we are putting 2 vulnerable populations right beside each other, the students and the occupants of this building. With no assurances about who will be on the staff to help the occupants of this building this is another reason I oppose it.	Nancy Kwok	Resident in the area	Fairview	No web attachments.

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

"s 22(1) Personal and Confidential"

06/26/2022	14:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Did bc housing not know that there was a schol and daycare located directly across the street' Do we not care about children's safety anymore just ticking boxes that x people have been homed. This location is ridiculous. Oppose!	Teddy kwan		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/26/2022	14:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Not appropriate to situate a supportive house for men with drug and/or other issues across from St Augustine's church/school and beside the Sancta Maria House, a recovery house for women.	Susan Phillips			Unknown	No web attachments.
06/26/2022	14:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Wrong location across from an elementary school. Also needs to be in a neighborhood with actual.supports. This location should be low income housing not low barrier due to.huge amounts of children	Mary skorjek	Myself		Kitsilano	No web attachments.
06/26/2022	14:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Councillors: I am writing to ask you to oppose the upcoming social housing project at 7th and 8th at Arbutus St, not because of the type of people who will be living there, but because this model is not the right one for Vancouver. You all know the statements made by Dr. Julian Somers, that housing people with mental health and addiction issues together in one big building is not conducive to recovery. The opposing side will say that any secure housing for people needing care is the most important thing. I can tell you briefly that my son, who has mental health issues, found himself hospitalized for three months and then transitioned to a smaller care centre for people with similar conditions. There were regular problems at this place. Once, I drove by and there were police outside on the ground with rifles pointed at the building. That was very scary experience for residents and for all the neighbours and passers-by. Luckily, my son was placed in a group home shortly after, which made his life so much better. The place he moved to was an old single-family house in Kitsilano. You would never know it was a group home. There were seven individuals living there and all their meals and medication were provided to them. They offered help with employment, with social activities and much more. Curfews were given to everyone to prevent relapsing. Residents respected each other and felt non-stigmatized by living in an old house rather than an institution.This to me is a very successful model, where small groups of people learn to live together (as a family would) and eventually learn how to live in society again. I ask you to consider if this large project before you will do the same thing. Secure housing is vital for everyone with mental health and addiction issues. But if the goal is to achieve successful outcomes, you should not approve this project. Consider low to mid-rise residences if your aim is to restore dignity to these folks. Thank you.	Evelyn Jacob			Kitsilano	No web attachments.
06/26/2022	14:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Main concerns with the rezoning application include: -BC Housing cannot guarantee minimal levels of staffing, essential supports, resources, and services that will be provided for the 129 residents -the size, scope, and design of the building will also impact traffic management and safety in the immediate neighbourhood - it's close proximity to St. Augustine Elementary School, a toddler park and Sancta Maria House women's recovery home.	Dale Hannebauer			Unknown	No web attachments.
06/26/2022	14:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I oppose.	Erin mulder			Downtown	No web attachments.
06/26/2022	14:33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Srrious safety concerns especially for drug and addiction issues.	Hideaki Anzai			Kitsilano	No web attachments.
06/26/2022	14:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a neighbour living one block away, at "s 22(1) Personal and Confidential" my family will be directly impacted by the proposal. We actively use the playground adjacent to the site with our 2 grandchildren. My objection is based on the following 1. The only entrance/ exit to the building is facing the playground. t is clear that at least some of the 140 residents will linger around and across from the entrance in the playground, from evidence at other smaller social housing complexes 2. The building height and massing creates a very looming aggressive presence on a very tight site with narrow boulevard on Arbutus and avenues. Shadowing of the street public realm, school and playground are excessive, and unsympathetic to the character of the neighbourhood 3. 100% removal of all site trees and 100% site coverage, with the tower element tight to the property line. No podium or setback to the street. Objects dropped from tower windows will impact the sidewalk Suggestions 1. Reoreintate the entrance to the south (W7th) to the transit location, away from the playground. 2. Lower building height to 6-8 floors 3. Setback tower element from street edge to provide a podium, less aggressive presence, safety to falling objects to street pedestrians Meaningful dialogue with the community to create a supportive building for all.	Paul Phillips			Kitsilano	No web attachments.
06/26/2022	14:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm very confused why our capitol, the city of Victoria does not allow supportive housing with drug use near children and schools. They require only dry housing. Why would the city of Vancouver therefore allow up to 129 addicts many with severe mental Health issues which as we know when combined with certain drugs can cause extreme psychosis and violent behaviour, to be allowed. Are the young children of Victoria more important than those in Vancouver"	Mackenzie Zahlen			Kitsilano	No web attachments.
06/26/2022	14:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I lived in Kits for many years at "s 22(1) Personal and Confidential" and my best friend lives at "s.22(1) Personal and Confidential". I still feel I am part of the neighbourhood as I spend time in the area walking through the neighbourhoods. I feel very mixed about the proposed housing. I am a teacher and work with many low-income families, immigrant families and kids with special needs. They sit in my heart and are my passion. Housing is needed and that is clear. But this housing is not right. The building allows open drug use and is next to a school. The building is also huge and stigmatizing. I worked in New York and they would call this "project housing." Is that what we want to create in Vancouver' I do not work at the school across the street or even within the VSB District, but I am a teacher. I know how everything impacts children. There is no guarantee what will happen at this building but from what we are seeing around other supportive buildings including in Olympic Village and Yaletown it's broken. Fix the buildings that are already failing people and use this property for social housing. I learned this land already had 6-floors of social housing approved last year by Council. This could be built already for low income families, seniors and people who are homeless. Thank you for listening.	Laura R. D.			Mount Pleasant	No web attachments.
06/26/2022	14:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I oppose this development. It seems very apparent that all relevant stakeholders such as the families of St. Augustine's were no properly consulted.	Ryan Cheung	St. Augustine?s		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"

06/26/2022	14:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	This zoning is completely in appropriate for its location to a elementary school. Our kids need to be protected.	Tanya Cheung	St. Augustine?s	Kitsilano	No web attachments.
06/26/2022	14:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	The children at St. Augustine's School need and deserve a safe and healthy Environment. The housing for 140 homeless and recovering addicts is not The best location.	Rosina Alvaro		Kitsilano	No web attachments.
06/26/2022	15:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I am opposed. Also does the mayor have no ethical or conflict of issue with Gregor Robertson's company building this project""	Mike belons	Myself	Kitsilano	No web attachments.
06/26/2022	15:06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I am writing to express my opposition to BC Housing's request for rezoning at Arbutus and 2086-2098 West 7th and 2091 West 8th Avenue, across the street from St. Augustine Elementary School, close to a toddler park and Sancta Maria House women's recovery Home.	Cecilia Ramirez		Unknown	No web attachments.
06/26/2022	15:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have seen coverage of this building in the media. This proposal needs to go back to the table. For many years, I have been involved in supporting women and their children fleeing domestic abuse. They need housing. Please reject this proposal and make it a much smaller building with housing for families with a focus on women fleeing violence.	Peggy Ho Yuen		Fairview	No web attachments.
06/26/2022	15:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposing this rezoning application. I am a supporter of housing for our homeless neighbours. However, there needs to be consultation with the existing service providers and neighbours to ensure that the residents of the building will get the help they need. 129 individuals in single rooms is too many for one building. Families need homes. Please change the current proposal to be more of a mix so different types of people ' including families ' can be accommodated.	Teresa Clark		Downtown	No web attachments.
06/26/2022	15:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I am a new resident of Kitsilano. I just moved here from Richmond. I am worried about drugs that will be brought to the building and the exposure of the children in the nearby park and school. Children are vulnerable because they are trusting. Please don't take their innocence away.	Sarah Dy		Killarney	No web attachments.
06/26/2022	15:26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I wish for individual Council members to review all the reports that are being submitted. There are so many reports that tell us that having so many people, who each have significant needs, living in 1 building, that there will not be enough supports and it will not benefit the residents.	Geri Fujisawa		Arbutus-Ridge	No web attachments.
06/26/2022	15:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	A location this close to so many children should be low income housing not supportive low barrier housing	Garret mulligan		Downtown	No web attachments.
06/26/2022	15:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Oppose location, should be located by a hospital with supports	Loretta		Kitsilano	No web attachments.
06/26/2022	15:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I share an email address so you will see two submissions from this address. I oppose this rezoning. I am a long time supporter of St. Augustine's School. This building will cause there to be a shadow on the playground. That made me very sad that children would be treated that way. Please read the article Forever in the Shadows. It will open your eyes. You know the right thing to do is to reject this zoning application.	Marie Fujisawa		Arbutus-Ridge	No web attachments.
06/26/2022	15:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello, my name is Dorothy Patzer and I am a resident of Vancouver and I work in Kitsilano. I am writing to express my opposition to BC Housing's request for rezoning at Arbutus and 2086-2098 West 7th and 2091 West 8th Avenue, across the street from St. Augustine Elementary School, close to a toddler park and Sancta Maria House women's recovery Home. I am opposing this rezoning application for the following reasons: -I am most concerned for the safety and care of the elementary children and the neighborhood. -Placing 129 low barrier units for individuals with addiction and mental health issues 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 impact for the residents of Santa Maria House -Heightened traffic issues in the area. -A 13 storey building will cause significant shadowing on the school playground I am opposing this BC Housing rezoning application and hoping/praying that BC Housing will meet with the community and build housing that will help the future residents and be a safe neighborhood for the children and the community. I am recommending that BC Housing build a 5-6 storey building with (30-40) single family units for mix tenants which will include single parents with children, seniors, those with accessibility issues and about 5% for those with addiction and mental health issues. Thank you for all your help in making our community a better living place and thank you in advance for listening and acting on my concerns and recommendations. Sincerely, Dorothy Patzer Vancouver Resident	Dorothy Patzer		Kerrisdale	No web attachments.
06/26/2022	15:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Major concerns for children right across this street, they do not need to see active drug use on their way to and from school. This housing should be dry	Ellie Soles		Kitsilano	No web attachments.
06/26/2022	15:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	I am very worried about the children who live in the area. I have seen on the news that there is a park and a school right beside this building. Please don't subject these young children to these adult problem. Reject this proposal and go back to the drawing board.	Margaret Salfi		Fairview	No web attachments.
06/26/2022	15:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Why is this across the street from an elementary school'	Zack kwan		Mount Pleasant	No web attachments.
06/26/2022	15:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear City Council, As parents of children at St. Augustine's School, we support social justice and the City's drive to address the homeless problem in BC. However, as parents and voters, we strongly oppose the current re-zoning application because the application has failed to incorporate the significant concerns and feedback provided by the School to the City of Vancouver and BC Housing over the past 16 months. We do not believe that City Council and the Province would back a proposal to build an elementary school within footsteps of a supportive housing project designed to assist people with known mental health challenges and/or addictions to mind-altering substances. Thus, how can Council or the Province back a proposal to construct a supportive housing project within footstep of an elementary school, especially without taking into account the extensive concerns of the School and parents' This does not make sense. Please do not approve the re-zoning application until the voice of the School and parents are adequately addressed. Sincerely, Michael Stein	MICHAEL STEIN		Arbutus-Ridge	No web attachments.

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

06/26/2022	15:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed building is the wrong model. Mentally ill/addicted people need & deserve more support and rehabilitation than being warehoused in cell like 300sq.ft. SRO's. Group homes spread out across the city is a much more successful alternative. Presently Kits already has 2,000 designated beds for those needing help. Secondly this is not a good location for this facility for over 120 individuals. It is too close to a children's park, elementary school, day-care, seniors' housing, other similar facility @ 7th & Fir and liquor store etc.. Please vote to oppose this big mistake in the making. Say NO to this oversized ill thought out rezoning.	Maureen Williams		"s 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/26/2022	15:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed building is the wrong model. Mentally ill/addicted people need & deserve more support and rehabilitation than being warehoused in cell like 300sq.ft. SRO's. Group homes spread out across the city is a much more successful alternative. Presently Kits already has 2,000 designated beds for those needing help. Secondly this is not a good location for this facility for over 120 individuals. It is too close to a children's park, elementary school, day-care, seniors' housing, other similar facility @ 7th & Fir and liquor store etc.. Please vote to oppose this big mistake in the making. Say NO to this oversized ill thought out rezoning.	Maureen Williams			Kitsilano	No web attachments.
06/26/2022	15:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this project as it shouldn't be adjacent to a daycare and elementary school when this is a low barrier housing project. If this location is used it should be for social or low income housing only.	Sarah faria			Kitsilano	No web attachments.
06/26/2022	16:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My wife and I share an email address but I want my concerns to be heard too. I am concerned about the crime that will accompany the new building. I have looked at the Vancouver Police statistics for the area around Marguerite Ford (which is close to where we live). Contrary to what BC Housing and Minister Eby says, police calls increased significantly around this building. The calls remain high almost a decade later. Things have 'settled' at a level more than 15 times higher than before the building was built. Please don't bring that danger to that neighbourhood.	Frank Salfi			Fairview	No web attachments.
06/26/2022	16:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have seen the supportive housing studies such as https://www.bchousing.org/publications/SROI-Analysis-Dedicated-Site-Supportive-Housing.pdf . YET. I am opposed to this project for multiple reasons (1) Its too big - 12 stories. Most buildings in that area are 4 stories OR less. The city should allow some gradual incremental increases - but not 3 times the size of nearby buildings (2) I don't think a LARGE supportive housing initiative is suitable for that location. There should be more supports and less residents with complex issues. It is right next to the green way, a school, a preschool and a church, so, the chances of incidents with vulnerable residents is increased. (3) I think the cities that always step up have done enough on the supportive housing file - Vancouver, Victoria, Kelowna, Nanaimo, Surrey, Abbotsford etc. - the list is long. BUT there are several e.g. Burnaby and Port Moody that seem to think that homelessness and mental health is someone else's problem. In the interest of simple fairness, it is time that these municipalities did more to help on this file. The province needs to be fair and distribute supportive housing across BC. Vancouver should not be a high anomaly. We can all do better and be smarter. Mental health and homelessness is an important issue - but in contrast to what the activists would have you believe, it is NOT the only issue. Come on Vancouver (and BC!), please listen to the residents of the area. Drastically scale back THIS project! In general: (1) for a hopefully scaled back initiative, make sure it is landscaped carefully so that there aren't conflicts along the greenway. (2) What is the city and province doing to support small, long term elder care homes - in neighbourhoods - like Denmark	Julian Mais			Kitsilano	No web attachments.
06/26/2022	16:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have been a pediatric emergency room nurse for nearly 20 years. I have seen the effect that illicit drugs and alcohol can have on children of all ages. When a baby is born addicted to substances they suffer from withdrawal. They have to be placed in a dark room with minimal stimulation (they scream in pain when they are held). It takes 2-3 nurses to change their diaper. One to hold their little arms close to their body, one to change their diaper and often a third one to administer the extra pain medication they need. There is no maternal/infant bonding. These babies then often grow up being bounced from foster home to foster home - never knowing who their parents are. Some are lucky and will get adopted into loving families. Most will repeat the cycle of use. I understand that there is an elementary school across from where the new housing development is proposed to be. Children in elementary school are trusting, curious, and innocent. Street drugs are overwhelmingly addictive. If exposed - it could only take one time for any of these children to become addicted and therefore change their life and their loved ones lives forever. It is hard to believe that not one child will fall victim to a life of dependency when constantly exposed. I understand that not all people who will live in the building will be using substances and even less will be entering the school grounds. It only takes one. Those who are chemically dependent, whose bodies are demanding to be satiated sometimes cannot stop themselves from getting what they need from anyone they can. I do support trying to house and help all people. It needs to be in a place that is safe for everyone. I also know from my experience as an emergency room nurse that people have to want to change. There are multiple programs available to support people to regain control of their lives but I think maybe 1 in 50 are successful. Building a structure to house people where they can come and go as they please with no support in place is like building a road that drives into the ocean. Please re-think this development.	Crystal			Unknown	No web attachments.
06/26/2022	16:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have been involved in real estate including the Real Estate Board of Greater Vancouver for more than 30 years serving as president of the commercial division. We have known for many years that scattered housing is the best solution for people leaving homelessness. The Downtown East Side is an example of this congregate housing not working. I have been a director for the Aboriginal Mother's Centre. We created 16 transformational houses. That is a model that works. Please reject this proposal and stop ghettoing our residents who are experiencing homelessness. I am also a director of Senior Services Society of BC. Low income seniors would benefit from a building in this area that was purpose built to help them age in place.	Mercedes Wong CRE CC M FRI RI			Kitsilano	No web attachments.

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

06/26/2022	16:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I do not have an email address so I have asked my friend to use hers to send this email for me. There are too many things are concentrated into a very small number of blocks. The effects on the surrounding community is already disturbed with the new subway station and bus loop. Adding a large building filled with people with many different needs will not meet the service levels that are really needed to help them.	Patricia Woollam		Confidential	Fairview	No web attachments.
06/26/2022	16:32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this rezoning application. As a city we need to do better for the vulnerable population who will be housed here. Warehousing individuals who have high needs, without meaningful support - readily available and mandatory mental health and addiction supports - will further isolate and stigmatize them. David Eby's comments that there is some question about whether this housing model with "work" are deeply concerning - with so many units being proposed by this project, how will the city support those who occupy the building and its surrounding neighbours (which includes me and my family; we live approximately 2.5 blocks from the proposed site), when this venture inevitably fails' The city must do better than this flawed proposal.	F Lim			Kitsilano	No web attachments.
06/26/2022	16:34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	A building that supported families, recovering women, and seniors is desperately needed. With proximity to the subway line, they could have easy access to transportation. Make the units larger so different family units can be accommodated. Building the current building as proposed discriminates against the children at a Catholic school when we all know it would not be built that close to a public school and certainly not creating a big shadow on their playground and letting people overlooking them whenever they are playing. Children are children. Have you considered your liability and culpability if anything happens to a child?	Janine Holleran			Fairview	No web attachments.
06/26/2022	16:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Living at s.22(1), I understand the impact that development and construction has had and continues to have on my neighbourhood. What has been promised as a convenience has made travel more inconvenient for me as I have to walk an even greater distance. I really empathize with the people who live near Arbutus and Broadway. Adding a large building where children are right across the street at a school and park will cause even more disruption to that neighbourhood than just the disruption they will face with the subway station and bus turnaround.	Laura Cordeiro			South Cambie	No web attachments.
06/26/2022	16:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing to express my opposition to B.C Housing request for rezoning at Arbutus and 2086-2098 West 7th and 2091 West 8th Avenue across from St. Augustine Elementary School close to the toddler park and Sancta Maria House women's recovery home. I am apposing this rezoning application because I am most concerned for the safety and care of the elementary children and the neighbourhood. Placing 129 low barrier units for individuals with addition and mental health issues 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.	Anna Yule			Downtown	No web attachments.
06/26/2022	16:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have a concern that the government, BC Housing and MPA Society will not do the right security checks for residents of the building. What kind of safety issues will that raise for the children at the nearby schools and the park. I work in health care and everyone needs to have a police record check. That should be a minimum requirement for residents of this building. During Covid we were stretched beyond the limit without having enough staff to care for our residents. Will this building have enough supports for so many people with highly individualized needs. Please look into ensuring the right supports are in place to protect the nearby children. That is very important. We have to protect the children.	Melva Strudwick			Marpole	No web attachments.
06/26/2022	16:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to the rezoning of this site for the purpose of a single room occupancy only congregate housing model because while it appears to be helping people, in reality is setting up too many for failure due to their many vulnerabilities.	Monica P			Oakridge	No web attachments.
06/26/2022	17:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Attached are my comments in opposition of this project. This project does not have good design, it is not properly located, it is insensitive to the green space needs of local residents without yards, it does not integrate into the neighbourhood and does not contribute towards a safer neighbourhood in proximity to the bus loop.	L Runzer			Kitsilano	APPENDIX L
06/26/2022	17:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Attached are my comments in opposition of this project. This project does not have good design, it is not properly located, it is insensitive to the green space needs of local residents without yards, it does not integrate into the neighbourhood and does not contribute towards a safer neighbourhood in proximity to the bus loop.	L Runzer			Kitsilano	APPENDIX L
06/26/2022	17:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Near school	Sebastian Pereira			Kitsilano	No web attachments.
06/26/2022	17:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This rezoning application should be rejected in its current form. This will be a low-barrier building for 129 adults many of whom will suffer from addictions and mental health issues, with no complex supports provided in the building to meet their needs and help them recover. There are no such services available in the neighbourhood either. Using the word 'supportive' in this context is misleading. Moreover, concentrating such large numbers of people with addictions and mental health issues in a single location is not conducive to their recovery, as shown by Dr Somers. It is not appropriate to co-locate a low-barrier building on the same site with an elementary school, a daycare, toddler park, an abstinence - based women's recovery home and a low-income seniors' home. Despite the extensive neighbourhood feedback on alternative social and supportive housing models that would be a better fit, the proposal remains a low-barrier building that allows open drugs consumption. For example, many neighbours have indicated that this specific site has all the infrastructure for successfully integrating families at risk of separation and homelessness due to hardship as well as women who are exiting the recovery house next door. The proposed building will cast extensive shadows on the elementary school and daycare across the street, in direct contradiction to the shadowing amendment for schools that was adopted in the context of the Broadway Plan. The building stretches across the length and width of the block, with little or no offsets and no green ground-level spaces for its residents. A rare green space in this part of the neighbourhood will be completely concreted over. Only some minor adjustments have been made to the design compared to the original application - the building remains non-residential looking and it will not blend into its surroundings. In fact, it will achieve the opposite, stigmatizing its future residents and impeding their community integration. How I vote next October will depend on what happens with this building. I could not ever again support councillors who uncritically vote in favour of such flawed design.	Dragana V.		Unknown	No web attachments.	

