

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

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/28/2022	09:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please read the attached City Hall Watch article explaining the poor/non-existent consulting process and biases against the West 8th and Arbutus area resulting from this project proposal.	S Paz	s. 22(1) Personal and Confidential	Kitsilano	APPENDIX A
06/28/2022	09:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a senior who will be losing her rental after 20 years due to the Broadway plan. This housing should be for low income tax paying non drug using residents who love Kitsilano and want to keep it safe and clean for the children and residents	Carole razwill		Kitsilano	No web attachments.
06/28/2022	09:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly OPPOSE this rezoning. BC Housing and the City have ignored and not addressed the neighbourhood residents' and businesses' concerns and feedback regarding public safety and onsite drug injection use across from an elementary school with no services for mental health and addiction issues, and the scale and height of the building does not fit in with the surrounding neighbourhood. There is a lack of affordable housing for seniors and low income families in this neighbourhood which has support systems (seniors centre, schools, community centre) to serve this demographic. There is a lack of transparency by BC Housing and the City in the information and communication made available to the public which is deliberately misleading. This project will devalue the land and surrounding neighbourhood. The public and constituents do not feel its concerns are being addressed and that the City and BC Housing has its own agenda. This will reflect on the next municipal election.	S.Chanyan		Kitsilano	No web attachments.
06/28/2022	09:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council, I do not support the proposed rezoning at 7th and Arbutus for the 140 unit BC Housing project. The project has no services or supports, meanwhile the people who would live there have serious addiction and mental health issues. How can warehousing 140 vulnerable people be considered a successful model? The area in question is nothing but families, so why not look at a project that has a more family friendly model, perhaps mother and children. Also, like a growing number of Kits residents, we are feeling sidelined and ignored in all of this. The public consultation process has been sadly lacking, and often the city and BC Housing staff sound arrogant and dismissive. You are our elected leaders, we put you there, and I hope you will listen carefully as the community speaks up. Please do not support this rezoning proposal.	Dennis Leary		Kitsilano	No web attachments.
06/28/2022	09:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have similar concerns to the sheer scale of the proposed housing unit for this location. As others I'm sure have brought to your attention, the concern is the size and direct location from a childrens school. Has the city considered a more moderate building and lesser units to keep the impact at a manageable scale? Everyone wants housing to be accessible but I think the concern is the scope of the housing project and the amount of units. The quote that 'the people there will fit into the neighborhood' seems to be ignorant and presumptive. And also seems to portray the idea that only certain types of people would be permitted to live there which kind of defeats the purpose of giving the people in need housing. As the VPD and the city have proven, SROs and housing that allows for hundreds of people at one time means more crime and vulnerability and less people wanting to even live there due to safety and health concerns. With the sheer amount of stranger attacks happening due to mental illness in the DTES, have we consider the impact that might have on this neighborhood as well? This is not meant to be a judgement of people with mental health of addiction challenges, it's meant to take a realistic and logical lens on the actual long term outcomes. It might start off fine, but what happens in 10 years? As others do, we urge the city to consider a smaller scale building at least. This is not the only available lot in the area for this housing. Let's think long term strategy instead of short term tackling when considering the impacts.	Lisa		Kitsilano	No web attachments.
06/28/2022	09:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing to let you know that I oppose the BC Housing project at 7th and Arbutus and encourage you to vote against the rezoning. It is hard to imagine how warehousing 140 people with mental health and addiction issues in a single building with no services or supports can work, either for the residents or the neighbourhood where I live. This is definitely a case where housing alone isn't the full answer to the problem. Kits is a residential neighbourhood made up of families. The proposed BC Housing project sits directly across from a neighbourhood elementary school. How is this supposed to make us feel safer in our neighbourhood. Every day we hear about more and more random attacks and crime, and it feels as though city hall isn't listening or has become completely tone deaf to the community. The proposed project is modeled after the infamous single room occupancy places in the downtown eastside. This failed model doesn't belong anywhere in our city. The project as it currently stands is too big, with no supports or care for the residents, and drops a vulnerable group of single individuals into a family neighbourhood. Could there be a less successful model? I hope you will join the residents and voters of Kits in turning down this application, and getting everyone back to the drawing board, including the neighbourhood, to find a project that works, one with a real chance of success.	Cheryl Damian		Kitsilano	No web attachments.