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

06/26/2022	17:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I oppose for these 3 reasons: 1) Proximity to Recovery House for women 2) Proximity to elementary school 3) Proximity to child's playground 4) And opposed because of the number of residents who will need support in this proposal, and the support is not in place for these needy residents	Marguerite Susanne Macdonald	none	"s.22(1) Personal and Confidential"	Killarney	No web attachments.
06/26/2022	17:35	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 application in its current format: a low-barrier building for 129 adult-only residents, many of whom will be suffering from addictions and mental health issues, with no complex supports available either in the building or in the immediate neighbourhood. I am concerned about this model being proposed for a location where the next-door neighbours are an elementary school, a daycare, a toddler park, a women's recovery home and a senior's home. The building will cast an enormous shadow on the elementary school and daycare right across the street (less than 20 meters away). The whole project is poorly designed: not only it is institutional looking and visually unappealing (consisting of single self-contained units built out of metal) but there are almost no offsets, outside green space will be insufficient for the large resident population, and parking bay is too small (e.g., where would an ambulance or other service vehicle park? The section of Arbutus St. where the building will be located is narrow and already congested ' any service vehicle will clash with the busy traffic from the new train station and bus loop). This almost certainly guarantees a poor-quality living for its future residents, particularly as it is destined to be a permanent building. I am really not sure this project helps the people it wants to house. It should be scrapped and redesigned.	Giovanni G	myself only		Unknown	No web attachments.
06/26/2022	17:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am strongly opposed to this development. It should be sent back to planning, it is so poorly designed that it is almost unbelievable it made it this far. Recently I was reading that there is a shortage of green spaces in the new Broadway plan. Green councillors have suggested to devote 1 billion dollars to acquire new space for green areas. Do you realize the are you want to use for this development is one of the few remaining green spots in the neighbourhood? There are thirteen (yes, thirteen!) mature trees and the grove would provide some much-needed fresh air to people in proximity of the huge station (sky train and bus) nearby. Has anyone even thought about such issues? If I were a person with mental health issues or drug dependence, the last thin I would want is to be offered a place with 120 other people with such problems. It would make my recovery incredibly hard. This whole project should be sent back to the drawing board, I have rarely seen anything so badly planned. Next October I would not be able to vote in favour of any councillor who supports such wrongheaded project.	Jim L			Unknown	No web attachments.
06/26/2022	17:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	City is ignoring their own bylaw rules on height and shadow/shade impact on the school across the street. No green space around this structure for residences to use. They will overwhelm the children's park (Delamont) with possible needle, cigarettes and other debris. What has the parks board or city planned to keep this cleaned up. Also the building should be housing low income seniors, single parents with children and single individuals. Build a community within this location and it will fit into the overall existing community better.	Charlene Wells			Kitsilano	No web attachments.
06/26/2022	17:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council, I am writing today to oppose the BC Housing proposal for 7th Ave. and Arbutus St. in Kitsilano for the following reasons: ' Unlike the verbal communication on media, the official documentation states that this rezoning application is for high-density and up to 100% low barrier supportive housing, hosting solely at-risk homeless population, most of whom suffer from alcohol, drug dependencies, and mental health issues. It will not address affordability for seniors or low-income families. ' The high-risk residents' building is in proximity to vulnerable segments of our community. t is across the street from a toddler park, an elementary school and a home for women recovering from abuse. The proposal has not presented any risk mitigation plan. o What is the city's plan if the crime rate rises in the area' o What is the city's plan if random attacks spread from downtown to Kitsilano and adjacent neighbourhoods' o Will the city scan daily the toddler park and school playground for discarded needles, broken glasses or other substances that can harm children' o What is the city's plan to rescue those over-dosed with no hospital or medical centres close by' o You are accountable for coordinating with other organisations to have a complete plan for your business case, which is, currently, lacking. For example, you may not be responsible for scanning and clearing discarded debris, but you are accountable for its coordination. Same for the other risks. ' In the early stages of the proposal, there was a forum for residents to express their opinions. When some expressed concerns about its proximity to the elementary school, the City/Council representative on the forum said, "it's only a private school". When participants objected, they retracted their statement saying all schools are important. I am concerned about the impartiality (or rather the partiality) of the council managing this project. FYI, I have no children, so I am being objective. ' Kitsilano and Point Grey areas are touristic destinations. Did you evaluate the impact of this project on the future of the neighbourhood' ' Your messages have been denying the risks this building will bring to the community. Not acknowledging these factual concerns does not offer confidence in the due diligence the council performed before bringing it to the public. Finally, in the upcoming municipal election, I'll vote for those with a long-term strategic vision to improve the city and provide better quality services to its residents. Those who improve the supportive housing model in its current locations before repeating the same mistakes in new areas. I will not vote for candidates or incumbents who work in silos without taking full accountability of cross-functional organisations, risking the well-being of the majority to achieve their short-term/short-sighted quantitative targets. Thanks and Best Regards, Marina	Marina Abraham			West Point Grey	No web attachments.
06/26/2022	18:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council, Regarding the CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue, I would like to express my objection to the proposal because the location is unsuitable due to its proximity to a primary school, a toddler park and an addiction healing centre. Additionally, this is a family residential area, whereas the building is going to host at-risk homeless population, most of whom suffer from alcohol, drug dependencies, and mental health issues, endangering the most vulnerable of our community; children, youth, seniors and those who decided to heal from addiction. As a Kitsilano resident, I fear for my safety. Based on crime stats, random attacks increase in neighbourhoods where similar buildings are located. Definitely this project is making me change my perspectives and affected my trust in the current decision makers which consequently will affect my vote in the coming municipal election. Sincerely, Caroline	Caroline AlAshhab			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"

06/26/2022	18:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose this building. t is inappropriate in size for the locale. t does not provide adequate supports for the tenants. t is too close to a school. t causes concern to the tenants living in a nearby seniors building. I am completely in favour of housing for all. A more appropriate model for this site would be one that includes women and children.	Anne Goldman		Kitsilano	No web attachments.
06/26/2022	18:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	OPPOSE: CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue Please reject this proposal: 1) Who is this housing for? Why have the "hardest to house" in a family area with an elementary school, toddler park, seniors apartments and an abstinence-based recovery house? Have you zero concern for all of these vulnerable groups being placed together? 2) What is neighbourhood fit? Institutional building doesn't fit here. 3) Inequitable solar access - There is a sneaky interpretation for shadows cast by 100% social housing buildings, that they should be exempted from shading anything! In a city that claims to be about Equity, Inclusion and Diversity, how can this be allowed? In reviewing the shading diagrams of the proposed building on the school on page 4 of Appendix C, the shading problem would be better managed by having a square-shaped base that casts less shadow and shifting the main building northwards. The 3 storey segment at West 7th and Arbutus needs to be removed. t is taking valuable green space away from apartment dwellers 4) Public realm - No setbacks, no trees. Just ugly. 5) Loading dock and traffic safety - No dock on Arbutus. 6) Safe bike storage 7) Future street car or bus service on Arbutus - not anticipated, should have setbacks for future street widening.	J. Jimenez		Fairview	No web attachments.
06/26/2022	18:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the proposed low barrier housing development for Arbutus street between 7th and 8th avenues. The SRO model has not been effective at reintroducing populations with mental health concerns and addictions into community. This will not improve with the significant increase in number of units. t is unsafe for this type of residence, which doesn't screen tenants for drug addiction, criminal records, and permits residents to use drugs onsite, to be located mere metres away from an elementary school, women's recovery house, playground and seniors housing. The stakeholders needed to be consulted and weren't and now need to be heard. Let's work together to create a plan to build a future for people needing housing, employment, education, mental health and addiction treatment that is based on research and includes the holistic supports required instead of just building a residence.	Andrea Corbett	Concerned Vancouverite	Kerrisdale	No web attachments.
06/26/2022	18:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council, I am opposing the CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue. My reasons are: ' The density of the building is high: 129 units. ' The units will lodge at-risk homeless population, most of whom suffer from alcohol, drug dependencies, and mental health issues. ' The building is across the street from a children's park, school, and an addiction recovery home, in a family residential area. This setting will increase crimes and random attacks. ' I fear for the safety of the children in the neighbourhood who will come across discarded needles and broken bottles. The neighbourhood will transform to become a second downtown east side. ' The proposal did not present any guarantees or safety measures. ' Finally, a building this tall will definitely cast a shadow most of the day on the school playground, the toddler park and the Arbutus Greenway. I confess that the final decision of this project will affect my voting in the coming election. Thanks Hilda	Hilda Ashhab		West Point Grey	No web attachments.
06/26/2022	19:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My name is Kari Kozikowski and I am a resident of Vancouver. I work in Kitsilano and live in Cedar Cottage Fraser Knight Street Area. I am writing to express my opposition to BC Housing's request for rezoning at Arbutus and 2086-2098 West 7th and 2091 West 8th Avenue, across the street from St. Augustine Elementary School, close to a toddler park and Sancta Maria House women's recovery Home. I am opposing this rezoning application for the following reasons: I am most concerned for the safety and care of the elementary children and the neighborhood. Placing 129 low barrier units for individuals with addiction and mental health issues 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. I am opposing this BC Housing rezoning application and I am hoping/praying that BC Housing will meet with the community and build housing that will help the future residents and be a safe neighborhood for the children and the community. I am recommending that BC Housing build a 5-6 storey building with (30-40) single family units for mix tenants which will include single parents with children, seniors, those with accessibility issues and about 5% for those with addiction and mental health issues. Thank you for all your help in making our community a better living place and thank you in advance for listening and acting on my concerns and recommendations.	Kari Kozikowski		Unknown	No web attachments.
06/26/2022	19:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live in a neighbourhood with a small supportive housing building that works. The one proposed on Arbutus will not. About 3 months ago, a gentleman stopped me in our back laneway as I was going out to work in the morning and asked me for some money. I really didn't have any so I said I couldn't help him. That happened a couple more times over the next week. I mentioned it to my wife. She said I should ask him if he lived in the supportive housing residence on our block. The next time I saw him, I asked. Turns out he did and was a new resident. I asked if he had what he needed and why he was asking for money. He smiled and said it's a habit. Now when we see each other we say hello. In the many years I have lived here, that was the first time there was ever any 'trouble'. There are about a dozen men who live there. There is always someone around to help them. The new building you are being asked to approve will not result in those kinds of positive experiences with neighbours. There are way too many people in the building. t is too big. The men (I am sure it will mostly be men given how many men are homeless in Vancouver) will not get the kind of help they need. You are doing a disservice to these men by putting them all in what will become a disastrous situation. You aren't creating a situation where they can really become neighbours. That doesn't sound like home. Reject the motion. Send BC Housing back to the drawing board. Better still get them out on the street in the neighbourhoods where supportive housing is working and figure out how to make a building on Arbutus work ' and not just producing glossy brochures trying to sell us on nirvana. As our elected council, we count on you each to be smarter than that. Don't fall for it.	Gord Brown		Kitsilano	No web attachments.
06/26/2022	19:34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Honestly who in their right mind would have low barrier supportive housing across from 500 3-12 year olds. This is honestly insane and a waste of councils time. Please quickly reject this. Thank you	Winnie Chan		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"

06/26/2022	19:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose this size and 1/70 staff ratio	Peter lipshucz		Kitsilano	No web attachments.
06/26/2022	19:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose this size and 1/70 staff ratio	Peter lipshucz		Kitsilano	No web attachments.
06/26/2022	19:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I am concerned about what over a hundred residents with mental issues or disabilities and those suffering from drug addictions can do to a neighborhood consisting of an elementary school, a toddler park, a daycare, a women's recovery home not to speak of the many seniors living in proximity. I live nowhere near the site but I do feel for those who do.	V.E. Carlos	None	Downtown	No web attachments.
06/26/2022	19:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mr. Mayor and Council Members, Here I am again pleading with you to do not allow that building for the hard-to-house residents to be built on Arbutus and 7-8 W Ave. It is totally inappropriate location. Many informed experts are offering better alternatives to the high-rise you are proposing. This building along with those tenants will be utterly disruptive to the neighbourhood. This image is from Vancouver Sun (May 25, 2022) with a note saying the VPD is asking the general public to identify this individual so he could be 'prosecuted' for attacking a senior in Chinatown. t can be safely assumed that then he will be promptly released back to the society as a regular recidivist that the VPD Chief was talking about recently at the Council hearing re Safety in Vancouver. VPD releases new image in Chinatown bear-spray attack Older voters have the power to sway any election, and the upcoming Vancouver election is no different. No matter which party or independent candidate people vote for, there are certain issues we all care about for our own sake and on behalf of our loved ones and personal safety is one of them. Do the City, and the Provincial government, really want to introduce this kind of activity into a healthy, stable, diverse, and active community oriented neighbourhood - to benefit (debatably) the non-voting disruptive minority, at the expense of the voting families, seniors and working adults living in the area of the proposed new project on Arbutus 7-8 W. Ave' Is this the behaviour you want these constituents to be exposed to or made victims of as we know with the best efforts of VPD they will be back with impunity on the streets to commit more crimes' Is this Vancouver we want to live in' Is this the Council and BC government we want to have here' The answer - NO and NO ! Sincerely, Eva Wadolna (Resident of Kits ' one block from the project; community planner & gerontologist - former 3 term member of the Seniors Advisory Committee)	Eva Wadolna	Former SAC member	Kitsilano	No web attachments.
06/26/2022	19:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose this building. I oppose David ebys influence on cov council I oppose former mayor Gregor Robertson's company involved in the building of this project I oppse low barrier high needs being beside 500 young children who do not need to deal with drug dealers and people in psychosis while they walk to school	Caroline vandean-marsh		Kitsilano	No web attachments.
06/26/2022	19:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It is unfathomable to me that City planners have let this rezoning application get this far. From day 1 of the announcement BC Housing and Minister Eby have been in sales pitch mode ' to city staff, to neighbours and now to you our city council. They are asking you to throw out all the rules that have made Vancouver the kind of city where people want to live ' including the many who make their way here from other parts of the province or country knowing they will likely end up experiencing homelessness. They are asking you to ignore their own studies which say this kind of congregate living does not result in positive outcomes for most residents. They are asking you to believe that having an adjacent terminus skytrain station and bus loop will help the residents. They are asking you to ignore the school and the playground nearby. They are asking you to set aside the city's commitment to 'optimal level of solar access' with this towering building completely shadowing both the playground for the school across the street and at other times the playground to the north. They are asking you to allow no setback so no access to private green space for residents. Study the artist's renderings (attached). t is a concrete prison with small cell windows on the east side and cell like bars on the west side. This is not a home. Do not let this application move one step further until BC Housing comes up with a plan, in genuine consultation with the neighbourhood, that will meet the mission BC Housing claims of 'Making a positive difference in people's lives and communities through safe, affordable and quality housing'. Please vote in opposition of this rezoning application. Thank you.	Neysa Finnie		Kitsilano	APPENDIX M
06/26/2022	19:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Oppose height and location and location. Not beside a school!!	Jun su		Kitsilano	No web attachments.
06/26/2022	19:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As you are well aware there are two schools in the neighborhood (one will be across the street), a recovery home for women with addictions next door, a daycare, many young families and elderly. What you are proposing puts all of these people at risk. Are the 129 homeless addicts more important than the people in this neighborhood' VPD stats show this model results in increased crime. If David Eby is wrong and you go ahead with this, will you be okay if you ruin this neighborhood' I know I won't. There are other housing models that have worked but this one has too much risk. I will be watching this vote, any councillors that vote in favour of this, I will vote against at the next municipal elections.	Brian Hunt		Kitsilano	No web attachments.
06/26/2022	20:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Supportive housing buildings beside schools with found children should be dry like in other cities such as Victoria	Helen Pych		Kitsilano	No web attachments.
06/26/2022	20:29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Should be social.housing, not low barrier supportive housing. Not next to a scholl and not with.young kids all around.	Beatrice McKay		Downtown	No web attachments.
06/26/2022	20:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose the project as it will change our neighbourhood. Drug addicts should not be housed in this neighbourhood with an elementary school and a park right across.	Esther Chung		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"

06/26/2022	20:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	City council, please advise how we as can trust any of the assurances bc housing has given the citizens about safety, client mix, staffing etc when an foi was conducted and blatant lies were discovered. Due to their lies I don't feel I can trust them to protect our neighbour hood and our most vulnerable neighbours, the elders and the children. I oppose this project hxxps://cityhallwatch.wordpress.com/2022/04/02/kitsilano-coalition-bc-housing-cov-problems-7th-arbutus/?fbclid=IwAR3Mb6ZB2P0XNa3ffSJlpA_xS0awdQSGSP20KmXMhprLi9fSFX6yBgcBCQ8	Trent Chernenko		Kitsilano	APPENDIX N
06/26/2022	21:33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning proposal for 2086-2098 West 7th Avenue, and 2091 West 8th Avenue.	Andy Phung		Kitsilano	No web attachments.
06/26/2022	21:33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning proposal for 2086-2098 West 7th Avenue, and 2091 West 8th Avenue.	Andy Phung		Kitsilano	No web attachments.
06/26/2022	21:34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning of 2086-2098 West 7th Avenue, and 2091 West 8th Avenue.	Jenny Vo		Kitsilano	No web attachments.
06/26/2022	21:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning of 2086-2098 West 7th Avenue, and 2091 West 8th Avenue.	K Phung		Kitsilano	No web attachments.
06/26/2022	21:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello everyone, My name is Nicoleta Cocosila and I am a resident of White Rock but I work in Kitsilano. I am writing to express my opposition to BC Housing's request for rezoning at Arbutus and 2086-2098 West 7th and 2091 West 8th Avenue, across the street from St. Augustine Elementary School, close to a toddler park and Sancta Maria House women's recovery Home. I am opposing this rezoning application for the following reasons: - I am most concerned for the safety and care of the elementary children and the neighborhood. - Placing 129 low barrier units for individuals with addiction and mental health issues 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. - A 13 storey building will cause significant shadowing on the school playground. - Heightened traffic issues in the area. -Mixed impact for the residents of Santa Maria House. I am opposing this BC Housing rezoning application and praying that BC Housing will meet with the community and build housing that will help the future residents and be a safe neighborhood for the children and the community. I am recommending that BC Housing build a 5-6 storey building with (30-40) single family units for mixed tenants which will include single parents with children, seniors, those with accessibility issues and about 5% for those with addiction and mental health issues. Thank you in advance for listening and acting on my concerns and recommendations and thank you for all your help in making our community a better living place . Sincerely , "s.22(1) Personal and Confidential"	Nicoleta Cocosila		Unknown	No web attachments.
06/26/2022	21:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is too big and does not fit the character of Kitsilano. Also Kits is about inclusivity and social housing is woven into the community. I have been reading in the newspaper and talking to my family in the area. t sounds like the persons leading this are not listening to the neighbours or realize it's next to schools and is a low-rise residential area. Opposing.	Kat McClellan		Riley Park	No web attachments.
06/26/2022	21:53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Minister Eby stated in the media last week that issues arising at new supportive housing projects generally settle down within six months and then "people don't notice the buildings.. they really blend in nicely." However, members of the Kitsilano neighbourhood obtained VPD data through an FOI request that shows a very different picture from what Minister Eby is trying to paint. The data relates to the Marguerite Ford (MF), a supportive housing project similar in size and composition to the project proposed at Arbutus and West 7/8th, as it is also low-barrier and for the hardest to house. The data shows there were 55 service/911 calls in the 2 years before MF opened; 972 calls in MF's first 2 years; and 855 calls in the last 2 years. The spike in calls following the opening of the MF is disturbing. And there has only been a decrease of calls by 12% over 8 years. This is clearly not a case of a supportive housing project "settling down" in 6 months. Would you politicians stop gaslighting the public when it comes to public safety issues? The Arbutus and West 7/8th site had 52 service/911 calls in the last 2 years. Based on the experience of the MF, the Arbutus site can expect to see 800 - 1000 service/911 calls in its initial years. This is not acceptable across the street from an elementary school and preschool. hxxps://www.kitsilanoalition.org/blog/low-barrier-supportive-housing-the-real-story	Scott Elle		Kitsilano	No web attachments.
06/26/2022	21:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Speaking on behalf of my extremely disabled neighbours at Blair Court at 10th and Arbutus I am informing you that we are all vehemently opposed to this idea. Not because of N MBYism but because it's a disservice to its future tenants, tantamount to sabotage. Planning and addictions experts have all agreed that this model of agglomeration is definitely doomed to fail the very people we need to help. Decentralized reintroduction into the community is proven to be more effective than merely shuffling the culture of the street into a private home environment, that only perpetuates their discomfort and barrier to recovery. Awful idea that should bring shame to any politician who is in favour. t will be their lasting legacy in Vancouver. We really don't understand the logic behind this. Absolutely opposed!!	Mark Stockbrocks	Accessstickers	Arbutus-Ridge	APPENDIX O
06/26/2022	22:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Opposed	Jason O'Sullivan		Unknown	No web attachments.
06/26/2022	22:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm torn. We need housing but this doesn't seem right. The zoning is already in place for 6-floors of social housing. Council had it right last year.	Robert Grant		Riley Park	No web attachments.

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

06/26/2022	22:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm writing to oppose the rezoning application at 2086-2098 W 7th Avenue and 2091 W 8th Avenue. I'm a Vancouver resident and have great concerns with the rezoning application in its current form. There is no denying there is a housing crisis in Vancouver and addressing homelessness should be a top priority for all levels of government. However, the current congregate housing model most commonly used in BC and proposed for this site has shown to be unsuccessful and inferior to other models. Dr. Julian Somers and other SFU researchers have spent 15 years researching homelessness, mental health, and addictions. This research has been funded by the federal government and includes randomized controlled trials and 100's of peer reviewed publications. The research shows that scattered housing also referred to as recovery oriented housing is strongly preferred by individuals. In fact, 84% of people who experience homelessness, mental illness, and addiction would prefer independent housing over congregate. Research also shows that recovery oriented housing causes a 70% reduction in crime and 50% reduction in medical emergencies. In contrast, congregate housing brings the ' culture of the street' into the building. These environments are challenging for recovery when individuals are surrounded by people with the same issues in environments with little mental health supports on site. If we have this evidence available, the question is why are we not using it' Evidence based practice is used to guide decision making in most fields of study, why wouldn't this be the same for housing in BC' When the scientific foundation is there, why are government officials choosing not to use it' Given that costs of both models have proven to be the same, these questions perplex me and make me skeptical that there are other motivations at play besides the best interest of this vulnerable population. I encourage all councillors to reject this rezoning by application and to have the courage to question the housing model used for this site and all proposed supportive housing projects in the future. Thank you for your time, Sincerely, Lisa Bellisomo 3755 Sophia St Vancouver BC V5V 3V1 Reference https://www.sfu.ca/content/dam/sfu/carmha/resources/c2abc/C2A-BC-June-2021.pdf	Lisa Bellisomo			Mount Pleasant	No web attachments.
06/26/2022	22:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm opposed to the proposal to build social housing units at the above address because of its proximity to St Augustine School on Arbutus St and the children's playground opposite the proposed building on W 7th Ave. I do not think it is a good idea to house a large number of people, many with significant social problems, next to a school and a playground used by many children. A school environment should not be one where children could feel unsafe. I recognise the need for social housing in the community but next to a primary school is not the place to build it.	Lynette Brook	None		Unknown	No web attachments.
06/26/2022	22:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	To whom it may concern, There is so much I'd like to say about this incredibly destructive plan to put 126 active drug users across the street from an elementary school. My name is Haida Sachen, I live at 2105 west 7th avenue. It is bad enough that there will be a sky train station at Broadway and Arbutus, but the fact that you want to cut down what little green space we have to build a 14 story tower in a neighbourhood where 4 story is the norm, to house 126 active drug users is shocking. t feels like the city got together and figured out a way to completely destroy our neighbourhood. I can see it now, so instead of seeing kids playing at the playground on Arbutus, I'm now going to see an open drug market. I understand this is a complicated problem, but 14 stories of drug users and elementary school kids do not mix. You will destroy our green space, make me as a single women fear for my safety, and inevitably some kid will be stabbed with a needle at some point. Kits is still an affordable place where someone like me can live and enjoy being surrounded by safety and nature. You are taking that away. Thank you Haida Sachen	Haida Sachen			Gitilano	No web attachments.
06/26/2022	22:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This particular spot is not the right spot for a such a house, across the street from a century old school of innocent little children, elementary school children's and daycare, for that matter. Also a women centre, San Mary that Saint Agostine church It's been running for a long time, next door. I plead with the members of council and Kennedy Stuart to have a heart and protect children and community's. This is an election year after at all, so don't make this a political agenda. Listen to the people of this city, the taxpayer of this city. Listen to the experts, in the city of Victoria such a place did not work, you can't just put people with addiction in the same place with no help, they will keep on doing the same things bring their friends, prostitution, addiction, needles. Do this little kids really need to see that'	Emily			Gitilano	No web attachments.
06/26/2022	22:27	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 the elementary and preschool children across the street and the women in the neighbouring abstinence-based supportive recovery home - the proposed building is just too big for a supportive housing project at 129 units; that is 3x more than what is suggested in BC Housing's own guidelines -placing 129 individuals, many of whom will have drug and mental issues, in the same building will not help them in their recovery, and will cause negative impacts on the neighbourhood. As Dr. Somers says, congregating people experiencing homelessness or at risk of homelessness in one building imports the culture of the street into the building - if one half of the units will be RGI units for those such as the elderly and disabled, I fear that the building will be unsafe for those seniors/disabled and will lead to a repeat of the situations in Steeves Manor and George Pearson (where seniors/disabled were intimidated by residents with mental health and addictions issues) - BC Housing is not providing the effective care that is needed for these vulnerable residents. There is no standard of care provided in supportive housing buildings. The RFP did not mention any clinical supports on site other than a biweekly nurse visit -Heightened traffic issues in the area. Note that the sky train station and bus depot will be a block away -A 13 storey building (it is actually 18 storey in height) will cause significant shadowing on the school playground during the morning school hours. With the removal of daylight savings, it will be even worse and impact the school up until the afternoon I am opposing this rezoning application and hope that you will too so that BC Housing will meet with the community and build housing that will help the future residents and be a safe neighbourhood for the children and the community. I am recommending that BC Housing build a 5-6 storey building with (30-40) single & 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.	Brenda Jelón			Gitilano	No web attachments.

"s.22(1) Personal and Confidential"

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

06/26/2022	22:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing to express my opposition to this proposed supportive housing development. Throughout the applicants documents, though, i see the reference to social housing. This is not social housing but warehousing people to say that we helped those that were one step from the street. How do we call that helping those less fortunate. I support my tax dollars going to social and supportive housing in our communities but that should be accompanied by the necessary support programs. This proposal does not include this. What it does do is put the children who attend the school across street, the nearby daycares, and those that play at Delamont Park at risk. We also talk about sustainability but this project will remove all the trees on the site to make way for the building. The only trees left according to the renderings would be on the boulevard.	Tony C.		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/26/2022	22:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My name is Michael Floran Figueroa and I am a resident of Vancouver. I work in Kitsilano. I am writing to express my opposition to BC Housing's request for rezoning at Arbutus and 2086-2098 West 7th and 2091 West 8th Avenue, across the street from St. Augustine Elementary School, close to a toddler park and Sancta Maria House women's recovery Home. I am opposing this rezoning application for the following reasons: -I am most concerned for the safety and care of the elementary children and the neighbourhood. -Placing 129 low barrier units for individuals with addiction and mental health issues 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 impact for the residents of Santa Maria House -Heightened traffic issues in the area. -A 13 storey building will cause significant shadowing on the school playground I am opposing this BC Housing rezoning application and hoping/praying that BC Housing will meet with the community and build housing that will help the future residents and be a safe neighbourhood for the children and the community. I am recommending that BC Housing build a 5-6 storey building with (30-40) single family units for mix tenants which will include single parents with children, seniors, those with accessibility issues and about 5% for those with addiction and mental health issues. Thank you for all your help in making our community a better living place and thank you in advance for listening and acting on my concerns and recommendations.	Michael Floran Figueroa			Unknown	No web attachments.
06/26/2022	22:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My name is Heidi Battiston. I live in Vancouver and work in Kitsilano. I am writing to voice my opposition to the BC Housing request for rezoning at Arbutus and 7th/8th Ave (2086-2098 West 7th and 2091 West 8th Avenue). I am opposing this rezoning application for the following reasons: -This is the only green space available for so many who are living in apartments in the area and this space IS used. -With the new Broadway Subway project being completed, there will be a significant increase in the number of individuals in the area, as well as a significant increase in traffic volume. The size and scope of this additional BC Housing building is 'too much, too soon' for this area. -I am concerned for the safety the preschool and elementary children and the seniors in the neighborhood. -Placing 129 low barrier units for individuals with addiction and mental health issues 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. -I am worried about the impact for the residents in recovery from addictions who are living in and around the area -A 13 storey building is too much for the area. -proper consultation was not done with the community before providing this building. Thank you for all your help in making our community a better living place and thank you in advance for listening and acting on my concerns and recommendations.	Heidi Bsttiston			Arbutus-Ridge	No web attachments.
06/26/2022	22:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Not enough information provided to public regarding details of this project and demographic of tenants in building. Felt like operator / applicant was intentionally trying to cover things up. When they were asked questions, all the answers were standardized and repetitious. Was told that housing will be low barrier. Harm reduction approach allowing alcohol and drug use. However , to the media and public, project described as supportive and social housing thereby labelling those who are opposed as NIMBYs .Two vulnerable populations are being put together in close proximity to each other . No plans on letting neighbourhood know how we are going to meet those needs of those individuals. If needs are not met then may have impacts on community around them. Closest in proximity are children and seniors. Risk of harm to children attending the school and parks. Violation of children's rights , as we should be acting in their best interests. This is the wrong population for the project. Please rethink - as there are many other groups that need housing , that have lesser impact on vulnerable children population. Please provide more information to public . Provide clear and detailed support strategy if high needs residents are housed in large numbers. Transparency is key - as per Vancouver Housing Strategy	Tammy Chan			Dunbar-Southlands	No web attachments.
06/26/2022	22:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This proposal directly threatens the safety of my two daughters and is completely inconsistent with the family-oriented neighbourhood. The community will be destroyed if this proposal is approved and I urge council to turn down this application and work with the community to craft a reasonable alternative that will have the support of the people who actually live in the area.	Junko Suzuki			Kitsilano	No web attachments.

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

06/26/2022	22:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I have lived here in Kitsilano for 21 years. This is the community I've contributed to for the most productive part of my life. My 3 kids were born here. They attend "s 22(1) Personal and Confidential" schools. We live 1 block of the location for the proposed building. I cannot express my disappointment at your proposal. It seems you only think about how to give a roof to homeless people. But you are ignoring the fact that most of them are fighting mental and drug addiction problems. Your plan does not talk about how you are going to help these people heal. Giving them a safe injection site is not the medical help needed to heal and start contributing to the community. Local people cannot help; we are not experts! Have you thought about how that will influence lives of people who have lived here for years at all? There are many families around here. Do you think that our children will be able to continue walking to schools on their own? Will this neighborhood be safe? It has an increased risk of theft. My youngest child was approached by a drug influenced woman in front of Dollarama on Chestnut St. and Burrard just a few days ago. She got very scared. I do not think this neighborhood will be safe anymore. I have started making plans about moving if this proposal goes through. And I will not want to stay in Vancouver at all. My children are exceptional students, and I am going to bring them to another city that will appreciate their hard work, and think about their safety. I've seen DTES. If you build the building, this area will start looking like DTES in a few years. Since there will be a safe injection site, and the nearby metro station we will see many people with drug addiction problems moving here. Would you live in DTES? Be honest! This plan will simply uphold government corruption in that it sweeps problems under the rug instead dealing with them. My concrete proposal is to build an institution where the mental health and drug addictions will be treated as any other illness treated at hospitals. I do not think that anyone's human rights would be violated that way. That would be a real help. This institution should be somewhere outside of the city where there is a lot of nature around. You should introduce programs where these people would learn some practical skills to prepare them for work and integration into society. Your way of dispersing the problem of homelessness throughout the city is just going to make life for all citizens very hard without really helping anyone. This may even attract more young people to that kind of lifestyle, homelessness and drug addiction. Unfortunately, I will not have time to take place in the phone hearing because it is quite busy time at my work. Although my family lives in Kitsilano we are not rich people, but just people who work for living.</p>	S. G.		Kitsilano	No web attachments.
06/26/2022	23:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>The proposed wording of the bylaw is so vague it is difficult to fully understand how this building will operate over the next 60 years. One example is the wording around rental rates. The applicant suggests approximately 50% of units will be rented at shelter rates. What does approximately mean in this context? Does that mean 40 to 60% or something else? Clarity is needed to have a meaningful discussion. Another example is the discussion around supports. While the referral report references supports and the operator appears to have been selected, there are no details provided as to how the building will be operated other than generalities and no details of actual supports. Nothing appears in the proposed bylaw wording to address supports and there is no commitment to include any in the housing agreement. The operation of this building will hugely impact its success. Without those details it is premature to approve this rezoning, particularly in light of its location close to a recovery home for vulnerable women, many elementary schools and a major transit hub. Success will be in the details and there are no details here. Council has a responsibility to understand the details and how those will impact residents and the neighbourhood before providing approval. The exclusion of 1 bedroom and larger units is also puzzling. More perplexing, the studio units proposed are single occupancy, so they are not suitable for couples. The result of this approach is the permanent exclusion of families from the building. Surely, this approach needs to be reevaluated. Clarity is also needed on the suggested funding model and referenced urgency. Is there a time limit on funding or is there not? As the referral report says an urgent need exists, why is the city not proceeding with a 6 storey building (permitted without rezoning) to house 129 people with a mixture of family and single occupancy units? I urge council to send this one back to the neighbourhood for real consultation and collaboration.</p>	Patrick Cleary		Mount Pleasant	No web attachments.
06/26/2022	23:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>The building you propose warehouses and isolates those it purports to help. The Kitsilano community is diverse and prides itself on welcoming residents from all different places and demographics. But people need to feel respected and accepted. I fear city hall isn't listening to the actual stakeholders in this situation. Kits welcomes housing for all walks of life - as long as there is meaningful dialogue about what their neighborhood will look like and how best the community can support them. Please reconsider whether the current model you are proposing is going to really help end homelessness - or is simply moving the problem.</p>	Jacinta Ann Lawton		Kitsilano	No web attachments.
06/27/2022	00:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Do children have a voice in society? Please take some time to ask these children if they will feel safe playing at the park or walking to school or walking to visit their grandparents? You are silencing children and enforcing your plans which is not supported by a very large community. We are supposed to help those in need, but if many educated civilians are arguing that this location choice is unacceptable. As a community we are supposed to help others, but you are housing adults in a location that the community opposes. Don't you think these people being housed want to integrate into the community and be welcomed? Will this not affect these adults trying to recover from many of their illnesses? You cannot force a community to support a cause that's inappropriate. I would be surprised if this message is read, but if it is, I am appreciative of your time. Thank you for your time.</p>	Alin Arzo	Community	Downtown	No web attachments.

"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"

06/27/2022	00:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am very much opposed to this rezoning. The proposed building would introduce a significant new population with complex drug addition and mental health issues into a long established community. The site is adjacent to an elementary school, playground, daycare, seniors' housing, and a women's shelter - people who are very much vulnerable themselves. Dropping a +/- 130 unit SRO-type building on this site (like a bomb) is more about distributing problems across the city (under a so-called 'equity' approach), with a track record of little if any success in dealing with these systemic problems in the first place. This really comes across as a done deal between the City and BC Housing for purely political purposes, with absolutely no regard for the local community. There has been no meaningful consultation on this project, which echoes the public's experience with the Broadway and Vancouver Plans. Why is the City set on destabilizing and destroying communities? This is absolutely ridiculous. If Council is truly interested in what the public has to say at a Public Hearing - don't demean public voices as N MBY and then proceed to do to those people whatever you want. I used to have a lot of respect for City Hall - but I am both saddened and disgusted by what I am seeing unfolding under this regime.	Stephen Mikichich			Kitsilano	No web attachments.
06/27/2022	02:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing this letter with regard to a rezoning application submitted by BC Housing to the City of Vancouver about developing a supportive housing building with studio apartments on Arbutus and West 7/8th. The proposed development is in a very close proximity to local schools, including elementary schools, playgrounds, after school care facilities, daycares, and the entire family-focused neighborhood of Kitsilano area in Vancouver. I am a resident of Kitsilano and my child attends one of the local schools. My family and I fully recognize the need to house the homeless and those at risk of homelessness. We do not oppose social housing on the Arbutus site. However, we oppose the plan in its current form due to negative and potentially harmful impacts this project will have on the neighborhood and the community. Major points: 1. There is no transparency in the communications and consultations with the community and others who potentially will be impacted by the project. 2. Such a facility should be placed in an environment where supports and services for those vulnerable (including mental health and substance abuse issues) already exist. A very thorough plan should accompany such a rezoning application. Otherwise, we put community safety in danger. 3. Considering the previous point about mental health issues and substance abuse, such a facility should not be in a proximity to children-focused facilities (schools, daycares, etc.). Children are also a vulnerable population. This rezoning application fails to recognize it. 4. As a kid, my elementary school was located in a proximity to a hospital site. I was traumatized by seeing ambulances and patients being transferred to the hospital. I still have those images in my head and get shivers till today when hear sirens. Please do not do that to the children in Vancouver. We adults must do everything we can to ensure their safety and wellbeing, we are responsible! There are numerous pieces of scientific evidence proving that early life experiences determine our health later in life and even our lifespan. 5. I would recommend building a supportive housing facility for single mothers or seniors who will appreciate seeing playing children through the window. I respectfully ask you to represent the voice of the community, not the voice of the 'SYSTEM' you are a part of. The current rezoning application should be rejected and BC Housing should work with the community and health professionals to build a new plan that will be integrated into the community and safe for everyone. Sincerely, Barbara Stefanska	Barbara Stefanska			Kitsilano	No web attachments.
06/27/2022	02:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a resident of Kitsilano and my child attends one of the local schools. My family and I fully recognize the need to house the homeless and those at risk of homelessness. We do not oppose social housing on the Arbutus site. However, we oppose the plan in its current form due to negative and potentially harmful impacts this project will have on the neighborhood and the community. The proposed development is in a very close proximity to local schools, including elementary schools, playgrounds, after school care facilities, daycares, and the entire family-focused neighborhood of Kitsilano area in Vancouver. This rezoning application does not recognize that children are also a vulnerable population and we, adults, are responsible to protect them. I would recommend building a supportive housing facility for single mothers or seniors who will appreciate seeing playing children through the window. The current rezoning application should be rejected and a new plan should be created in a close collaboration with the community.	Patrick Salame			Kitsilano	No web attachments.
06/27/2022	03:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	There is absolutely no reason to have to subject innocent children to these horrific acts of danger when the reason they are even in school is to grow up to make rational and logic decisions in life that will put them in the most successful path possible. Please do not strip these children from their innocence and allow them to witness people literally ruin their lives and the lives of others! I oppose the opening of this facility and I am sure there is another spot that would be more appropriate! Thank you!	Fadia bashir			Kitsilano	No web attachments.
06/27/2022	04:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning because: 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. 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).	Katerina Lu			West Point Grey	No web attachments.
06/27/2022	04:33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Better used for families and seniors.	Michael Stephenson			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"

06/27/2022	05:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue	Oppose	Should not be located across from an elementary school.	Marilyn Chisholm	Myself		Downtown	No web attachments.
06/27/2022	08:06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a lifelong resident of Kitsilano. I could not overstate enough how much Vancouver has changed during that time. My family has resided in Vancouver for more than a century. We were the subject of a major expropriation to facilitate the building of important Vancouver infrastructure. For the most part, as a family, we have embraced the change and flourished. While I am very, very active in the community, I rarely engage with City Council as I understand there will decisions which I favour and ones which I don't. I cannot sit on the sidelines for this issue. For much of my career, I have been surrounded by children whether as an elementary school teacher or the current director of a number of childcare facilities. I understand young children, their needs and their propensities. I was also the Crisis Shelter Manager at an organization supporting Vancouver's homeless and at-risk street youth and Manager of a program enabling individuals with developmental disabilities to become active members of their own community through community inclusion programs. I also have a close relative, for whom I am responsible, with significant mental health issues. While he now lives in a retirement community which provides a level of supportive housing, without the multiple daily calls to address his concerns and provide companionship and supplying his clothing and other needs, there would not be enough supports in his building for him to be able to stay. Fortunately, he does not have any substance abuse issues. If he did, it could not be his home. BC Housing has failed the City and the Province and more importantly failed the people experiencing or at risk of homelessness and the children who attend school or play in the park near this proposed building. This large a facility, both in physical size and number of residents, is not conducive to providing the numerous supports which experience tells us will be needed. Without outdoor space provided at the facility and a no indoor smoking bylaw in place, residents will spill out onto the street and into the neighbouring park. That will bring them into direct contact with the children. I would be disingenuous to believe that drug paraphernalia will not litter the sidewalks and park area regardless of how much cleaning Minister Eby promises. There is a high probability that episodic mental health or substance abuse issues will not be limited to within the building and that too will spill out onto the streets in clear view and proximity to the children at the school and the park and to the women's recovery home located adjacent to the Greenway on 7th Avenue. From my lived experience, there is no doubt bringing vulnerable populations in such close proximity to each other will lead to negative outcomes for each group. Please reject this rezoning application. Seek a solution more conducive to the local area. Focus on families and seniors.	Mary Battle			Kitsilano	No web attachments.
06/27/2022	08:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I live in Vancouver and I have experience working in gastown. I'm worried that the building is not a good model for this neighbourhood. There are not many supports nearby in Kits and residents will need supports and will have to travel to them. I am concerned it is too many units to place in the middle of a family neighbourhood without supports and without any ability for families to live in the building.	Eliane Mey			Jnknown	No web attachments.
06/27/2022	08:32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello, I am opposing this rezoning to spare this neighbourhood the issues that come with living beside a low barrier SRO. My previous address was s.22(1) Personal and Confidential beside the Murray hotel which is a good example of what happens when you put a large group into a low barrier SRO. I've never witnessed so many horrible things. A few examples starting with the obvious: overdoses (I spent hours on the phone with emergency), public drug use and loitering on our building's property, threats to my safety trying to get out of my own doors (once with a butcher's cleaver, the man was arrested but back on the street later that week), an assault and robbery, break and enter (walking into my building to find a half naked man hiding in the lobby pacing at 2 00am), disturbances like fights, loud music and bear bangers at all hours, SO MUCH THEFT (our building had a Facebook group so we were informed about every incident). The work we had to put in to call non emergency was extensive. We were tasked to make as many calls as possible in order for the police to enforce anything. Even if they drove by they wouldn't act without a call. This is such a heavy burden to put on the residents on top of everything else. The worst part was the amount of bodies laying in contorted positions or slumped on the building ramp. Not knowing if they were dead or alive and nobody from the SRO (management or other residents) was there to call it in. I was awful seeing people so helpless and affected. I don't see the benefit to piling a bunch of people into a housing project, giving them a meal, and ignoring everything else. They need real help, even if it's more expensive and against their wishes. If they are offenders they need consequences. Why should people like me (who try to make positive contributions to the world) be sucked into a black hole of energy and emotional investment' It's not fair. Give these people a chance to break their cycle and give them real help.	Heather Miedema			Kitsilano	No web attachments.
06/27/2022	08:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	With respect to the rezoning hearing this Tuesday to build a BC housing on 7th and Arbutus to have 129 units to host at-risk homeless population, there are a number of risk factors that have not been addressed in the proposal. As the building is located across from a primary school, a toddler park, a home for women recovering from abuse, the proposal does not address any risk mitigation regarding (1) how will they address increase in random attach or crimes in the neighbourhood' (2) Discarded used needles or broken bottles etc in the school playground and park' (3) Even how will they rescue over-dosed people where there is no hospitals or medical centres nearby' Risk mitigation plans should be implemented before rezoning is in progress.	Emma Keely			do not live in Vancouver	No web attachments.

June 22th, 2022

To Mayor Stewart Kennedy, and Council:

Please consider my reasons for opposing the low-barrier supportive housing model on Arbutus between 7th and 8th. I am a long time Vancouver, Kitsilano condo homeowner, residing within two blocks of the proposed site.

1) According to experts, people experiencing homelessness and mental health/addiction issues should not be put together large conglomerate buildings. Studies have shown that supportive housing with 'housing first' policy for the homeless has not reduced homelessness in communities. For individuals, it has not provided the residents with incentives to become independent members of society. For many individuals, it has proven to increase social isolation. See attached, "Housing First and Homelessness: The Rhetoric and the Reality", Stephen Ede, April 21, 2020, Urban Policy, NYC Health Policy: Mental Illness. Also, a local Vancouver expert, Dr. Julien Somers, distinguished professor, clinical psychologist, addiction, and homelessness expert, at SFU, has stated in a recent article which I am sure you are all aware of, that the model for the low-barrier supportive housing on Arbutus and 7th, is not a viable model. It is too large with 60 people experiencing/near homelessness, and other single occupancy units for low-income individuals, for a total of 129 single occupancy units.