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

06/28/2022	09:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live 1/2 block from Marguerite Ford and have been dealing with the problems coming from that building since the day it opened in 2013. No help from City, BC Housing or VPD. The neighbourhood will not be the same. Particular concern for residents of ground floor units. You will see "teraforming" - the area surrounding the building will start to look like DTES. When I complain to City and BC Housing about Marguerite Ford (and RainCity who is a dreadful operator - look at OPS in Yaletown) the response is always there are no problems at that building. VPD's hands are tied - they have orders to handle problems with light touch. Please Oppose.	Mark Aceman	s. 22(1) Personal and Confidential"	Fairview	No web attachments.
06/28/2022	10:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This form of large scale housing does not work. It is against human rights to force people to live in these types of housing. BC Housing and City Staff have lied and misinformed people, and this is clearly documented. Council should consider if this is approved, a legal challenge could be mounted, which would delay things even further. There is overwhelming documented evidence of process deviation	C Jeffery		Fairview	No web attachments.
06/28/2022	10:02	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. 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. Public safety issues with Skytrain station and bus loop compound the risk of criminal activity. 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. 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.	Pilar Catala		Dunbar-Southlands	No web attachments.
06/28/2022	10:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	While I do not live in the neighbourhood of Kits, I cannot fathom why a 12 story building of SRO's would be a good thing to have across from an elementary school. Knowing the rate of VPD call outs to other SRO's housing people with addiction and mental health issues, surely this would not be advisable across from a school' While I fully support social housing, it seems to me that mixed model would be better in this neighbourhood - some SRO's and some family/single parent low income housing. I am also concerned that the area does not have adequate medical/social supports for all of those who would occupy these SRO's. Please listen to those in the community who are opposed to the current plan - they are the ones who will deal with the fallout of this ill-advised plan if it goes through as is.	Eileen Cervi		South Cambie	No web attachments.
06/28/2022	10:06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This is going to be a huge building on a tiny sliver of land. While I understand that the plan for Arbutus and Broadway is to introduce towers, this building plan is too extreme. I am more worried that apparently there will be a "common drug-use space" in the building for addicts living there. It is also my understanding that young people are not allowed to live in the building because of this. The building is right across the street from an elementary school, around the corner from a women's recovery house (Sancta Maria House), and a few blocks from a high school. I'm having trouble imagining how the designers of this plan cope with the mental dissonance: No youth allowed to live in the building, but the kids across the street will be just fine. These projects simply don't work, and they don't work because the City builds them with the plan at least on paper to offer the necessary supports for the people living there, and then the supports either never materialize or are gradually scaled back over the years due to the costs involved. The result is an increase in pain and suffering, not a decrease. This building is a bad idea that needs to go back to the drawing board.	Bruce Fraser		Kitsilano	No web attachments.

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06/28/2022	10:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am not against this in the neighbourhood, but I question its a) position, immediately across from an elementary school b) with the meagre staffing supports suggested (at one time only 2 staff, as if BC Housing is focused on minimizing costs rather than providing staff levels to really help people succeed). I have lived across from s. 22(1) Personal and Confidential for 29 years. It is run by MPA (MPA Society was formed and began offering supported housing alternatives and support to people facing the challenges of mental illness). There have never been any problems, but at 13 residents, I am sure the ratio of staff to residents is far higher than what is proposed for 8th and Arbutus (at one time 2 for over 125 residents). 1) livability - no project should be shadowing an elementary school playground. Let alone the significant shadowing of the proposed building. 2) the tenant mix, while adjusted to 50%, should be further adjusted to increase the success of all residents.	Maureen Charon	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
06/28/2022	10:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My family has lived in kits for 30 years and I was concerned when I heard about the proposed BC Housing development planned for 7th and Arbutus. This rezoning should not be approved. The proposed project, with 140 people in single rooms, is based on a model that has completely failed in the downtown eastside. What's more there are no services and no supports. Meanwhile the people who would be housed there are among the hardest to house, and come with mental health and serious addiction issues. This is not a recipe for success, just the opposite. We have supportive and social housing in Kits and I believe the community would support a smaller project, with a focus on families who need housing. That fits with a residential neighbourhood like ours. Thank you for your consideration.	Callie Anthony mcdougall		Kitsilano	No web attachments.