2) Further, the location is not appropriate for this type of housing as there would be too many residents with mental health issues and/or addiction issues all housed together in one building in close proximity to a number of child-centered facilities, ie an elementary school, pre-school centres, a playground, and a women's recovery centre. Directly across from the proposed front entrance is a children's playground which is in regular use by the children and parents of the community, and across the street on Arbutus, is an elementary school, St. Augustine's. I am sure many parents would discontinue use of this needed playground if people using drugs were there as well. Directly across from the building, with viewing access from the front units is the elementary school, and a preschool. I am sure children would not feel comfortable with this type of facility at such close proximity.

3) Also, the school and the playing field would be receiving direct shade from this 13th story building. It is my understanding that the planning department/ or those individuals with planning responsibilities for the city only takes into consideration shade affecting public schools, not private schools. Catholic schools receive 50% public funding. St. Augustine is not exclusively a private school as is St. George's, York House, Vancouver College, Point Grey Academy, Sacred Heart, Crofton House.

According to Christopher Alexander, Professor of Architecture at the University of California, Berkeley, CA, and his co-authors, A Pattern Language, Towns, Buildings, Construction, "People use open space if it is sunny, and do not use it if it isn't, in all

but desert climates....This is perhaps the most important fact about a building. If a building is placed right, the building and its gardens will be happy places full of activity and laughter....if wrong, ...a silent, gloomy place....The Bank of America in San Francisco has a plaza on the north side. At lunchtime it is empty, and people eat their sandwiches in the street, on the south side where the sun is.”(514)

I do not have children attending St. Augustine’s but I am a mother of two adult children. I know that the parents of the school and the community raised funds for several years for their new school to be built. They placed the new school in the best location possible for their children, with the playground strategically placed to receive optimum sunshine for the children while playing outside. We all know the benefits of happy, childhood playtime.

Placing the 13th story building directly across the street from an elementary school whose playground is on the east side of the school, and across the street on 7th Ave from Delamont Park, where a very active playground sits, would deny numerous children of their much needed sunshine, especially living in a sun-deprived city such as Vancouver. Recess and playtime hours accumulate over time, day in and day out, and the lack of sunshine the children would be exposed to, would overtime have a detrimental effect on their health. I am sure that if any of the councilors as well as our Minister of Housing, the Honourable David Eby had their children attend the school, or frequent the park, this project would not proceed.

There is women’s recovery house right next door, behind the proposed building. These women have expressed concern over the proposed low-barrier supportive housing facility stating that it could jeopardize their recovery trajectory. Being in such close proximity to numerous single men with addiction and other issues could provide triggers for these very vulnerable women.

4) The proposed location is next to what will be a subway terminal, and a bus terminal. For individuals with addiction issues, this is not an ideal mix. I have resided in Toronto for 20 years, and know full well that subway stations attract drug pushers; many drug deals are executed near, or at subway stations. Further, single women, or the elderly would not feel comfortable walking home from the subway stations having to pass a complex that houses the mentally unstable and addicted, especially during the evening hours.

5) There is a liquor store in the immediate area, only one block from the proposed complex. Already on any given day, one can witness drug deals going on next to that location. I would think this would be a negative influence on someone who might have issues with addiction, and alcoholism.

6) The immediate surrounding area is highly residential, with a mixture of apartments and condominiums. There are a number of children’s facilities, ie preschools, in the area. I don’t know the gender make up of the population for the

proposed facility, but if it is mostly persons of the male gender, I am not sure how they will fit into the community. The most appropriate population for housing in that location would be single mothers and children. That would make much more sense.

7) The 13 story facility would take away a much loved treed grove which provides much needed shade for the community in periods of hot weather. The residents of the area are mostly apartment and condominium dwellers. Most do not have back yards with trees which provide shade, and protection from the sun. Last year during the heat dome, it was the only sheltered spot besides having to walk down in the heat to the beach, and after, having to climb up the hill to 5th and beyond. The trees in the grove are old, mature trees which provide breezes, and desired shade on a hot day. It is also an oasis in a very busy section of Kitsilano, ie 4th Avenue/Broadway. Local residents have provided benches for visitors to relax, read, and chit chat with neighbours. The removal of these trees only tells me the city is hypocritical in its promotion as a “Green City”. This grove should be left untouched. We do have the “Arbutus Greenway” in the community, but on a hot day, I would challenge anyone to walk along it and seek shelter. The nearby Community Gardens are quite exposed, and do not provide the shade the grove does.

8) The traffic along Arbutus is already very congested on the weekends, and during peak traffic hours weekdays. It is also increasingly getting worse as 4th Ave. has become a destination shopping district. During good weather, Arbutus also gets traffic going to and from the beach. Weekdays, the children from St. Augustine have parents dropping off, and picking up their children, plus teachers arrive at the school, on a daily basis. With a large facility housing 129 individuals, plus staff coming and going, the traffic will increase along this narrow arterial street. With that many residents, the garbage trucks, delivery trucks, visitors, staff, and with having a bus terminal, (until the extension to UBC gets built), and a subway terminal there, this street will have major traffic issues; it will become more of a bottleneck than it currently is. Subway stops, and terminals also attract vehicles as some passengers get dropped off and picked at these locations.

9) I recently learned that the VP of Nexii, partner of Nomodic, the makers of the steel modules used to build the facility at Arbutus and 7th, is Vancouver’s ex Major Gregor Robertson. Should this project not have been given to a company whose executives have had no political ties, recent past, or present, to the city? The Honourable Mr. Eby is very determined to have this project go forward. How did this “done deal” come about, and under what circumstances? My MLA is David Eby. I voted for him. As Mr. Eby is also Attorney General, and heads the Ministry of Housing, this makes me very uncomfortable.

Alida Mackenzie, B. Ed., UBC, retired VSB, & TDSB Secondary School Teacher
(homeowner, taxpayer)

HOUSING FIRST AND HOMELESSNESS: THE RHETORIC AND THE REALITY

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About the Author



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Executive Summary

Over the past two decades, a policy known as “Housing First” has come to dominate the government response to homelessness. Housing First has two chief tenets: (1) the most effective solution to homelessness is permanent housing; and (2) all housing for the homeless should be provided immediately, without any preconditions, such as sobriety requirements. The movement to “end homelessness,” in which hundreds of communities have participated, is centered on the implementation of Housing First.

More recently, the Trump administration has begun modifying the federal government’s commitment to Housing First. These changes have been prompted, in part, by the fact that, in California and elsewhere, community efforts to end homelessness have failed even to arrest its increase. Though the changes thus far have been modest, they have been strenuously criticized by advocates who sense a weakening in the Housing First consensus.

This report contributes to the debate over homelessness policy by assessing Housing First’s rhetoric—the claims made by proponents—in light of the available evidence. It argues that proponents overstate the ability of Housing First to end homelessness, the policy’s cost-effectiveness, and its ability to improve the lives of the homeless.

Key Findings

- ✓ Housing First has not been shown to be effective in ending homelessness at the community level, but rather, only for individuals.
- ✓ A Housing First intervention for a small segment of “high utilizer” homeless people may save taxpayers money. But making Housing First the organizing principle of homeless services systems, as urged by many advocates, will not save taxpayers money.
- ✓ Housing is not the same as treatment. Housing First’s record at addressing behavioral health disorders, such as untreated serious mental illness and drug addiction, is far weaker than its record at promoting residential stability.
- ✓ Housing First’s record at promoting employment and addressing social isolation for the homeless is also weaker than its record at promoting residential stability.

Recommendations

- ✓ The U.S. Department of Housing and Urban Development should allow more flexibility from Housing First requirements for communities pursuing homelessness assistance grants through the “Continuum of Care” (CoC) program.
- ✓ State and local Housing First mandates should be reassessed.
- ✓ The homelessness debate should be reintegrated into the safety-net debate.

HOUSING FIRST AND HOMELESSNESS: THE RHETORIC AND THE REALITY

I. History of Housing First

In response to the emergence of “modern” homelessness in the early 1980s, cities first focused on developing emergency shelter programs. Shelter was emphasized in those years because the rise in homelessness was assumed to be a temporary crisis created by the 1980–82 recession, and, going back to the 19th century, temporary housing had always been part of the response to housing instability challenges.¹ Throughout the 1980s and 1990s, however, the economy improved but homelessness did not decline; in some cities, it increased. Policymakers thus began to reason that a new response was required to meet this new, and apparently structural, socioeconomic challenge.

The first proper homeless services system—as distinct from the preexisting array of safety-net programs and services—is often described as having had a “linear” character.² Housing programs for the homeless would be arranged in a continuum of emergency, transitional, and permanent options. Linear-style systems would guide clients out of homelessness gradually, first from the streets to shelter, then to a service-enhanced transitional housing program, and then to permanent housing, either publicly subsidized or private.³ It was always understood that at least some of the homeless population would need permanent housing benefits—meaning a rental subsidy not subject to any time limits. But the most troubling cases, such as individuals who were mentally ill or had drug addictions, would need services in addition to housing benefits, both for their sake and to ensure the success of the housing intervention.⁴

The linear system was developed during the lead-up to the 1996 welfare reform, the Personal Responsibility and Work Opportunity Reconciliation Act. The same concerns about changing public assistance programs to promote self-sufficiency and minimize dependency also shaped the debate over the early 1990s homeless services system. A 1994 strategic plan by the United States Interagency Council on Homelessness (USICH) to “break the cycle of homelessness” began with an epigraph by President Bill Clinton about how “work organizes life”⁵ and, in detailing the purpose of housing programs for the homeless, placed high emphasis on “mak[ing] housing work again.”⁶ With so many people cycling between the streets, shelter, and unstable housing arrangements, a welfare reform—style emphasis on work would overcome homelessness recidivism.⁷

Policymakers in the early 1990s were also concerned about the flaws of deinstitutionalization. Transitioning the public mental-health-care system from an inpatient to a mainly outpatient model began in the 1950s, and it proceeded at an especially rapid pace during the 1970s. Deinstitutionalization’s promise of “better care in the community”⁸ had been undermined by the spectacle of mentally ill individuals living on the streets who were either former patients in mental hospitals or people who would have been committed to long-term psychiatric care in earlier times. The homeless mentally ill needed not only housing but “structured care and residential support” similar to what had existed in the state hospitals.⁹ To correct the mistakes of the past, the homeless mentally ill would need a variety of levels of support, depending on what stage they were at in their psychiatric rehabilitation.

The “linear” character also applied to programs designed to help homeless populations that faced substance abuse, unemployment, and other challenges that had contributed to their homelessness. Heavy focus was placed on the transitional housing model. Transitional housing provides temporary housing, like shelter, but for a longer

duration—up to 24 months—and in a more service-enhanced environment.¹⁰ Housing was considered part of an overall effort to repair broken lives and address the problems that caused or strongly contributed to clients' homelessness.¹¹

Press reports and advocates of Housing First often use the phrase “housing readiness” to describe the aim of linear programs. But housing readiness, while certainly used by some participants in the 1990s debate,¹² was not, in every case, how linear-style service providers themselves characterized their ultimate aims. Whereas Housing First providers hold themselves, most of all, to the standard of residential stability—keeping the most clients housed for the longest period—linear-style programs often viewed residential stability as secondary to larger goals of independence or health. Much like how residential treatment programs use temporary housing as a means toward the goal of sobriety, transitional housing providers always aimed at goals beyond mere residential stability.¹³ This is why some have described the debate between the two approaches as one of different “paradigms”—the dispute concerns not just the best way to achieve a mutually agreed-upon goal but a dispute over which goals to pursue.¹⁴

The groundwork for Housing First was laid in the late 1970s, when advocates began promoting the term “homelessness,” a term that previously had never been widely in use, to pressure governments to develop more subsidized housing.¹⁵ The belief in housing as a human right—meaning that government is obliged to provide it for anyone who cannot find housing on his own—had many adherents in advocacy circles but was antithetical to the notion of preconditions for housing benefits.¹⁶ Housing First advocates were influenced by the “recovery model,” an approach to mental health that stresses the importance of letting mentally ill people choose their care and treatment regimens.¹⁷ Criticisms that, decades earlier, had been leveled at the traditional asylums by Erving Goffman and others were revived and directed at the linear homeless services system.¹⁸ Housing First advocates believed that linear programs did more to undermine independence than promote it, by placing the homeless in what they viewed as a quasi-institutional living environment. Theories of “community integration” called for decoupling housing benefits and social services for mentally ill clients.¹⁹ Instead of transitional housing, they called for “supported” or “supportive” housing, which generally meant subsidized housing that made services available to tenants but did not require participation or have any other requirements.²⁰

These concepts—housing as a human right, the imperative of personal autonomy, even for those with un-

treated serious mental illness, and community integration—were developed in academic articles in the 1990s and formed the theoretical basis for Housing First.

The empirical basis was developed by Sam Tsemberis, a New York-based clinician who founded Pathways to Housing in 1992. Pathways placed its mentally ill clients, all formerly homeless or at serious risk of homelessness, in scattered-site supported housing units without any preconditions. Tsemberis then did studies, including a rigorous randomized-controlled trial, on their rates of residential stability. He found that, of a pool of individuals suffering from serious mental-health disorders, clients placed in Pathways units stayed stably housed at higher rates than those placed in linear-style programs.²¹

In 2000, the National Alliance to End Homelessness launched the campaign to end the problem in 10 years. “People should be helped to exit homelessness as quickly as possible through a housing first approach,” the organization proclaimed. “For the chronically homeless, this means permanent supportive housing (housing with services)—a solution that will save money as it reduces the use of other public systems. For families and less disabled single adults, it means getting people very quickly into permanent housing and linking them with services. People should not spend years in homeless systems, either in a shelter or in transitional housing.”²²

This campaign quickly found an ally in the George W. Bush administration, whose secretary of the Department of Housing and Urban Development, Mel Martinez, was the keynote speaker at the 2001 annual meeting of the National Alliance to end homelessness.²³ Under the leadership of USICH executive director Philip Mangano, the Bush administration began the “Chronic Homelessness Initiative,” which encouraged states and localities to create 10-year plans to end chronic homelessness.²⁴ (Though the formal requirements for “chronic” homeless status have changed over time, the term generally means someone whose experience of homelessness is long-term and who suffers from a disability.) It has been estimated that more than 350 states and localities endorsed, in some fashion, the goal of ending homelessness through a Housing First approach.²⁵ California, host to the largest homeless population of any state, made Housing First a requirement for state-funded homelessness programs in 2016.²⁶

The Obama administration put out a strategic plan to end homelessness in 2010 (updated in 2015).²⁷ USICH assumed responsibility for defining what it would mean to “end” homelessness and for validating claims made

FIGURE 1.

HUD's Homeless Assistance Grant Program, 2005–18

	Permanent Supportive Housing Award	Share of Total Grant	Transitional Housing Award	Share of Total Grant
2005	\$595,483,232	50%	\$417,439,417	35%
2006	\$617,611,791	51%	\$415,335,530	34%
2007	\$727,119,842	55%	\$435,684,534	33%
2008	\$782,671,147	55%	\$435,501,349	31%
2009	\$926,779,901	59%	\$428,789,845	28%
2010	\$996,554,318	61%	\$430,421,319	26%
2011	\$1,040,824,807	62%	\$430,229,366	26%
2012	\$1,027,500,308	61%	\$417,457,781	25%
2013	\$1,132,624,508	67%	\$371,494,431	22%
2014	\$1,240,437,375	69%	\$325,548,173	18%
2015	\$1,407,021,020	72%	\$172,252,643	9%
2016	\$1,434,271,450	73%	\$108,067,486	6%
2017	\$1,496,858,863	74%	\$80,669,446	4%
2018	\$1,542,451,024	71%	\$66,342,036	3%

Source: HUD, Continuum of Care Program. Numbers do not add up to 100% because permanent supportive housing and transitional housing are not the exclusive uses of these funds.

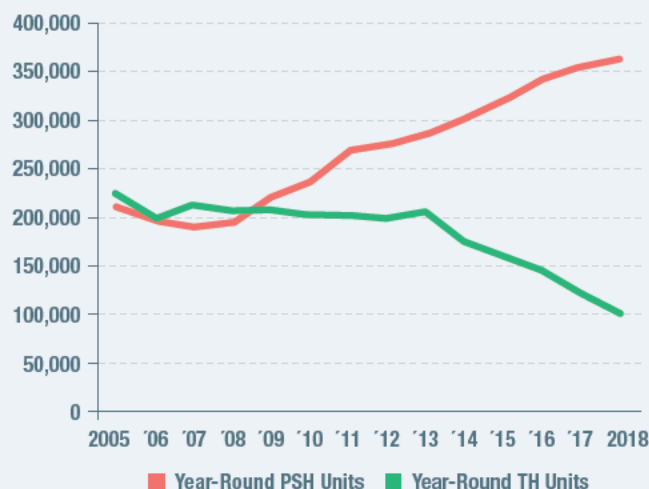
by communities that they had “ended” homelessness for some cohort, such as the chronic or veterans’ population. Targeting resources toward specific homeless cohorts was seen as beneficial in itself and, if successful, a source of proof that ending homelessness, broadly speaking, was achievable.²⁸

HUD is the most important agency in federal homelessness policy because of its responsibility to disburse billions in funds for homelessness programs to states and localities. Over time, the federal government has tightened adherence requirements to Housing First for local agencies pursuing homeless assistance funds from HUD. **Figures 1** and **2** show how this has led to a dramatic shift in support from transitional housing programs—closely associated with the linear approach—to the permanent supportive housing programs favored by Housing First-oriented systems.

The Trump administration, despite departing from the Obama administration on several safety-net and poverty-policy questions, remained focused on Housing First for its first two and a half years in office. Six months into the new administration, 23 Republican congressmen sent a letter to HUD secretary Ben Carson, asking him to review his agency’s “current procedures” that follow Housing First principles and to “end the recommended scoring guidelines that currently punish programs that prioritize work, education, and sobriety.”²⁹ Much federal funding for homeless services flows through the Continuum of Care (CoC) grant competition, which is structured around a points system and set of criteria laid out by HUD.³⁰ In its response letter, HUD asserted that Housing First was an “evidence-based” practice and argued that its current approach was not unduly burdensome on local autonomy.³¹ Carson and other prominent administration officials have made many public statements in favor of Housing First.³² Most critically, HUD’s Notice of Funding Availability (NOFA), the annual document that lays out requirements for access to billions in CoC program funds, kept in the Obama-era language regarding Housing First.

In summer 2019, the Trump administration began to signal a shift. The first notable change came in the 2019 NOFA, which “Provid[ed] Flexibility for Housing First with Service Participation Requirements.”³³ In the section “CoC Coordination and Engagement” (VII.B.1 in the FY18 NOFA, VII.B.6 in the FY19 NOFA), the seven points allocated for embracing “Housing First” were, in FY19, dedicated to “Low Barriers to Entry” (**Figure 3**). The intention of the change was for localities to discourage service providers from attaching sobriety requirements or other preconditions to clients’ initial entry into a federally funded housing program but allow for their usage in clients’ ongoing participa-

FIGURE 2.

Permanent Supportive Housing (PSH) vs. Transitional Housing (TH) Units, 2005–18

Source: HUD, CoC Housing Inventory Count Reports

FIGURE 3.

Housing First–Relevant Language in the FY18 and FY19 NOFAs

FY18 (7 Points)	g. Housing First. Uses a Housing First approach. Any housing project application that indicates it will use a Housing First approach, that is awarded FY 2018 CoC Program funds will be required to operate as a Housing First project.	At least 75 percent of all project applications that include housing activities (i.e., permanent housing, transitional housing, and safe haven) submitted under this NOFA are using the Housing First approach by providing low barrier projects that do not have service participation requirements or preconditions to entry and prioritize rapid placement and stabilization in permanent housing. This means the projects allow entry to program participants regardless of their income, current or past substance use, history of victimization (e.g., domestic violence, sexual assault, childhood abuse), and criminal record—except restrictions imposed by federal, state or local law or ordinance (e.g., restrictions on serving people who are listed on sex offender registries).
FY19 (7 Points)	g. Low Barriers to Entry. CoC Program-funded projects in the geographic area have low barriers to entry and prioritize rapid placement and stabilization in housing.	<p>CoCs must demonstrate at least 75 percent of all project applications that include housing activities (i.e., permanent housing, transitional housing, and safe haven) submitted under this NOFA use the following practices:</p> <ul style="list-style-type: none">• provide low barriers to entry without preconditions and regardless of their income, current or past substance use, history of victimization (e.g., domestic violence, sexual assault, childhood abuse), and criminal record—except restrictions imposed by federal, state, or local law or ordinance (e.g., restrictions on serving people who are listed on sex offender registries), and• prioritizes rapid placement and stabilization in permanent housing <p>The use of service participation requirements after people have stabilized in permanent housing will not affect the score on this rating factor.</p>

Source: HUD, "Notice of Funding Availability (NOFA) for the Fiscal Year (FY) 2018 Continuum of Care Program Competition," June 20, 2018, p. 53; "Notice of Funding Availability (NOFA) for the Fiscal Year (FY) 2019 Continuum of Care Program Competition," July 3, 2019, pp. 63–64

FIGURE 4.

Trends in Investment in PSH Units and Homelessness in California, 2010–19



Source: Source: HUD, Continuum of Care Program

tion in programs.

In late 2019, prompted by advocates,³⁴ Congress re-

quired HUD to return to the FY18 language for the 2020 NOFA.³⁵ In the meantime, the Trump administration has been active in questioning Housing First on other fronts. In September 2019, the Council of Economic Advisers (CEA) released a comprehensive report on homelessness policy in America that included a critical discussion of Housing First’s limitations.³⁶ In December, a new USICH executive director was appointed, Robert Marbut, an adherent of the older, linear approach (“I believe in Housing Fourth”).³⁷

The Trump administration has pursued these changes partly because of philosophical objections to the Housing First philosophy but also because so many communities that participated in the campaign to end homelessness, such as Los Angeles and San Francisco, are now dealing with crises of unprecedented magnitudes. The failures of California jurisdictions’ 10-year plans to end homelessness in some form have been covered in a number of press outlets.³⁸

California is host to approximately one-fourth of the nation’s total homeless population and half of the nation’s total unsheltered population. Since 2010, California has added more than 25,000 PSH (permanent supportive housing) units, an increase of about two-thirds (**Figure 4**)—yet the state’s unsheltered homeless population, over the same span, increased by half. The public has registered support

for investing in homeless services, through successful initiative campaigns, but continues to voice concern over the direction of policy in opinion surveys.³⁹ This has inevitably raised questions about the Housing First approach that has been in place through this recent rise in homelessness. Therefore, now is a good time to take stock of Housing First. How effective has Housing First been? Does it deserve the wide acclaim it has received from advocates?

II. “We Know How to End Homelessness”

Housing First has evolved somewhat.⁴⁰ Originally, it was associated with providing permanent supportive housing for the chronically homeless. That remains a core priority of Housing First-oriented homeless services systems, but, more recently, USICH and advocates have encouraged governments to view Housing First as a “whole system orientation.”⁴¹ All homeless services, for all homeless populations, temporary and permanent housing alike, are expected to conform with the Housing First philosophy. In addition to expanding permanent supportive housing, the top priority of any Housing First system, emergency shelter should also be provided without any barriers (see, for example, San Francisco’s Navigation Centers, Los Angeles’s Bridge program, and New York City’s Safe Haven shelters).⁴² “Rapid Rehousing”—short-term rental assistance to be used for a private apartment—is also seen as part of a Housing First-oriented homeless services system, though it is a temporary benefit.⁴³ So, too, is providing standard affordable housing—understood as subsidized housing without any time limits—to non-chronic homeless clients, such as families, as long as it is provided without any barriers.⁴⁴ Housing First systems work to “align” or “integrate” existing affordable housing programs with homeless services, meaning, for instance, preferential access for the homeless for Section 8 vouchers or newly developed affordable housing units.⁴⁵

Proponents argue for organizing homeless services systems around the principle of Housing First based on scientific evidence, not only, or even mainly, because it is founded on more just or humane principles. In their view, Housing First has been “proven” or “demonstrated” to be superior to alternatives and to be able to end homelessness.⁴⁶ In most instances, when a policymaker is making some claim about how “we know how to end homelessness,”⁴⁷ they are referring to the social science evidence base behind Housing First.

At their core, these claims are based on studies that have registered high rates of residential stability when homeless individuals, or people at serious risk of homelessness, have been placed in permanent supportive housing units under a Housing First policy. Residential stability may be measured in terms of how many days someone spends in his unit over a particular period, or whether he still occupies his unit at a certain time benchmark.⁴⁸

The “gold standard” in social science research is the randomized-control trial (RCT). In an RCT, researchers examine the effect of some intervention on two different cohorts who are similar in every important respect. Though the literature on Housing First is significant, the number of truly rigorous RCT studies of the approach is relatively small. One 2015 review credits only four, with several more studies having a “quasi-experimental” design.⁴⁹ A 2014 survey identified seven RCTs and five “quasi-experimental” studies.⁵⁰ A 2017 survey of the literature credits 14 RCTs, based on 12 trials.⁵¹ The best-known RCTs are the Pathways studies discussed earlier and the more recent At Home / Chez Soi, which encompassed five Canadian cities and more than 1,000 participants. One common criticism of the literature on Housing First is that studies often relate few details about the programs under examination (a significant concern for a policy that advocates are trying to scale up and expand nationwide).⁵²

Still, despite certain limitations, the Housing First literature has demonstrated that Housing First interventions tend to yield high rates of residential stability.⁵³ The rates of residential stability are often in the 70%–80% range, for the length of the trial, which typically lasts a couple of years. “Usual care” or “treatment first” comparison groups, by contrast, often register rates below 50%. And, to reemphasize, these studies typically involved “chronic” homeless cases suffering from serious mental illness or some other behavioral health disorder. Whether looking at how many days housed as the measure of residential stability, or how many participants remained in housing at the end of the study, Housing First-style interventions have demonstrated real strength at addressing homelessness.

While it may have been the case 30 years ago that homeless policymakers doubted whether people with untreated serious mental illness and other social challenges could hold on to their housing if those challenges were not addressed first, there is less doubt about that point now. This is the thinking behind claims about how the Housing First literature “proves” how to “end homelessness.”

The ability of Housing First programs to keep the homeless housed at a higher rate than linear-style programs has been acknowledged by, among others, the Trump administration's CEA.⁵⁴ The Trump administration also acknowledges that homelessness is, in large measure, a housing problem.⁵⁵ Any community that experiences a shortage of rental units affordable to low-income households will, all other factors being equal, experience higher levels of homelessness than communities with a larger store of such units.⁵⁶ Nor is there serious dispute that some of the homeless population, such as those with serious mental illness, will need rental subsidies for the rest of their lives.

But claims that Housing First has been shown to end homelessness elide the distinction between evidence at the individual level and the community level. Housing First advocates' rhetoric that investing in permanent supportive housing will end homelessness raises hopes of ending homelessness at the community or national level. For example, Los Angeles County's Measure HHH,⁵⁷ which authorized \$1.2 billion in bonds to build thousands of permanent supportive housing units, had the working title "Housing and Hope to End Homelessness." However, as noted above (Figure 4), California's experience has been increased investment in permanent supportive housing and increased homelessness. Given that, according to advocates, hundreds of localities have adopted Housing First, one might have expected at least a handful of examples of communities where Housing First has eliminated or drastically reduced homelessness in a manner noticeable to the broader public. That has not been the case.

Scholars who have studied the community-level effects of increased investment in permanent supportive housing have found that: (1) governments may need to create as many as 10 units of permanent supportive housing in order to reduce the local homeless population by one person;⁵⁸ and (2) a certain "fade-out" effect is observed whereby the reduction is only temporary. There is no scholarly consensus as to the weakness of Housing First on community-level rates of homelessness. But it does show that scholarship conforms to people's experiences: more investment in PSH does not necessarily lead to less homelessness.

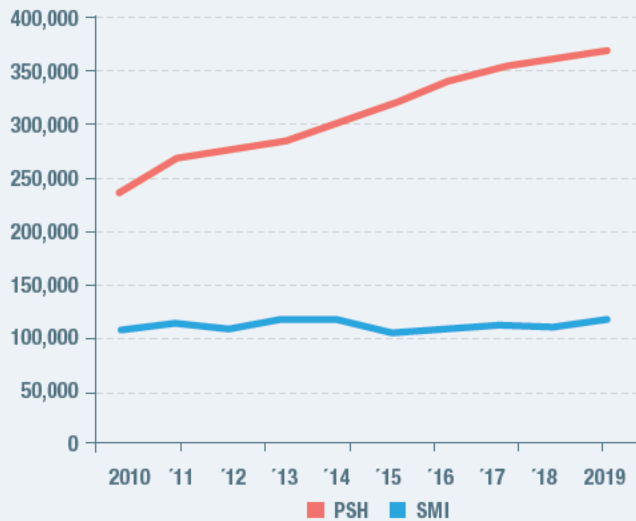
As noted, many participant communities in the campaign to end homelessness have targeted a specific cohort, such as the chronic homeless or veterans. Utah⁵⁹ is perhaps the most touted success story from the campaign to end homelessness. But in a 2015 study, economist Kevin Corinth showed how claims about Utah's "ending" homelessness can mostly be ascribed to methodological changes and shifting definitions of "chronic" status.⁶⁰ In 2009, Utah adjusted its "point-in-

time" homeless numbers to reflect only the homeless who were counted on a certain day in January, instead of an "annualized" estimate to reflect all homeless throughout the year, and abruptly ceased including transitional housing clients in its count of sheltered "chronic" homeless. Nonetheless, media and public officials continue to tout Utah as a case study in how to end homelessness via Housing First.⁶¹ (USICH does not currently list Utah or any of its localities among the communities that have "ended" chronic homelessness.)⁶² Even when the definition of "chronic" homelessness is settled, the number of chronic homeless will always face the challenge of counting the unsheltered population. Counting the unsheltered and documenting their challenges, such as what disabilities they suffer from and how long they have been on the streets, are tasks that continue to be plagued by a range of methodological difficulties that quite possibly will never be resolved.

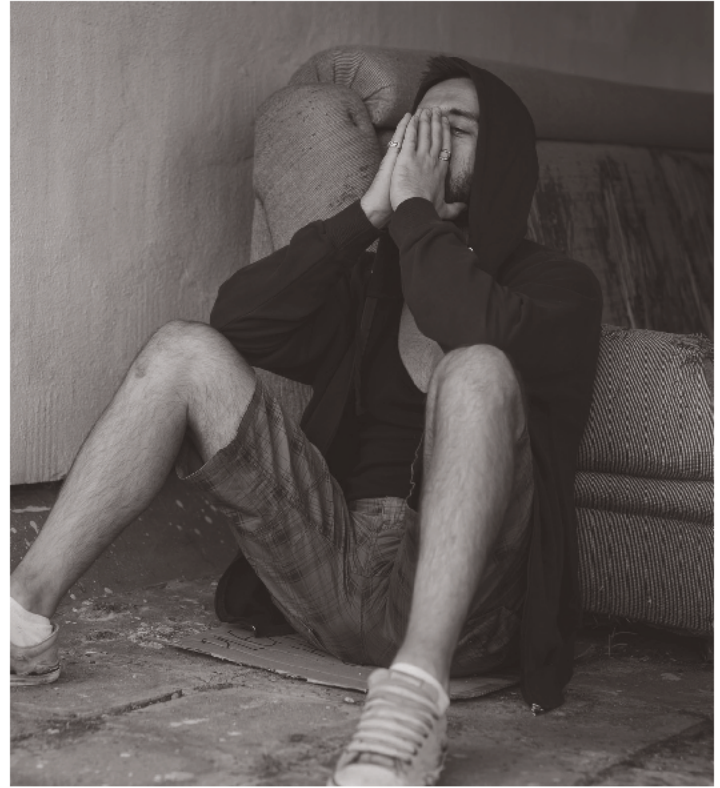
Problems with data and definitions are one reason for giving pause to claims about the success of the campaign to end homelessness. Another is that, even if homelessness has been "ended" or reduced for one specific cohort, that does not necessarily imply progress toward ending homelessness more generally. Just as many factors cause homelessness, many factors may also be at work in reducing it, such as an improving economy or demographic changes. Many sources have claimed that a recent investment in permanent supportive housing for veterans has reduced veterans' homelessness, and even ended it in some communities.⁶³ But a recent study by economist Brendan O'Flaherty demonstrated that the decline in veterans' homelessness can largely be attributed to the decline in the veteran population of the age at greatest risk of homelessness and the nationwide decline as the nation has emerged from the last recession, not to government policy.⁶⁴

The case of the seriously mentally ill, though less of a priority for USICH (no criteria for "ending" homelessness for this population have been issued),⁶⁵ should also be discussed. Housing First supportive housing programs target the seriously mentally ill partly because of a commitment to helping the hardest or chronic cases, but partly because seriously mentally ill individuals qualify for disability benefits. For its influential 2004 study, Pathways to Housing recruited some participants directly from a mental hospital. Indeed, requiring, or strongly urging, supportive housing clients to participate in a money-management program is one of the few infringements on personal liberty that Housing First providers countenance.⁶⁶ The number of seriously mentally ill homeless has been virtually

FIGURE 5.

PSH Units, Seriously Mentally Ill Homeless, 2010–19

Source: HUD, Continuum of Care Program



flat since 2010, even as the number of permanent supportive housing units nationwide has increased by more than 50% (**Figure 5**).

USICH defines what it means to “end homelessness” and also evaluates communities’ claims for having done so. The council has published criteria and benchmarks for ending homelessness for four cohorts: veterans, chronic, unaccompanied youth, and families with children and, at present, has recognized about 80 communities for having “ended” homelessness for one of these cohorts.⁶⁷

However, the official language and criteria regarding “ending” homelessness are not uncontroversial. Some have criticized it as “Orwellian.”⁶⁸ To give a community credit for having made homeless “rare, brief and one-time,” USICH performs an assessment of that the community’s services system. USICH examines system capacity, relative to need (number of homeless) but also whether that system conforms to Housing First. In other words, if the community’s capacity to house the homeless—as assessed by the government—matches the number of homeless, the government says that the community has ended homelessness. But that does not mean that there are zero homeless people in the community. Ending homelessness in a community does not need to mean zero homeless people.⁶⁹

Figure 6 lists a cohort of communities that USICH currently credits for having “ended” veterans’ homelessness. These communities are, according to the most recent HUD figures, host to more than 2,000 homeless veterans. Communities with modest homelessness challenges more generally are host to as few as one homeless veteran, but others estimate that hundreds of veterans are included in their homeless populations. Most of the communities recognized for having “ended” veterans’ homelessness have at least seen a reduction in veterans’ homelessness since 2011 (the first year that CoC-level veteran data are available), though not all. In 2019, Portland/Gresham/Multnomah County Continuum of Care, the Northwest Minnesota Continuum of Care, and Norman/Cleveland County, OK all reported higher numbers of homeless veterans than in 2011, before they “ended” veterans’ homelessness.

Officials in New York and Los Angeles continue to embrace the goal of ending homelessness, as did some candidates for the 2020 Democratic presidential nomination.⁷⁰ But no community has truly ended homelessness using Housing First, and certainly not any community facing crisis-level homelessness. We would not say that a community has ended murder based upon a qualitative analysis of its police department, but rather the absence of murder. If ending homelessness must remain the goal of homelessness policy, governments should define success in a way that can be independently verified by the public. The public

can observe homelessness. It cannot easily observe and analyze service systems' capacity and competence. Thus, ending homelessness should mean the absence of homelessness, as observable to members of the public.

Brendan O'Flaherty is an economist at Columbia University and has been, for decades, one of the leading scholars of homelessness. He is known for his analysis of how housing-market dynamics account for much of

modern homelessness⁷¹ and for refuting the "Dinkins Deluge" thesis that, when New York City provided housing to shelter clients around 1990, it led, through moral hazard, to a significant increase in sheltered homelessness.⁷² In a recent review of the literature, including on Housing First, O'Flaherty came to the conclusion that "we don't know how to end homelessness. Not in the aggregate, anyway."⁷³

FIGURE 6.

Number of Homeless Veterans in Communities Recognized as Having "Ended" Veterans' Homelessness, 2019

Community	# homeless veterans in 2019	Community	# homeless veterans in 2019
Portland/Gresham/Multnomah County Continuum of Care	473	Mississippi Balance of State Continuum of Care	20
Atlanta, GA	349	DeKalb County, GA	17
Philadelphia, PA	250	Norman/Cleveland County, OK	14
Miami-Dade County, FL	169	Montgomery County, MD	13
Long Island, NY	128	Reading/Berks County, PA	13
Kansas City, KS/Kansas City, MO, and Independence/Lee's Summit/Jackson, Wyandotte Counties Continuum of Care	116	Bergen County, NJ	13
Pittsburgh/McKeesport/Penn Hills/Allegheny County CoC	100	Saint Joseph/Andrew, Buchanan, DeKalb Counties, MO, Continuum of Care	13
Western Pennsylvania Continuum of Care	88	Northwest Minnesota Continuum of Care	9
Lowell, MA	45	Moorhead/West Central Minnesota Continuum of Care	9
Punta Gorda/Charlotte County, FL	43	Rochester/Southeast Minnesota Continuum of Care	9
Massachusetts Balance of State Continuum of Care	42	Mississippi Gulfport/Gulf Coast Regional Continuum of Care	8
Cumberland County/Fayetteville, NC	38	Jackson/West Tennessee Continuum of Care	8
Nebraska Balance of State Continuum of Care	31	Lynn, MA	2
Scranton/Lackawanna County, PA	30	Southwest Minnesota Continuum of Care	2
Lansing, East Lansing, Ingham County, MI, Continuum of Care	26	Northeast Minnesota Continuum of Care	2
Lancaster City & County, PA	21	Waukegan, North Chicago/Lake County, IL, Continuum of Care	1
Lincoln, NE	21	Total	2,123

Source: USICH, "Communities That Have Ended Homelessness"; HUD, Continuum of Care Program

Note: This table includes every community that, as of March 2020, USICH has credited with "ending veterans' homelessness" for which HUD has homeless population data. HUD relates homelessness data on a CoC basis, and USICH has recognized, for ending homelessness, localities that are part of a larger CoC.

III. Cost-Effectiveness

One of the most famous statements in defense of Housing First came in Malcolm Gladwell's 2006 *New Yorker* article "Million-Dollar Murray."⁷⁴ This article, which the Bush administration had a hand in setting up,⁷⁵ detailed the struggles of a "high utilizer": a man in Reno, Nevada, whose homelessness and alcoholism placed a costly burden on the local health-care and criminal-justice systems. The central claim of Gladwell's article was that homelessness was "easier to solve than to manage" because placing people in permanent housing will lead to less usage of other service systems—most notably, hospitals and jails, thus saving money. Similar cost-savings claims have been central to the rhetoric over ending homelessness.⁷⁶

But in the academic literature, the cost-savings argument for Housing First is treated with more skepticism. Here is an area where RCT-level rigor truly matters. Studies that have a "pre-post" design look at the reduction in costs of hospitals, jails, and so on, that result when a cohort is moved from the streets to stable housing. Homeless people who are put into permanent supportive housing programs often have extraordinarily high health costs immediately before their placement. But someone who costs the health-care system \$100,000 in a given year is not necessarily going to cost the health-care system \$100,000 every year of his adult life.⁷⁷ The reduction in costs, following a high utilizer's housing placement, may have as much to do simply with a "regression to the mean" than the virtue of the Housing First /PSH intervention.⁷⁸

Moreover, high utilizers such as Million-Dollar Murray and people with untreated schizophrenia who have lived for years on the street are unrepresentative of the homeless population as a whole. Not only a minority, they are a minority of the chronic homeless.⁷⁹ They are certainly unrepresentative of the "working poor" or "down on their luck" homeless often cited in the media. The 2015 Family Options Study, prepared for HUD, examined various housing interventions among a pool of more than 2,000 homeless families with moderate social needs, over a three-year period. The permanent housing intervention was more successful in achieving housing stability than temporary housing interventions, but it was also more expensive.⁸⁰

Governments can't save costs from people who don't make much use of expensive service systems, to begin with. Some homeless may have low service costs because they're "service-resistant," a particularly significant problem for the mentally ill. Another reason that many of the homeless may be low utilizers is that they live in a jurisdiction with limited mental-

health and substance-abuse services⁸¹ (states vary dramatically in their investment in behavioral health).⁸² "Usual care," the control with which some studies compare Housing First interventions, can vary widely between jurisdictions. "Usual care," in the case of New York City, means a \$2 billion shelter system. But, in other communities, to build a Housing First-oriented homeless services system might mean building the first homeless services system that they ever had.⁸³

This is not to say that homeless services systems shouldn't focus on "high utilizers," or that, in some cases, they may yield short-term savings on jails and hospitals for certain individuals. But Housing First's success with different homeless populations has been cited as evidence of its merit as a systemwide organizing principle, applicable for the entire homeless population.⁸⁴ The evidence is weak that a systemwide application of Housing First—for the benefit of the many different types of homeless people—would generate net savings for taxpayers.

Physical Health-Care Systems. Homeless people are generally in bad health, due to rare diseases and illnesses associated with living in conditions not meant for human habitation, high rates of substance abuse, and inadequate treatment for ordinary illnesses.⁸⁵ They also make heavy use of emergency rooms and other expensive crisis services. Once they are stably housed, the homeless will be better positioned to avoid the need for costly triage treatment and instead use ordinary outpatient forms of care to prevent their health problems from becoming crises. Housing First programs will thus supposedly achieve better health at lower costs.

Evidence of the health effects of Housing First and permanent supportive housing is far less robust than many suggest. It is fair to argue that no policymaker who wants better health for the homeless can be indifferent as to whether they stay on the streets. But even assuming that Housing First improves people's physical health, it is not clear that that would mean it saved money. People who live long healthy lives have high health-care costs.⁸⁶ Cost-efficiency arguments for smoking-cessation campaigns have been criticized for failing to take into account the fact that nonsmokers live longer than smokers.⁸⁷ Perhaps the most reasonable view was expressed in a 2018 survey of the literature by the National Academies of Sciences, Engineering, and Medicine. While still defending the view that "housing in general improves health," this study came to the overall conclusion that "there is no substantial published evidence as yet to demonstrate that PSH improves health outcomes or reduces health care costs."⁸⁸

Mental-Health-Care Systems. Arguments that the mental-health-care system, which has always been expensive, holds great potential for cost savings, go back a very long time.⁸⁹ Deinstitutionalization promised better care and at a lower cost. On an annual basis, inpatient psychiatric commitment at a state-run facility can run close to \$250,000.⁹⁰ But civil commitment doesn't apply to the entire seriously mentally ill homeless population, which is itself a minority of the total homeless population (116,179 out of 567,715).⁹¹ (Million-Dollar Murray was an alcoholic, not a schizophrenic.) Psychiatric hospitals have fixed costs that are difficult to reduce even if a few people avoided being committed as a result of receiving housing benefits.

Criminal-Justice Systems. Jails also have significant fixed costs. Over the last decade, New York City's jail population has declined by 40% while the Department of Correction budget has increased by one-third.⁹² The argument that Housing First saves money on jails dovetails with the critique of the so-called criminalization of homelessness.⁹³

There is no question that enforcing quality-of-life ordinances, which are often violated by the homeless,⁹⁴ places a fiscal burden on public safety agencies. However, it does not follow that investing massively in permanent supportive housing and drastically scaling back on law enforcement would be fiscally prudent.

First, as discussed above, academic studies and the experience of jurisdictions in California have demonstrated the weakness of permanent supportive housing programs to reduce homelessness and thus presumably reduce public complaints about disorder. Second, less law enforcement carries costs, including public spaces increasingly occupied by encampments (and their attendant crime and public-health burdens) and attracting more street homeless from neighboring jurisdictions, thus increasing the demand for public services.

In any event, total law-enforcement cost savings would be very difficult to calculate, since jail is a small part of the "use" that homeless make of the criminal-justice system (very few misdemeanor offenses result in incarceration).⁹⁵ If 20 men are removed from Los Angeles's Skid Row by being put in permanent supportive housing, how many cops would the LAPD redeploy? Quite possibly, there would be no savings.