06/28/2022	10:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council, I hope you are listening to the community when it comes to the proposed BC Housing proposal to house 140 people in a tower at 7th and Arbutus. This rezoning application should not be approved by council. Staff at the city and BC Housing have all but ignored the community. They know what we think, and they don't want to hear it. That arrogance has caused a lot of frustration among the residents and voters of Kitsilano. This proposed project is really too big, with no supports for the 140 people who might live there, all of them with drug or mental health issues. Imagine 140 vulnerable people who are warehoused in that tower, all with no services. How is that a recipe for success, either for the residents or those of us who already live in the area. Don't you think we can do better' I hope you will listen to your fellow citizens and voters and turn down this rezoning and demand everyone come back to the drawing board to find the right proposal, one that fits and one that is the proper scale.	John Patterson		Kitsilano	No web attachments.
06/28/2022	10:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Who is Jennifer Bradshaw and why she is allowed to vote several times' I only voted once. Please delete all of her duplicate votes IMMEDIATELY as they are not true, and do not reflect how the citizens feel.	Hoda Storey		Kitsilano	No web attachments.
06/28/2022	10:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Do you have any idea what it feels like to be ignored in your own city' That's the way Kits residents and voters are feeling right now with regard to the BC Housing proposal for 7th and Arbutus. The lack of real public consultation speaks volumes about the hidden agenda of staff at city hall and with BC Housing. Frankly, this project feels like they are simply looking to export the chaos and problems of the downtown eastside to neighbourhoods right across Vancouver. The project is too big. It does not have support services or programs for the residents, who all have mental health or addiction issues. At a time when Vancouverites are worried about the rise in violent crime how do you think this makes us feel' If the city, province, BC Housing and the residents of Kits took each other seriously I believe we could do better, with a project that fits the neighbourhood and one that is the right scale, rather than warehousing 140 vulnerable. Please, I urge you to vote no to this proposed rezoning.	Marlene and Scott McAdams		Kitsilano	No web attachments.
06/28/2022	10:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	To Council What is being proposed is too big, with 140 individuals in single rooms, all in one tower with no services, supports or other help that is needed by these people who have mental health and addiction issues. All of this right across from an elementary school. I know you are hearing from many others in Kits, so I hope you hear what we are saying and see where we are coming from. Please, go back to the drawing board and this time involve the community, to find a project that is the right shape, size and fit. I urge you to vote against this rezoning.	Greg Delzony		Kitsilano	No web attachments.

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06/28/2022	10:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	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. 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? 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? 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. Residents and voters need to know that the people we send to city hall really listen, particularly when there are alternatives to this failed housing model. In a family neighbourhood like ours why not develop housing for single mothers and their children? That would seem to be a natural and common sense fit in this particular neighbourhood. Thank you	Bella Collingwood	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
06/28/2022	10:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	A building this size will be a detriment to the neighbourhood. Locating this across from an elementary school is an especially bad and dangerous idea. Placing 129 low barrier units for individuals with addiction and health issues in the same building without adequate support is a recipe for disaster for them and the community. In close proximity to a rapid transit station which has been proven to drastically increase crime nearby should be a serious consideration also. Please listen to the neighbourhood and change this plan to be much less disruptive, ie. a smaller building with low income families and seniors would be a positive addition.	Susan Gallagher		Kitsilano	No web attachments.
06/28/2022	10:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Oppose the size, scale and density of this project and the proximity to St Augustines school	Ian Smith		Mount Pleasant	No web attachments.