Shelter Systems. San Francisco's "Navigation Center" costs \$100 per bed per night.⁹⁶ In New York City, shelter beds for families with children average \$201.60 (an 89% increase since FY15) and for single adult shelter beds, the average is \$124.38 (a 58% in-

crease since FY15).⁹⁷ Shelter costs are high to ensure a certain level of quality, particularly security and on-site social services. For decades, and long before Housing First and its attendant social science literature, advocates claimed that affordable housing is cheaper than shelter.⁹⁸ A leading topic of housing policy debate in New York state government concerns "Home Stability Support." This program would increase the "shelter allowance," a permanent housing benefit to which public assistance clients are entitled. Proponents of Home Stability Support estimate that a more generous shelter allowance would cost New York City taxpayers about \$27,000 less than shelter on an annual basis.⁹⁹

But comparing temporary and permanent housing costs raises "apples to oranges" difficulties. It is complicated to compare a housing benefit that someone may well receive for decades with one that he would receive for only weeks or months. People who receive subsidized housing in tight rental markets are apt to continue using that benefit for a long time.¹⁰⁰ In New York City, the average length of stay for a public housing resident is 23 years.¹⁰¹ In 2017, the most recent year for which there are data, only about 16% of permanent supportive housing residents moved out, and the share of long-stayers in permanent supportive housing has been steadily increasing over the years.¹⁰² It is extremely expensive to provide a lifetime rental subsidy to someone, which is how permanent housing benefits function in the high-cost jurisdictions that now face the most serious homelessness challenges. It would be extraordinarily expensive to provide such subsidies to everyone, every year, who claims to be homeless in such jurisdictions. It would be much cheaper to provide temporary assistance to the vast majority of the homeless.

Governments that invest heavily in Housing First programs should expect the overall cost of government to rise. For some individuals, or some service systems, there may be cost offsets, but cost offsets are different from savings. A \$1 investment in Housing First may be offset by 30 cents in savings on other service systems, but that still means that the government is 70 cents larger. Certainly, cost-effectiveness arguments should not lead anyone to think that Housing First investments will lead to tax reductions or somehow free up money that may be devoted to other purposes. Service systems' costs are split between various governments and agencies and even nonprofit organizations. (This has been referred to as the "wrong pockets" problem.)¹⁰³

Dennis Culhane, a leading homelessness researcher who was featured in "Million-Dollar Murray," has subsequently cautioned against the risk of "overstating" the cost-savings argument. In 2008, he criticized

the design quality of more than 40 cost studies based upon their small size and selectivity in populations examined, noting that “in general, the larger the sample (and presumably the more representative of adults who are homeless), the lower the average annual costs of services use.” But such studies are beneficial, he says, for showing the efficiency and accountability of homeless services systems and thus “mobiliz[ing] political will.”¹⁰⁴

It is certainly the case that, in many jurisdictions where homelessness is at crisis levels, the public has shown a marked willingness to raise taxes for homeless services. Some recent, successful ballot initiative campaigns in California, such as Measure HHH (Los Angeles County, 2016), made use of cost-savings rhetoric. Whether those arguments were, ultimately, more important for the voting public than humanitarian considerations is unclear. Some scholars have questioned the benefit of distracting from the humanitarian case for investing in homeless services.¹⁰⁵ Certainly, for those with poor physical or mental health, it is not obvious why reducing health-care expenditures should be a standard of policy effectiveness.

In sum, the truly “evidence-based” view of Housing First, when it comes to cost savings, bears a certain parallel with residential stability. The evidence supports the view that a Housing First intervention may, for certain individuals, reduce costs, at least in the short term. But the evidence does not support any thesis about systemwide cost savings. Housing First has not been demonstrated to be capable of saving costs for entire systems any more than it has been demonstrated to be capable of ending homelessness for entire communities.

IV. The Record on Behavioral Health

HUD estimates that 16% of the homeless population exhibits “Chronic Substance Abuse” and that “Severe Mental Illness” afflicts 20%.¹⁰⁶ Drug addiction and mental illness drive much of the “chronic homelessness” challenge. Permanent housing is seen as a condition of recovery for this cohort.¹⁰⁷ One of the main recommendations that USICH made in its 2017 brief, “Strategies to Address the Intersection of the Opioid Crisis and Homelessness,” was to “Remove Barriers to Housing” by implementing Housing First.¹⁰⁸ But the research is ambiguous as to how much permanent housing, on its own, stimulates recovery.

In a 2019 law review article, Sara Rankin, of Seattle University School of Law, argued in favor of Housing First based on “the reality that people need basic necessities like food, sleep, and a stable place to live before attending to any secondary issues, such as getting a job, budgeting properly, or attending to substance use issues.” She wrote that the “Housing First approach views housing as the foundation for life improvement and enables access to permanent housing without prerequisites or conditions beyond those of a typical renter.”¹⁰⁹

However, a 2017 survey of the literature by researchers Stefan G. Kertesz and Guy Johnson judged Housing First to have demonstrated, at best, modestly beneficial clinical impacts.¹¹⁰ The Trump administration’s CEA acknowledged the research on Housing First residential stability but argued: “For outcomes such as impacts on substance abuse and mental illness, Housing First in general performs no better than other approaches.”¹¹¹ The 2018 study published by the National Academies of Sciences, Engineering, and Medicine found no strong evidence of Housing First and improvement of mental disorders, as have other surveys.¹¹²

Stated otherwise, the evidence for Housing First and behavioral health is far weaker than for residential stability. Some Housing First proponents, committed to the harm-reduction philosophy of recovery as a choice, are forthright about Housing First’s modest ability to address behavioral health disorders.¹¹³ Harm-reduction policy calls for prioritizing the remediation of symptoms and the harmful effects of disorders such as opioid addiction over trying to root out or overcome the underlying disorder. More commonly, though, advocates display a rhetorical suggestiveness about the link between permanent housing and behavioral health that seems intended to convince the public of evidence that does not exist.¹¹⁴

V. Self-Sufficiency and Social Isolation

Originally, Housing First was mainly associated with the chronic homeless population who had disabilities—most notably, serious mental illness. Hence, employment outcomes were not of leading interest. But as the theory of Housing First has evolved to take on a “systemwide orientation,” applicable to the entire homeless population, it has come to be applied for cohorts that might be considered potential members of the working class. Permanent housing benefits are often likened to a “platform” from which, after having secured stable

housing, people can go to pursue various other goals, such as health and employment.¹¹⁵ “Optimize self-sufficiency” is an official goal of HUD’s NOFA.¹¹⁶

As noted, the large-scale Family Options Study (2015) showed robust rates of residential stability for the families receiving a permanent housing intervention. Accordingly, the study has been seen as supportive of Housing First, particularly as regards the “whole systems” orientation. But it also found evidence that housing subsidies, instead of granting recipients the freedom to focus more on employment and less on their housing instability challenges (à la the “platform” theory), actually led to diminished work effort.¹¹⁷ In sum, housing subsidies increased rates of housing stability (and, as noted, at a greater cost than other interventions) but not self-sufficiency.¹¹⁸ This was a troubling finding, since lack of work was one of the major social challenges faced by homeless families that participated in the study.¹¹⁹ A 2012 article about Housing First cautioned that “subsidized housing may create disincentives for employment ... and for independent housing ... much in the way that disability benefits and public income support have been found to be associated with less employment.”¹²⁰

Another outcome worth evaluating is social isolation, a significant cause of homelessness. HUD has noted that while, nationwide, about 13% of the U.S. population is a member of a single-person household, 65% of the sheltered homeless population is.¹²¹ “Community integration” was one of the original goals of Housing First, which criticized the quasi-institutional character of the linear homeless services system.¹²²

ProPublica’s “Right to Fail” report in late 2018, and the accompanying documentary released by Frontline in February 2019,¹²³ suggested that Housing First may serve more to increase social isolation than address it.¹²⁴ The report profiled a few seriously mentally ill clients of a supported housing program in New York, and how an excess of independence led to decompensation and even death. These individuals were, in some cases, stably housed, but living in apartments strewn with waste, swarming with bugs, and living with untreated infections and other health problems, and extremely isolated. “Right to Fail” did not specifically target Housing First—these were former residents of adult homes who had been placed in independent living under court order. Still, the report demonstrates that many mentally ill adults are, on the one hand, not eligible for institutionalization but, on the other, plainly not prepared for independent living.

The ProPublica study cannot be dismissed as simply anecdotal.¹²⁵ Several peer-reviewed articles and studies

have questioned whether Housing First has lived up to its initial promise of “community integration.”¹²⁶ Others, to be sure, have defended it.¹²⁷ But the least that can be said is that whatever some Housing First program may have managed to achieve with respect to community integration, the evidence is far weaker with respect to that outcome than has been measured with respect to residential stability.

VI. Conclusion

The claim that Housing First is “proven” is an attempt to take homelessness policy out of the realm of ordinary policy debate. “Evidence-based” rhetoric means to suggest that homelessness policy is simply different: alternatives to Housing First are illegitimate because they are not grounded in science in the way that Housing First is. This is not accurate. Homelessness policy questions should not be considered more settled than questions of mental health, public safety, or any other element of poverty or social policy.

It is crucial to parse claims about what is evidence-based about Housing First and what is founded on humanitarian concerns, intuition, ideology, or some other factor. There is no evidence-based proof of Housing First’s ability to treat serious mental illness effectively, or drug or alcohol addiction. Housing First is not a reliable solution to social isolation, a very significant cause and effect of homelessness. Claims made on behalf of the campaign to end homelessness—that Housing First has ended veterans’ homelessness, chronic homelessness, or homelessness at the community level—are not based in “evidence,” as that term is normally understood, and they rely on a highly technical (and dubious) definition of “ending” homelessness.

A common refrain among advocates is that “‘Housing First’ does not mean ‘Housing Only.’”¹²⁸ This is not an evidence-based claim. The claim could be verified only through a broad and thorough analysis of Housing First’s implementation across scores of programs across the nation. Surely, some programs are far more inventive in getting service-resistant clients to accept treatment and services than are others. A supportive housing program that systematically fails to engage any of its clients is, practically speaking, a “Housing Only” program. The literature about how Housing First programs function is far too sparse to validate that “‘Housing First’ does not mean ‘Housing Only.’”

There is, however, reasonable evidence to suggest that Housing First-style interventions will promote

residential stability, and quite likely at a higher rate than programs that provide housing on a time-limited basis and/or rely on “barriers,” at least over a one- to two-year horizon. But an intervention is different from a policy or service system. An intervention could be one program among many. The evidence does not support the idea that Housing First should be made an organizing principle of homeless services systems. Arguments for Housing First on a systemwide basis may be defended based on intuition or humanitarian concerns, but they are not evidence-based.

The result of governments adopting Housing First as a “whole-system orientation” has been to discredit, or at least drastically de-emphasize, approaches to homelessness other than permanent housing. Less than one-fifth of the homeless population is “chronic”¹²⁹—the population for whom Housing First was initially developed. The more that the homeless problem is described as people “down on their luck,” the less logical is the claim that permanent housing is the solution. Housing First is an entirely inappropriate intervention for the working poor, examples of which include participants in “Safe Parking” programs¹³⁰ (which is to say that, in addition to reckoning with the limitations of Housing First for the chronically homeless, permanent housing is not always an appropriate solution to street homelessness).

What kind of homeless services system do we want? That is ultimately what the Housing First debate is about. As noted, the reduction in transitional housing units is a striking example of the influence of Housing First. But it is impractical to try to design a homeless services system without programs that have features similar to transitional housing. The homeless population has many problems other than housing instability. As such, there is a certain logic to trying to address these problems along with housing instability and give them equal emphasis while doing so. That logic, though, runs contrary to the logic of Housing First, which, particularly in its original articulation, insisted on the separation of housing and social services.

In the criminal-justice world, “problem-solving courts” such as drug and mental-health courts are not simply concerned with adjudicating charges. They also deal with the addiction and untreated serious mental illness of people involved in the criminal-justice system.¹³¹ Similarly, the linear approach to homelessness had much more of a problem-solving orientation than the current Housing First system—focused, as it is, on keeping the most people housed for the longest period of time.

But if homeless services systems don’t work on problems other than housing instability, other systems will. Indeed, the line between emergency shelter and transitional housing can get blurry. New York City’s family shelter system, for instance, in many ways resembles transitional housing more than traditional notions of emergency shelter.

Before Housing First, the homeless population was offered a robust variety of housing and service options that reflected their diverse needs. This so-called linear system viewed permanent supportive housing and other low-barrier housing programs for the homeless as valuable to a continuum of service options.¹³² But when too much emphasis is placed on low-barrier options, governments must ask whether they are designing a truly inclusive homeless services system.

Clearly, some clients will be best served by providers that emphasize sobriety and work. In the world of addiction services, many providers use social pressure to encourage sobriety. Is it illegitimate or not “evidence-based” for residential treatment programs to offer temporary housing coupled with sobriety requirements?¹³³ What’s more important—achieving a year of sobriety or a year of housing stability? A program that sets no goals other than “residential stability,” and that specifically does not require sobriety, will not be able to use social pressure to encourage sobriety. The same issue arises for programs that try to turn their clients into responsible fathers and economically independent members of their communities. As an example: Joe Biden’s presidential campaign has called for reinvesting in transitional housing programs to facilitate prisoner reentry.¹³⁴

Housing First is the dominant policy framework for homeless services. Yet, after years of implementation, communities are not close to ending homelessness. If homeless services systems can’t focus as much on substance abuse, unemployment, and other social ills as they do on residential stability, those challenges will simply be left to other social-services systems. In light of these facts, a certain reorientation is justified.

Recommendations

1. HUD should allow more flexibility from Housing First requirements for communities pursuing homelessness assistance grants through the “Continuum of Care” program.

There are about 400 CoC agencies across the nation. HUD directs billions in Homelessness Assistance

Grants through these agencies to on-the-ground service providers. Federal homeless services funding was structured in this manner in deference to localism.¹³⁵

When the CoC program was set up in the 1990s, it was “designed to meet the multi-faceted needs of homeless persons in the nation’s communities.”¹³⁶ In many communities, the local “CoC” is the lead policymaking organization on homelessness. As Housing First requirements have tightened, however, the CoC program has been criticized for departing from its original spirit and adopting a “one-size-fits-all” approach to homeless services.¹³⁷ Many criticisms of HUD’s application of Housing First principles have come from religious organizations, which have, for more a century, played a significant role in addressing homelessness.¹³⁸ The federally directed restructuring of homeless services has had a significant impact at the community level. Examples of highly regarded service providers that have experienced cuts include Community Housing Innovations, the largest provider of homeless services on Long Island,¹³⁹ and the New York City-based Doe Fund.¹⁴⁰ Other providers have ceased pursuing HUD funding or been pressured—by the federal government, ultimately—to make programmatic changes contrary to their priorities.

2. State and local Housing First mandates should be reassessed.

Homelessness is highly concentrated in certain urban areas, as are major homeless services systems. California and New York are hosts to about one-third of the total permanent and temporary year-round beds for the homeless.¹⁴¹ Thus, state and local policies may, in some cases, matter even more than federal funding requirements. State Housing First mandates, such as

California’s SB 1380,¹⁴² should be reassessed in light of the need to develop homeless services systems reflective of the needs of the entire homeless population.

3. The homelessness debate should be reintegrated into the safety-net debate.

Housing First has separated the debates over homelessness and the safety net more broadly. In its approach to poverty, the Trump administration has tried to promote the expanded use of work requirements for safety-net programs.¹⁴³ While there is a serious debate over the appropriateness and effectiveness of work requirements for noncash programs such as Medicaid and the Supplemental Nutrition Assistance Program, there is a broad acceptance of their legitimacy in the case of public assistance. In homeless policy circles, by contrast, there is broad opposition to the use of work requirements, as well as drug testing, program-participation requirements, and adherence to treatment regimens.

As a result of Housing First’s influence, the question of upward mobility for the homeless is discussed far less often than it is for the poor. Policymakers speak with modesty about such grandiose goals as ending poverty. But with respect to ending homelessness, they are expected to accept not only the nobility of that goal but its practicality. As a result, Housing First has come to function as a harm-reduction approach not only for behavioral health but also for poverty. Someone placed in permanent supportive housing may have ended his homelessness, but he is only managing his poverty.