06/28/2022	10:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Mayor & Council, My name is Sean Nardi, I live in Fairview and I ask you to Oppose the CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue. I strongly support recovery-oriented housing, but this development does not provide future residents with the best chance of success. I'm sure will hear plenty about the myriad failings of this proposal but most disheartening is the fact that contemporary research demonstrates that the model upon which this development is based won't help the very people it is intended to help. Dr. Julian Somers, a Clinical Psychologist and researcher at SFU, has performed extensive research into addiction and mental health issues, including the success that Portugal has enjoyed in treating drug-addiction. Over the past 6 months, I have learned that Dr. Somers' research shows that the costly and morally questionable segregation of mental health patients, the drug-addicted and the homeless into this type of warehouse-style recovery-oriented housing creates a dangerous, inescapable microcosm which reduces the rate of successful social reintegration, and excludes marginalized people from opportunity, dignity and happiness. This development will offer communal space for drug consumption and house not only people suffering with drug-addiction but also those experiencing homelessness and mental health issues. However, the research shows that congregate housing for people with mental illnesses and addictions is not successful. It requires residents to be resilient to the erratic behaviour and the drug use of others as they try to improve their lives ' a strength they may not currently possess. High quality research clearly demonstrates the desirability and effectiveness of providing independent recovery-oriented housing that is scattered throughout neighbourhoods and cities. Independent Recovery Oriented Housing differs from congregate housing, in that it allows individuals suffering mental health and addictions to live independently as a small percent of building tenants. Clearly, this application is deeply flawed. I ask you to REJECT this rezoning. Thank you, Sean Nardi	Sean Nardi		Fairview	No web attachments.
06/28/2022	10:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Oppose the size, scale and density of this project and the proximity to St Augustines school	Ian Smith		Mount Pleasant	No web attachments.
06/28/2022	10:26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Oppose the density, scale and size of project.	Grace Smith		Mount Pleasant	No web attachments.

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06/28/2022	10:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My family and I live on <sup>§ 22(1) Personal and Confidential</sup> and are concerned about this development for several reasons. First, there has been no to limited outreach to the community prior to the hearing. More consultation is needed regarding the right model of housing for this neighborhood, the size and type of the building, the types of services provided etc. Second, the combination of having large supporting housing next to a skytrain station and liquor store creates the conditions for escalating the issue rather than helping and the fact that it is next to a school is extremely concerning. We are expecting a baby and would be very concerned to have our child go close to that area. Third, the size of the building is unacceptable for this neighborhood, especially considering that a proposed residential building got rejected, although it was significantly smaller and on Broadway. Furthermore, evidence suggests that large supportive housing is actually doing more harm than good therefore the model of this proposed development is altogether wrong. Perhaps a smaller mixed development with services that are catered to the neighborhood would be better received by existing residents. We are in favor of finding a solution towards citizens who experience homelessness and addiction but this is not the right approach and the community has not been consulted thoroughly. As residents of this neighborhood we strongly oppose this development.	George Poulakidas	<sup>§ 22(1) Personal and Confidential</sup> § 22(1) Personal	Kitsilano	No web attachments.
06/28/2022	10:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a local I oppose this proposed re-zoning/development. I regularly visit Delamont Park with my son, and fear I would no longer safely be able to do so once this housing and tenants are in place. Should this decision go ahead you may as well redevelop this park also as speaking to other parents - it will just no longer be used... I was in shock to hear that you are proposing a 'safe-use' drug injection site only a stone's throw away from a kids park and school I can only imagine how parents of students at St. Augustine School must feel about this. Having seen how other public areas around this type of housing are treated I have serious concerns that using public space in this area will remain safe. Previously living downtown and witnessing open drug use (such as a user injecting directly into the neck as I walked by with my son), seeing discarded needles etc - it is upsetting to have decided to move out of downtown because of this, and now it is following us to Kits. There would appear to be a lack of the additional support these tenants will require locally, which poses other issues and I would think issues for the tenants themselves. This will spread the problem of the downtown eastside, spreading resources even thinner and seems a political decision rather than a practical one. Whilst I completely understand that help is needed, I don't feel that this type of housing is the solution and doesn't seem to address the underlying issues. If as much time was put into mental health provisions as decriminalizing personal use of drugs and providing 'safe-use' drug injection sites, then far more people would be in a better situation. These are encouraging the behavior and encourage actions which themselves cause yet more mental health harm (link between drug use and worsening mental health is unquestionable). No doubt this city has serious housing issues, which I do not envy those having to deal with - I feel a lot of the issues are out of the cities control (foreign purchases, historically low mortgage rates etc.) I am supportive of development in general and supportive of the West Broadway proposals, more housing/development is needed. However this type of unthoughtful development seems far from suitable for the local area.	M Hanson		Kitsilano	No web attachments.
06/28/2022	10:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The idea of putting 129 low barrier units for people with addiction and mental health issues together in one building has already proven to be an abject failure for both the inhabitants and the surrounding community. Repeating such a bonehead concept and then placing it next to both a proven higher crime area like a rapid transit station AND an elementary school is a study in stupidity. Why don't you use the site for something smaller to help low income families and/or seniors' Please reconsider this project.	Tony Gallagher		Kitsilano	No web attachments.