Endnotes

- ¹ On the history of shelter programs, see Kim Hopper, *Reckoning with Homelessness* (Ithaca, NY: Cornell University Press, 2003); Charles Hoch and Robert A. Slayton, *New Homeless and Old: Community and the Skid Row Hotel* (Philadelphia: Temple University Press, 1989); Kenneth L. Kusmer, *Down and Out, on the Road: The Homeless in American History* (New York: Oxford University Press, 2001).
- ² Stefan G. Kertesz et al., "Housing First for Homeless Persons with Active Addiction: Are We Overreaching?" *Milbank Quarterly* 87, no. 2 (June 2009): 495–534.
- ³ U.S. Department of Housing and Urban Development (HUD), United States Interagency Council on Homelessness (USICH), "Priority: Home! The Federal Plan to Break the Cycle of Homelessness," 1994, pp. 73–75; HUD, "Notice of Funding Availability for Continuum of Care Homeless Assistance: Funding Availability," *Federal Register* 61, no. 52 (Mar. 15, 1996): 10866–77.
- ⁴ New York City Commission on the Homeless, "The Way Home: A New Direction in Social Policy," February 1992, pp. 13, 32, 39–41, 55, 59; Rob Teir, "Restoring Order in Urban Public Spaces," *Texas Review of Law & Politics* 2, no. 2 (Spring 1998): 255–92; Alice S. Baum and Donald W. Burnes, *A Nation in Denial: The Truth About Homelessness* (Boulder, CO: Westview, 1993), chap. 8; Thomas J. Main, *Homelessness in New York City: Policymaking from Koch to de Blasio* (New York: New York University Press, 2017), chap. 3; HUD, "Priority: Home!" pp. 20–21, 37, 55–56, 94–96, 111–13.
- ⁵ HUD, "Priority: Home!" p. iii: "I do not believe we can repair the basic fabric of society until people who are willing to work have work. Work organizes life. It gives structure and discipline to life. It gives a role model to children. We cannot repair the American community and restore the American family until we provide the structure, the value, the discipline and reward that work gives."
- ⁶ *Ibid.*, p. 34.
- ⁷ Shannon E. Couzens, "Priority: Home! A True Priority? An Analysis of the Federal Plan to Break the Cycle of Homelessness," *Journal of Social Distress and the Homeless* 6, no. 4 (1997): 275–82.
- ⁸ President John F. Kennedy, "Special Message to the Congress on Mental Illness and Mental Retardation," Feb. 5, 1963: "When carried out, reliance on the cold mercy of custodial isolation will be supplanted by the open warmth of community concern and capability. Emphasis on prevention, treatment, and rehabilitation will be substituted for a desultory interest in confining patients in an institution to wither away."
- ⁹ Jack Tsai, Alvin S. Mares, and Robert A. Rosenheck, "A Multi-Site Comparison of Supported Housing for Chronically Homeless Adults: 'Housing First' Versus 'Residential Treatment First,'" *Psychological Services* 7, no. 4 (November 2010): 220.
- ¹⁰ HUD, "The 2017 Annual Homeless Assessment Report (AHAR) to Congress, Part 2: Estimates of Homelessness in the United States," October 2018, p. v.
- ¹¹ See, e.g., Sam Tsemberis, "From Streets to Homes: An Innovative Approach to Supported Housing for Homeless Adults with Psychiatric Disabilities," *Journal of Community Psychology* 27, no. 2 (1991): 227: "Most [linear residential treatment] housing providers regard themselves as treatment providers rather than as landlords"; Priscilla Ridgway and Anthony M. Zippel, "The Paradigm Shift in Residential Services: From the Linear Continuum to Supported Housing Approaches," *Psychosocial Rehabilitation Journal* 13, no. 4 (April 1990): 17: "The residential program is seen as primarily a clinical modality designed to treat mentally ill individuals rather than a home for those who live there"; Daniel Gubits et al., "Family Options Study: Short-Term Impacts of Housing and Services Interventions for Homeless Families," HUD, Office of Policy Development and Research, July 2015, p. xxi: "Practitioners' goals for project-based transitional housing ... extend beyond housing stability to adult well-being and aspects of family self-sufficiency."
- ¹² Sue Barrow and Rita Zimmer, "Transitional Housing and Services: A Synthesis," in *Practical Lessons: The 1998 National Symposium on Homelessness Research*, ed. Linda B. Fosburg and Deborah L. Dennis, HUD and U.S. Department of Health and Human Services (HHS), 1999, p. 315.
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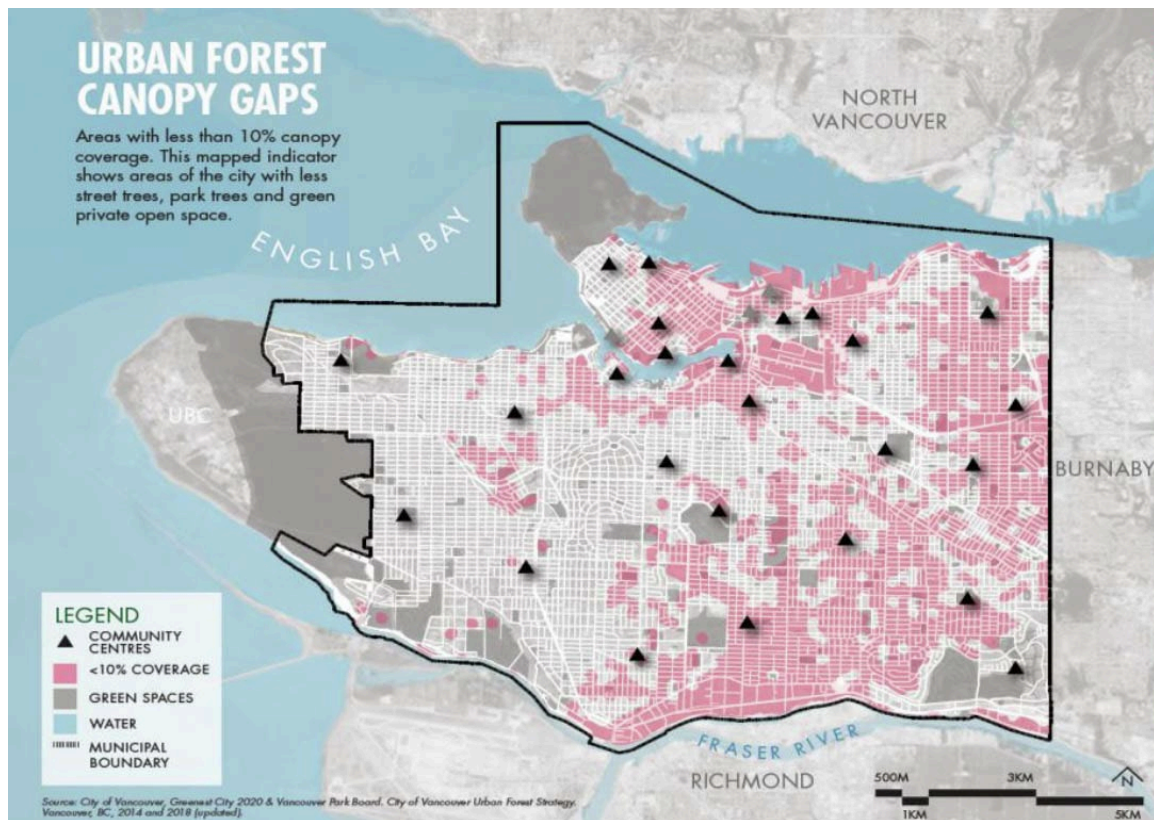
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 - 125 Julia Solomons, "Written Testimony of the Bronx Defenders: Re: Oversight-Preventing Recidivism for Individuals with Mental Illness and Int 0903-In Relation to Funds Remaining in Inmate Accounts When Inmates Are Released," New York City Council, Joint Hearing: Committee on the Justice System and Committee on Health, Disabilities and Addiction, June 17, 2019, p. 6: "Not only are the barriers to successfully being placed in supportive housing significant, but once housed in one of the buildings run by a supportive housing agency, the conditions for this extremely vulnerable population are often not structured to result in long-term stability. We hear countless reports from our clients in supportive housing that they do not have regular, reliable access to the case management support that they are supposed to receive. Additionally, when they are struggling with issues directly related to their housing and safety, such as problems with another resident, they find it very difficult to get any assistance. The case management staff are often overworked and overburdened, and the bureaucracy that clients have to navigate in order to make any necessary changes to their housing is nearly impossible to achieve without extremely persistent advocacy. For example, we have had clients report that when they have a neighbor who is not on their medication and may be actively symptomatic and threatening to harm them, they receive little to no response on the part of the agency managing their housing. Requests to move units are in large part ignored but those that are not take far too long to happen, especially if a situation is acutely dangerous for that client and a threat to their stability. We also see this in situations where clients in recovery from substance use are placed in a housing site that, meaning they might have completed drug treatment and be in recovery but their neighbor is actively using drugs—a direct threat to their sobriety and therefore stability."
 - 126 Jack Tsai, Alvin S. Mares, and Robert A. Rosenheck, "Does Housing Chronically Homeless Adults Lead to Social Integration?" *Psychiatric Services* 63, no. 5 (May 2012): 427-34; Deborah Quilgars and Nicholas Pleace, "Housing First and Social Integration: A Realistic Aim?" *Social Inclusion* 4, no. 4 (2016): 5-15; Tom Baker and Joshua Evans, "'Housing First' and the Changing Terrains of Homeless Governance," *Geography Compass* 10, no. 1 (2016): 25-41; Tsai and Rosenheck, "Considering Alternatives to the Housing First Model"; Kim Hopper, "The Counter-Reformation That Failed? A Commentary on the Mixed Legacy of Supported Housing," *Psychiatric Services* 63, no. 5 (May 2012): 461-63; Russell K. Schutt and Stephen M. Goldfinger, *Homelessness, Housing, and Mental Illness* (Cambridge, MA: Harvard University Press, 2011).
 - 127 Leyla Gulcur et al., "Community Integration of Adults with Psychiatric Disabilities and Histories of Homelessness," *Community Mental Health Journal*, 43, no. 3 (June 2007): 211-28; National Academies, *Permanent Supportive Housing*, pp. 51-53.
 - 128 Samantha Batko et al., "Open Letter to Secretary Ben Carson, Joe Grogan and Robert Marbut," endhomelessness.org, Mar. 18, 2020.
 - 129 HUD, "HUD 2018 Continuum of Care Homeless Assistance Programs," Nov. 13, 2018.
 - 130 Sonja Sharp, "16,000 People in L.A. Now Live in Cars, Vans and RVs. But Safe Parking Remains Elusive," *Los Angeles Times*, June 10, 2019.
 - 131 Greg Berman and John Feinblatt, *Good Courts: The Case for Problem-Solving Justice* (New York: New Press, 2005). There are problem-solving courts designed specifically for the homeless: see California Association of Collaborative Courts (CCAC), Types of Collaborative Justice Courts.
 - 132 Barrow and Zimmer, "Transitional Housing Services"; HUD, "Priority: Home!"
 - 133 About 3,500 residential treatment facilities are in the U.S., almost 2,800 of which offer long-term treatment of more than 30 days' duration. See HHS, Substance Abuse and Mental Health Administration, "National Survey of Substance Abuse Treatment Services (N-SSATS): 2018 Data on Substance Abuse Treatment Facilities," table 2.3: All Facilities and Facilities with Opioid Treatment Programs (OTPs), by Type of Care Offered: Number and Percent, 2008-2018, September 2019.
 - 134 "Justice," Joe Biden.com.
 - 135 Ester Fuchs and William McAllister, "The Continuum of Care: A Report on the New Federal Policy to Address Homelessness," HUD, December 1996, pp. 4, 5, 9, 45, 49.
 - 136 HUD, Office of the Assistant Secretary for Community Planning and Development, "Notice of Funding Availability for Continuum of Care Homeless Assistance; Supportive Housing Program (SHP); Shelter Plus Care (S+C); Sec. 8 Moderate Rehabilitation Single Room Occupancy Program for Homeless Individuals (SRO)," *Federal Register* 61, no. 52 (Mar. 15, 1996): 10867.
 - 137 "Letter to the Honorable Darrell Issa," HUD, Aug. 9, 2017.
 - 138 See discussion in Byron Johnson, William H. Wubbenhorst, and Alfredo Alvarez, "Assessing the Faith-Based Response to Homelessness in America: Findings from Eleven Cities," Program on Prosocial Behavior, Baylor Institute for Studies of Religion, Feb. 1, 2017.
 - 139 Community Housing Innovations, 2017-2018 Annual Report, Executive Director's Message.
 - 140 "New Priority Means Fewer Beds in City Shelters," editorial, *New York Times*, May 17, 2016; Laura Nahimas, "HUD Slashes Funding for Some New York City Homeless Shelters," *Politico*, May 9, 2016.
 - 141 HUD, "PIT and HIC Data Since 2007," January 2020.
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"s.22(1) Personal and Confidential"



05/22/2022 08:48

Dear Mayor and Councillors,

I am writing to urge you to re-examine closely the W7th and Arbutus project.

I am a senior who lives close to the proposed project.

When I was young I was a single mother, a care giver, and still am a part time community and health care interpreter.

As a single mother with very little money, and living in a small 1 bdr apartment, I relied heavily on the local park/playground for social contact with other mothers who would bring their prams/strollers there and sit on benches and make friends/exchange advice etc.

I would go every day for 2 hours with my small son who would play with the other kids in the open air.

It was free, it was pleasant and it was essential to our emotional well being as we do not have an extended family.

I see the same thing happening at Delamont Park on W7th and Arbutus now, When I stop and sit with my shopping buggy on the way back from Broadway shopping.

This park is tiny. It has 5 benches, a climbing frame, 2 baby and 2 kids swings and a puddle that 2yo love playing in. There is also a sandpit. It is very safe

It is used all the time by parents with strollers and under 10yo, by local daycares at lunch time, and also by local seniors.

Things have changed since I was 30yo. Now every evening there are young fathers taking their toddlers there around 7pm.

These are today's parents. The mother takes care of the kids during the day, then goes out to work on evening/night shifts.

The father takes the kids out for fresh air and exercise prior to putting them to bed.

These are parents who need 2 jobs in order to pay their rent/mortgage in Vancouver.

This particular area in Kitsilano is made up of 3 storey walk-ups (Affordable low rentals). There are some older cooperatives, a battered woman's anonymous shelter. non profit senior housing.

Taking toddlers down to Kits beach on an everyday basis is not possible because of the steepness of the hill, and most people do not own cars or share one for work purposes.

Delamont Park is unfortunately the ONLY toddler park/playground in this area of Kits, (below Broadway/above W3rd)

To the East there is VGH playground on W12th and Heather. To the West there is MacBride Park on W4th and Blenheim.

Recently I attended a zoom meeting with planners- part of the Broadway Plan Kits consultation program. Almost every participant requested more kids' parks.

A senior planner replied that it was very difficult to provide more parks in Kitsilano because of the cost of the land.

Unfortunately this new project will destroy the ONLY open air play space there is for toddlers in the area.

Because the site is so small, there is no provision made for a garden, (bar a small roof garden for smokers)

Parents will not feel safe letting their children play any more in the sand pit, and big puddle, on the swings or climbing frame.

They will be afraid of needles in the sand/cigarette butts everywhere/ with nowhere to sit

Toddlers, will just have to lump it. There will be no place for them to go

Dear Mayor Kennedy Stewart
Dear Council.

Hi, my name is Nathalie Boyer,
I am a hair stylist and colorist, working and living in Kitsilano since 1995. I am currently renting between "s 22(1) Personal and Confidential", and I am opposed to the rezoning application of 7th and 8th on Arbutus.

This project defies all logic!

Who on Earth would think that piling up 129 addicts or homeless on a 13 story building, should be a brilliant idea? This is ludicrous!

A building across the street from a school, next to a kid park, a future Subway and a nearby Liquor Store? What a party!

I can only imagine the mayhem! It sounds like a song!

Some will smoke pot

At the kid park,

Or swear on the sidewalk.

Drunken behaviors

At the liquor store

And drug deals at the Subway doors.

What a great way to destroy a great neighborhood!

They do not need a brand new 13 story building like a JAILHOUSE!

There are 2 empty houses nearby, that belong to the city, and should be refurbished for low income tenants or people living with addictions. They should blend in the community on a more organic and smaller scale, with social workers attending. A 4 story building max.

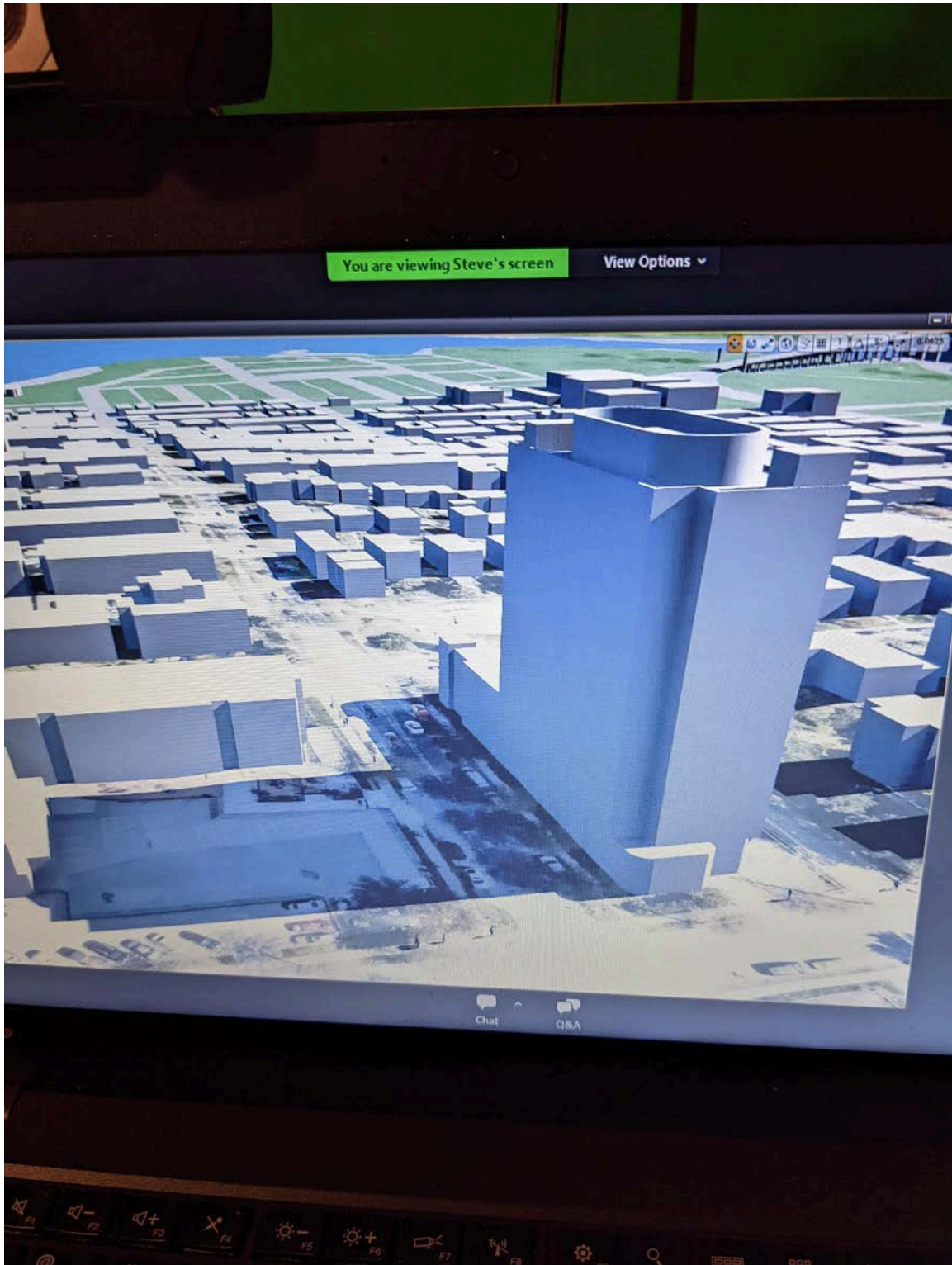
Also, so much for green space in the city! Are you going to cut off all those beautiful trees?

The North side of this lot should be kept as a park. It's a little Oasis in the hot Summer days for the locals who don't have a balcony and perfect for little picnic tables.

This project should retire, it's just not appropriate for this or any neighborhood at this scale.

Best regards,

Nathalie Boyer.



RISK

Initial review indicates minimal development risk.

Preliminary Due Diligence Summary – 2086 & 2098 W 7th Ave and 2091 W 8th Ave Site

Based on the due diligence completed to date, including Site Survey, Arborist Report, Environmental Site Assessments and Geotechnical Site Assessment, *it is recommended that this site be included within the PMSH Initiative and that it proceed to schematic design.*

Site Description:

The project site is located in the Kitsilano District and consists of three adjacent RM-4 zoned lots with a total combined area of 19,326 square feet.


To the south Future Sky Train Station 1 block south at Broadway: major pedestrian-transit node.

Immediately due east is the Arbutus Corridor, a public thoroughfare established under the Arbutus Corridor Official Development Plan (2000), to provide enhanced rapid transit, and contributes to active lifestyle with increased walking and biking.

To the north across W 7th Ave. is Delamont Park (including a children's play area).

Project Details:

Project Name:	ARBUTUS
Project Address:	2086 & 2098 W 7 th Ave and 2091 W 8 th Ave
Land Owner:	COV - within PEF, assessed value \$12.5 million

Legal Description:	PID 023-856-319 Parcel K Block 305 District Lot 526 Group 1 NWD Plan LMP34537; PID 015-188-485 Lot 20 Block 305 District Lot 526 Plan 590; PID 015-212-157 Lot 2 except the Vancouver and Lulu Island Railway Right of Way as shown on Miscellaneous Plan 218 Block 305 District Lot 526 Plan 590; and PID 015-188-451 Lot 19 except the Vancouver and Lulu Island Railway Right of way as Shown on Miscellaneous Plan 218 Block 305 DL 526 Plan 590.
Aerial Photo:	
Development Potential:	A 6 to 12 storey social housing development of modular or wood/steel frame construction with a concrete foundation and 1 to 2 levels of below grade parking yielding up to approximately 90-142 studio units.
Funding Program:	BCH - Permanent Modular Supportive Housing Initiative <ul style="list-style-type: none"> • capital grant • operating subsidy • onsite support services subsidy CMHC - Seed Funding <ul style="list-style-type: none"> • non-repayable seed funding contribution CMHC - Co Investment Fund <ul style="list-style-type: none"> • capital grant
Construction Timeline:	The project is estimated to start site construction in 2022 and substantially complete in 2023.
Architect:	TBD
Contractor:	TBD

Development Consultant
Geotechnical
Topographical Surveyor
Environmental Consultant
Hazardous Materials Consultant
Sustainability Consultant / Certification
Legal Fees
Project Contingency
GROSS BUDGET

**All of the above costs included in the Capital Budget. It is anticipated that VAHA will manage the project to rezoning and cash-flow the costs, which will be reimbursed at project's first advance. BC Housing pays for design and permitting costs post rezoning.*

Environmental Site Assessment (ESA)

A Phase 1 ESA was completed by Thurber Engineering Ltd. in January 2020 to identify the potential for soil, groundwater, and soil vapour contaminant concerns at the site. A low potential for contamination was identified since the property was confirmed to have been used primarily for residential purposes since it was developed. A tank scan was also completed and no evidence of any underground storage tanks (i.e. residential heating oil tanks) was detected. Given the low risk of contamination, no environmental remediation work is anticipated.

Province + Feds simply do not provide adequate funding for supervision or clinical care - which is why communities ask for alterations for success.

[@PtFry](#)



C.T. Dockers [@CottonDockers](#)



Replying to [@parents4TCP](#) [@882Ams](#) and 4 others

Dealers literally have a captive audience. Some residents have gone in with moderate drinking problems, and end up getting hooked on fentanyl and ODing.

5:29 PM · 2022-06-15 · [Twitter for iPhone](#)

2 Retweets **1** Quote Tweet **4** Likes





C.T. Dockers  @Cott... · 2022-06-14 ...

Low barrier housing = all the customers in one place for dealers.

 2  1  3  



InconvenientData @Inc... · 2022-06-15 ...

Yes a real billboard to attract those who prey on the vulnerable, (and anyone else they happen upon)

 1    



C.T. Dockers  @Cott... · 2022-06-15 ...

A girl was living in Larwill place on Cambie @ Dunsmuir. Her boyfriend moved in and set-up his business selling to residents. Drugs and guns in the unit. When they say “low-barrier” they really take that ball and run with it. [@VancouverPD](#)

 1  2  2  



Parents for Thoughtful... · 2022-06-15 ...

This site is operated by MPA, the Operator chosen for the site in a middle of an elementary school campus on Arbutus.

Province + Feds simply do not provide adequate funding for supervision or clinical care - which is why communities ask for alterations for success.

[@PtFry](#)



12:00



Tweet



Kirk LaPointe 
@kirklapointe



Deeply sorry to hear today Jane Frost, one of the community's great strengtheners, passed away last evening at VGH with friends and family at her side. Jane was a remarkable force, immensely supportive, and it was a privilege to know her. Condolences to her loved ones. [#vanpoli](#)

11:44 AM · 2022-06-13 · [Twitter Web App](#)

1 Retweet 1 Quote Tweet 1 Like



Tweet your reply





C.T. Dockers 
@CottonDockers



I have a relative living in Larwill Place. Addicted to fentanyl. When he told me they were told they'd maybe be moved to the Arbutus bldg, he said to me, "this will destroy that neighbourhood." He's opposed and he's a possible future resident!

1:27 PM · 2022-06-21 · [Twitter for iPhone](#)

3 Retweets **4** Likes



C.T. Dockers 
@CottonDockers · 2d ...
Replying to [@CottonDockers](#)
[@TomDavidoff](#) and [@BillTieleman](#)

Residents are left to their own devices. Staff are hands-off. They sit behind a plexi-window and buzz people in. Roaches crawling all over. Rats in the courtyard. Syringes in the laundry/dryer vents. It's a free-for-all... I mean "low-barrier". It'll be fine.





Tweet



C.T. Dockers 
@CottonDockers



My brother in Larwill Place asked a staff member, “Are there any meetings to try to get off drugs? And help at all?” Her reply, “This is the last stop.”

9:08 PM · 2022-05-24 · [Twitter for iPhone](#)

1 Retweet 1 Quote Tweet 5 Likes



InconvenientData @Inc... · 2022-05-26 ...

Replying to [@CottonDockers](#) and [@raytomlin](#)

The research is definitive. The biggest driver of change for an individual is the feeling of a life worth living. BC Supportive Housing does not provide this. [@Dave_Eby](#) [@s_malcolmson](#) [@adriandix](#) [@PtFry](#) [@AdrianeCarr](#) [@councillorwiebe](#) [@rebeccaaleeblich](#) [@christineeboyle](#) [@JeanSwanson_](#)



Tweets

Tweets & replies

Media

Likes



Parents for Thoughtful... · 2022-06-17 ...

“People from outside the building will not be coming in to use drugs.” - [@Dave_Eby](#)

Any thoughts on that [@CottonDockers](#)?



123 views



C.T. Dockers [@CottonDockers](#) · 6d ...

He should guarantee that. Visit the location and if after 1 year, people are using drugs, inside, [@Dave_Eby](#) agrees to resign. I have a relative in Larwill Place. I've been inside many times. Drug use and drug dealing is rampant. Arbutus will be a disaster.





Abundant
Housing
Vancouver

"s.22(1) Personal and
Confidential"

In a few days, Vancouver City Council will begin a public hearing, another in what must seem like an endless stream of public hearings.

This one is a bit different though!

Not only is it 100% supportive housing, but it's located on the west side of the city, near the crème de la crème, where some have spent decades fighting to keep housing scarce and expensive. We want city council to hear from fresh voices, with different perspectives - like you!

- [Write a quick comment](#) (use "3. 2086-2098 West 7th Avenue" as subject)
- [Register to speak at the hearing](#)



The building would provide 129 deeply affordable homes (half at shelter rates, half at rent-geared-to-income) that would help people who urgently need housing. It's also a rather modest 13-storey tower, considering that it will be located across the street from the new Arbutus Skytrain station. By comparison, the Broadway Plan allows towers up to 20 storeys in this immediate area and up to 30 storeys just across the street.

You can read about why this housing is so badly needed in this [Georgia Straight Op-Ed by Tamara Loyer](#). You can also learn more about the project and why it is needed from our friends at [Kits for Inclusivity](#).

Despite the obvious need for this housing, it's facing fierce resistance. Opponents have already sent in hundreds of letters!

Help show support for this deeply affordable housing by registering to speak in favour of this project, or writing in. Writing in this weekend will mean that



Reply all

AA

outlook.live.com



NEXII



Gregor Robertson

EXECUTIVE VICE PRESIDENT OF STRATEGY
AND PARTNERSHIPS



NEXII

PRESS

Gregor Robertson, Executive Vice President of Strategy and Partnerships, Talks Sustainable Construction on Cheddar

March 24, 2021

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

Contact **Cheong Po CHAN**

"s.22(1) Personal and
Confidential"

31 October 2021

To whom it may concern

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

We appreciate the opportunity to submit comment regarding 2086-2098 W 7th Ave and 2091 W 8th Ave rezoning application ("Application"). This comment letter ("Comment") is submitted on behalf of the Chan's family, a family sending a child to St. Augustine's School ("School") located at 2154 West 7th Avenue, Vancouver, BC. This Comment is submitted to make BC Housing aware of the dramatic impact of the the supportive housing proposed in the Application ("Proposal") on our child's safety, and to urge BC Housing to reconsider the details of the Proposal. In addition, this Comment makes specific recommendations regarding how supportive housing can work in this area.

The composition of the supporting housing and impact to our child's safety

Limited consideration of the overall safety impacts of the supporting housing complex, in addition to subway station and bus loop, all within 25 metres of 400 school children, aged 3 to 12 years. Here are some of our key concerns:

- no screening for criminal backgrounds on residence
- no complex care despite 80% of homeless suffering from mental illness and multiple addictions
- on-premises, unsupervised drug injection site
- Insufficient health support services for a proposed facility with 140 tenants. Other supportive housing sites with fewer residents (62 residents in the case of nearby Sanford Apartments) receive more support than proposed for this site. At 140 tenants, site support should be more than doubled (24 hours a day)

We understand there are still many outstanding safety and environmental health issues with the proposed subway station and bus loop that have not been addressed by the Province, City and TransLink, including but not limited to the below:

- close distance to diesel bus emissions and noise impacts to young children's health
- lack of planning on traffic management in an already congested traffic area to accommodate a very busy end-of-line subway and bus loop, a large supportive housing complex
- height of the building is a key concern as the currently proposed height (13 storey) clearly shows significant shadowing to our school classrooms, resource centre and playground in the morning hours throughout the year

Specific recommendations regarding how supportive housing can work in this area

We understand a 18-points mitigation plan has been developed by the School and communicated to the relevant authorities (<https://docs.google.com/document/d/1VvUmUBZoSRXw5smE668mBdMqu13dYoPAeUpJWvj-Aeg/edit>) however it has been ignored. Nothing has changed from the first proposal and there has been no attempt to accommodate the School/the community's concerns. Here is the model we think would work in the area:

- a model of care and support that is less institutional, smaller in size and more community based than being proposed by BC Housing
- a successful transition from homelessness to the first steps in recovery requires significant direct and individualized care, including appropriate indoor and outdoor amenities
- the supporting housing should ensure a mix and diversity of tenants, including single parents, seniors and those with accessibility issues, with sufficient level of care

In conclusion, BC Housing's rezoning proposal should be rejected in its current form. The Proposal is deceptive and not well planned. Limited mitigation measures to the impact on community's health and safety are considered. It is therefore vital that the Application should not be approved.

Yours sincerely

Cheong Po CHAN

"s.22(1) Personal and Confidential"

To Our Elected Members

I have lived and worked in the Kits area for over 25 years. I cannot find the appropriate words to describe my disappointment in both the city and provincial members who are dealing with the rezoning application and supportive housing plan for the area on Arbutus between 7th and 8th avenue.

When speaking of the needs of the vulnerable, it feels like you have completely ignored the women in the women's recovery house on 7th avenue, just a few houses away from the proposed building, the families who gather at the park across the street and the numerous schools located in the area - and in particular - the preschool and elementary school just meters away from the proposal. The house and school look after some of our most vulnerable in society.

I have heard the promise to "fix" any issues that might arise from the proposed supportive low barrier housing -- but what if an issue with even one of the children or women in recovery happens. Then it is too late to "fix". Why would anyone think that over 400 young people ages 3 - 13 should have to "take the chance" that there will not be a problem, when public record shows increases in crime and police responses in the areas that have similar structures in the city.

As well, why would anyone think that "warehousing" needy, vulnerable individuals with over 100 others that have their own physical and emotional issues would lead to anything except failure. Finding a structure for a person who is homeless to live in, does not help solve the underlying issues or challenges that person is facing.

I have read that the structure will have 2 staff members. I do not know what clear thinking person could possibly say that a ratio of 2 to over 100 people with the types of challenges that the structure is proposing to house is going to result in anything but failure.

I strongly believe that this rezoning and proposal must be voted down. I am sure with further time and investigation, a better solution can be found for everyone - the very young and the very needed.

Thank you for your time,
Donna O'Hara

I strongly oppose the rezoning application for 2086 - 2098 West 7th, and 2091 West 8th Avenue

What stands before you are two choices:

- That because of the broad implications of this rezoning plan, should the City 'get it right' the lives and well-being of so many could be its TRANSFORMED **if** the primary consideration is NOT JUST HOUSING, but rather GENUINE supportive housing. This also means that future plans would include all the **documented supportive services** required to ensure RECOVERY and SAFETY for its residents and those of the surrounding community.
- If you as City planners 'get It wrong', the planned and future residents, the neighbouring established institutions such as schools, daycares, homes for women in recovery, city-designated parks and greenways will all be negatively impacted.

Therefore, acknowledging that:

- **Any proposal to assist our homeless or needy would be welcomed anywhere in our city if the plan is reasonable, but success is based on integrating with the residents and the surrounding community.**
- **SRO's and large-scale congregate housing, like this proposal, have proven to be a disaster in our City.**
- **Facilitating and encouraging substance use is often a barrier to overcoming addiction and enabling RECOVERY.**
- **Stigmatising homeless, perhaps addicted, perhaps mentally unwell people in these institutional-like establishments, and not allowing them to make some type of choice on where they live and integrate, is not providing care for their complex needs.**

I therefore CHALLENGE you, to vote NO, and recommend:

- **BC Housing be approved to construct and service a 5-6 story building, MIXED-use social housing development with accommodations for single and family residents, elderly, disabled and homeless people, including 5% of the spaces designated for those with drug and mental health issues who are SEEKING an environment that is committed to their RECOVERY, and enshrining support services into the model that is created.**

You have the power to genuinely make a difference. Please cast your NO vote on this rezoning proposal as it stands.

I thank you for taking the time to listen to my concerns and consider my

Sincerely,

Catherine Oberndorf, resident of Vancouver

2086-2098 West 7th and 2091 West 8th Avenue Rezoning – Oppose

Not ready for Rezoning

The newly approved Broadway Plan promises to irrevocably change the West 8th and Arbutus neighbourhood into an inner city area, especially at the terminal subway station and bus loop bringing many thousands of people per hour into the area. Most will go to UBC, some will stay and some will explore the area for weaknesses and opportunities.

We need more engaged neighbours that can protect the neighbourhood. Many people already live in social housing and are elderly and have disabilities. There are many school children in the vicinity, especially with the elementary school directly diagonal from the bus loop.

We need new neighbours that can help us protect and maintain the livability and safety of the area.

New housing projects must have:

Good building design and location

Safety

Neighbourhood cohesion

The design for the supportive project for the hardest to house at West 8th and Arbutus inadequately addresses these issues.

This project is not ready for rezoning.

Good building design and location – not ready

The CMHC sponsored a study conducted by the Happy City Social Lab and Lu'ma Native Housing Society on how to improve outcomes in temporary modular housing - Recommendations and roadmap for social wellbeing in modular housing: Design and programming recommendations to nurture health and social support for vulnerable people

<https://admin.happycities.com/wp-content/uploads/2022/01/Happy-City-Solutions-Lab-recommendations-and-roadmap-2021-12-14-1.pdf>).

This study included BC Housing and City of Vancouver Staff, Councillor Jean Swanson and Karen Ward, amongst others.

The currently proposed building has not incorporated vital recommendations from this study, even though City staff was involved.

Section 7 Locate TMH buildings within a 10-minute walk to core services and amenities

– When temporary (or permanent) modular housing is located too far away from key services and amenities, it can prevent participants from accessing supportive services and meeting their core needs (page 93).

There is a lack of family physicians accepting new patients in this area. One must walk to Arbutus and 12th and take the bus to the Pacific Spirit Community Health Centre in Kerrisdale in order to receive mental health services, since this is where the Kitsilano Mental Health Team has been relocated. There are no addictions services there or in Kitsilano. There is no food bank. The only walkable grocery store is IGA, which is not a low cost store.

Section 7.6 Locate TMH away from arterial roads – *Prioritize the location of new buildings on slower streets to improve participant safety and ability to walk to access services (page 101).*

This building will be right beside a terminal subway station and bus loop where up to 3500 people per hour will transit through during peak hours. This already creates a safety concern to the neighbourhood immediately around the station and bus loop. Transit stations attract crime. That is why there is Transit Police. It is well-researched that transit stations can attract and generate crime. Neighbours are already concerned that drug dealers at the future subway station will compromise female residents at the nearby abstinence-based recovery house. Why put even more vulnerable people right beside this place, instead of a few blocks away?

Section 7.3 Locate TMH in safe neighbourhoods – *Locate buildings in safe areas that*

participants – especially women, transgender, and non-binary participants – can safely navigate throughout the day and at night. People tend to feel safer in well-lit neighbourhoods with plentiful pedestrian activity (page 101).

This is currently a quiet neighbourhood and is safe to walk in the evening and early hours of the morning. This will change as soon as the subway station and bus loop are operational. There are no extended hours businesses with people around the bus loop or the proposed building – just a school, toddler park and greenway. This will become a risky area at night without a beneficial layer of extended hours pedestrian traffic. This cannot occur with this building designed as 100% social housing and not mixed use.

Section 7.7 Explore hybrid construction – Build a permanent ground floor with concrete or steel structure that allows for larger shared spaces or family units with smaller, stacked modular units above (page 101).

This is non-existent. The building is only for single people.

Section 8 Provide options for TMH participants to engage with the wider community (pages 102-110).

TMH participants don't have enough opportunities to have positive social interactions with neighbours and other community members (page 102).

Participants' interactions with the community is deeply intertwined with the location of the building. Studies reveal that supportive housing located near public amenities such as parks, libraries and community centres are most effective at supporting participants' wellbeing and integrating them with the community...(page 103).

Public amenities are not conveniently located here.

It was revealed during the Nov 10, 2021 UDP meeting that the proposed operator MPA will be selecting residents that do not want to engage with or be seen by the public, which makes this very busy and very public area an unusual choice for this type of population.

Community organizations such as church groups, friendship centres, and volunteer groups can help welcome TMH participants into the community. They can serve as a link between participants and other residents in the neighbourhood by providing volunteer opportunities where people can meet each other (page 105).

This could happen if the building residents can integrate into the neighbourhood. In this particular neighbourhood, there is an abstinence-based women's recovery house and many children due to the proximity of the elementary school, preschool and toddler park. Public drug use behaviours and drug dealing need to be kept out of this neighbourhood, especially with the many new people transiting through on the subway and bus loop. New residents to the area, and not just the operator, need to be committed partners in keeping the neighbourhood safe for everyone to use.

The design and size of the building currently is insensitive to the needs of local social housing residents. They call the "shade park" across from Delamont Park their backyard and do not want this green space lost.

Section 8.1 – Provide spaces for participants to interact with the community – *Design a semi-public outdoor space between the building entrance and sidewalk where participants can sit, garden, socialize, and interact with passersby.*

It is important to create spaces that allow TMH participants to spend time with each other, but also to connect with other members of the community. Feeling alone creates a heightened sense of danger, whereas feeling part of a community engenders a sense of safety. Designing a space that connects TMH with the rest of the community in a subtle way invites participants and passersby to say hello and engage in casual conversations (page 106).

The housing project totally walls off the involved property from the neighbourhood. It dominates the area and impairs the building of neighborhood connections.

I don't know if the building design is meant to keep the residents in or other people out. Perhaps it was designed this way due to the proximity to the bus loop.

Section 8.2 – Include a café at ground level – *Create a “café” space where participants can work, access the internet, socialize, and get refreshments. A café can promote casual interactions with the community and offer a place where meaningful relationships can develop* (pages 108-109).

Why is the action important?

This action seeks to find innovative and meaningful ways to connect participants with their new community and neighbours. A café, a convenience store or community service that is open to both participants and people living in the neighbourhood can help create an organic connection with neighbours and reduce social stigma.

Participants could also work or volunteer at this café as a first step towards gaining employment. Exercising responsibility can aid in building self-reliance and help participants recover their autonomy.

BC Housing even has this as a recommendation in its publication “Community Acceptance Series: Overview of strategies from case studies of supportive housing sites in BC:”

Incorporate community amenities and services into the building to help make the building not just fit into the neighbourhood, but become a space for neighbours to congregate (e.g. a ground floor coffee shop or public art).

<https://www.bchousing.org/research-centre/library/community-acceptance/bk-case-study-series-overview&sortType=sortByDate>

None of these ideas are incorporated into the proposed building design. The building design makes no attempt to integrate the residents into the community or facilitate relationship building with those outside of the building.

Section 9 – Provide skills-training and informal employment opportunities in TMH –

Participants often face barriers to entering the work environment. People in TMH who have recently experienced homelessness have limited opportunities to build skills, individual capacities, and access different work opportunities (pages 111-114).

Section 9.1 – Co-locate buildings with employment opportunities – *Co-locate temporary (or permanent) modular housing next to social enterprises or other community businesses, such as urban agriculture, community libraries, or Salvation Army stores that can employ participants* (page 115).

The proposed building does not co-locate to employment opportunities, nor does it create them.

Neighborhood cohesion and safety – not ready

Safety is a big concern to residents of Vancouver, especially when there is on average 4.7 unprovoked stranger attacks per day. Safety and policing were big issues at the public hearing for the City of Vancouver Budget. There is **no engagement process** to bring the public together to have meaningful discussions on safety without polarization. Increasingly, we need to have societal cohesion and collective efficacy so that people can safeguard the city themselves. Policing is not enough.

As in the case of this building proposal, deficient public engagement processes by BC Housing and City of Vancouver contribute to polarization.

In **summary**, the proposed West 8th and Arbutus supportive housing project makes no attempt to integrate into the neighbourhood. It makes no attempt to engage with or build positive relationships with neighbours. It takes away valuable green canopy space from local residents.

Please do not accept the rezoning proposal for 2086-2098 West 7th and 2091 West 8th Avenue. There is much more work that needs to be done.





MEDIA RELEASE

**FOI REQUEST SHOWS COMMUNITY
CONSULTATION RESULTS WERE
MISREPRESENTED BY BC HOUSING
AND ITS PR FIRM**

**BC Housing proposal for 7th and Arbutus
ignored community feedback to help
rezoning application: Kitsilano Coalition**

**Vancouver, B.C. (March 30, 2022): The
Kitsilano Coalition is calling on
Vancouver City Council to deny BC
Housing's rezoning application for 7th
and Arbutus after an FOI [Freedom of
Information] request by the community
found BC Housing and its public relations
firm, Ideospace, twisted community input
and feedback during the Early
Engagement process, which was then
misrepresented in the project's public
engagement report.**

"During the public sessions in March 2021,
BC Housing said community feedback
would be published, however after being

information,” explained Cheryl Grant, a spokesperson for the Kitsilano Coalition.

“The details provided by the FOI showed how BC Housing and its public relations company did not accurately represent the Community’s feedback to the city and the neighbourhood.”

“BC Housing has painted a picture of support in the community when the FOI shows a different truth. For instance in BC Housing’s report they said ‘many community members expressed general support’ and ‘many community members expressed general opposition.’ The truth is 75 per cent of the feedback in the public sessions were against the proposal for a 140-unit single room occupancy tower that’s intended for the hardest to house, people with mental health and addiction issues, but with no real services other than monitored drug use within the building.”

Grant said the **community feedback was also clear that most people were asking for housing for families, including single parent and women-led households.**

“The report they produced minimized and omitted much of the feedback, and facts were skirted,” added Grant. **“The report**

were skirted,” added Grant. **“The report also implies many community groups, schools, and police were consulted, with no objections, however when members of the coalition spoke to the various groups, including the VPD, it was confirmed this was not the case.”**

The Kitsilano Coalition, a community-based association of families, seniors, stratas, local businesses, schools, and neighbourhood organizations, says the entire public process around the proposed development simply sidelined the neighbours because BC Housing and city staff had made up their minds, and they had no regard for how the community wants to build a livable neighbourhood, or any consideration for public safety.

“The rezoning process before the City is to present fair and factual information to ensure the right solutions are discussed and implemented. Instead, by manipulating information, BC Housing is pushing through a project with serious issues they are refusing to answer,” said Grant. “The proposed tower is not about building safe and inclusive housing at 7th and Arbutus, instead it is about checking a box to house a high concentration of

The coalition expects BC Housing's proposed rezoning to come before city council this spring.

"BC Housing and the City of Vancouver need to go back to the drawing board and work with the neighbourhood to find a project that actually works," noted Grant. "We have other supportive and social housing projects in Kits and they work because they fit and they are the right scale and operating model. The resources in this neighbourhood are designed for children and families, so why not look at women and children, or single parent families, where there is an obvious and very real need? That sort of project is a better fit for 7th and Arbutus and would certainly help with an urgent need."

EXTRA READING AND LINKS

'We don't have all the answers': Deputy police chief on rise of unprovoked attacks in Vancouver (Elizabeth

McShaffery, Global News, 1 May 2020) [Link](#)



Follow



misrepresent the community's support.

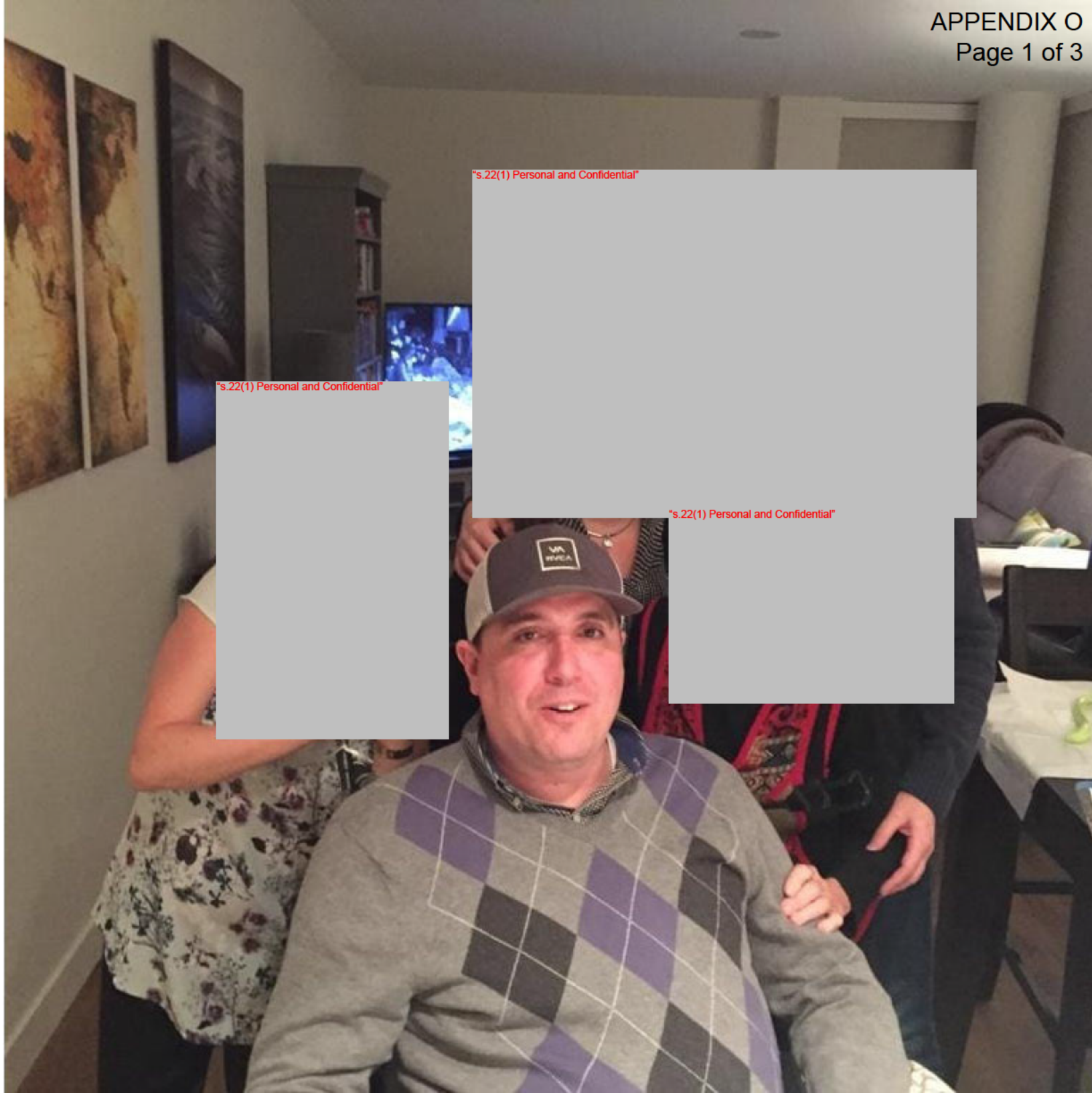
The coalition says without support or help for the people living in the proposed tower, the residents will simply fend for themselves, and the neighbours who already live in the area will be left to pick up the pieces when things go wrong. At the same time, similar housing projects attract those who want to prey on the vulnerable people living there.

“Like every neighbourhood in Vancouver we are also seeing the incredible rise in violent assaults and random attacks, and we believe this project’s lack of due diligence is set to cause a further decline in how we feel about public safety,”

added Karen Finnan, of the Kits Coalition.

“Even if support services and other programs were available, residents of the tower would not be required to sign up for care or help. No one wants a project that would facilitate drug use within the building.

BC Housing acknowledges it would never place families with children in a project like this, but they think nothing of having this development less than 20 metres from an elementary school, a daycare, and a toddler park.”



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DOES NOT WORK!!!

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