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06/28/2022	11:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	West Kitsilano Residents Association is opposed to the rezoning application at 2091 West Seventh Avenue. The recent changes to allow for 65 supportive housing units and 65 low income housing units, all studios, do not address our concerns and objections. This model of housing for the mentally ill and addicted is not the right one. It is essentially warehousing our most vulnerable needy residents and creating an environment that will make their lives deteriorate into even more miserable conditions. Then, the continuing problems will spill over to damage the surrounding neighbourhood, school, and park. Our views have been profoundly influenced by the opinions of Dr. Julian Somers, an addiction specialist at Simon Fraser University, and by a moving and disturbing letter to City Council from Bronwyn Elko, a former desk clerk at Carl Rooms and a person with a great deal of front line experience. Please read this letter and listen to Dr. Somers' interview. Their views show that concentrating 65 people in one building who need support due to mental illness and addiction will create an environment that will actually prevent them from recovering and living independent lives. Nor is this what they themselves want. Then, imagine the other 65 residents who are forced to share the building. This is a recipe for dysfunction and breakdown. There are other examples where this kind of mix has created ongoing problems and often intimidation and fear among many of the residents. (eg Steeves Manor a few years ago) This is not going to be "safe housing". Dr Somers proposes a better model with about 5% of the residents with serious issues and needing support and the other 95% people, while in severe need and at risk of homelessness, able to live independently and wanting to live in a stable environment. This model will still help the same number of people; it is the mix that needs to change. All of the future residents deserve better than this building!! Another aspect of this building is that it is all based on units within single containers so that couples will not be able to live together. This reduces the diversity in the building and the level of mutual support available to the residents. This failed model will lead to spill-overs into the neighbourhood. Contrary to Minister Eby's comments, we know that crime has remained high and neighbourhoods have suffered in areas surrounding other buildings similar to this one, such as the Biltmore. The examples he gives are smaller buildings and designed in a way that fits into the neighbourhood context. This does not. Optimism and the political goal of showing that some action has been taken is not enough. Promises to fix the inevitable problems later are not reassuring. Housing that is not based on reality will not solve our drug and mental illness crisis. We need healthy environments for all people. This building will not create that. Please send BC Housing back to the drawing board to develop a housing model	Jan Pierce		Kitsilano	No web attachments.
06/28/2022	11:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing to OPPOSE this project. I am a resident of this neighbourhood with two very young children using the playground next to this proposed building daily. 129 single occupancy units seem to me like a ghetto is being created. I am generally open to building a social housing project in this location, but not like this. I know many people who work in or live next to those kind of facilities and they all agreed, that this proposed building doesn't provide enough support for the people living in there.	F P		Kitsilano	No web attachments.
06/28/2022	11:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Councillors should direct their attention to the press release issued this morning by the Kitsilano Coalition. The Province demanded that Dr. Julian Somers DESTROY all of his government-funded data showing that the model of housing planned for 8th and Arbutus yields outcomes not significantly better than living on the street, compared to the scattered-housing model Dr. Somers found was by far the best for vulnerable individuals Councillors should be seeking an explanation for why David Eby is using them as pawns to ram through failed housing models in OUR City. You are the gatekeepers of the safety and happiness of all residents in this City. You must demand better for the homeless and for City neighbourhoods than to allow BC Housing to build housing that David Eby knows is contrary to \$120M of social science research. Building permanent towers to address housing needs in the short term will ensure that the failed congregate model persist for generations. In the immediate term, temporary modular housing is the solution that should be pursued while individuals are placed in scattered housing across the City. This CAN be done the right way. YOU have the power to ensure it happens.	Karen Finnan		Kitsilano	No web attachments.
06/28/2022	11:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live on Broadway and Maple with my family and, although we recognize the need for supportive housing and services in the city, we are opposing this proposed development for several reasons. We live in this neighborhood and there has been no meaningful outreach to, and input by, the community in regards to the type of development and services that would be appropriate. Furthermore, large supportive housing seems to be often causing more harm than good, both to the residents and the surrounding community. This is especially concerning considering the school nearby, and the combination of a skytrain station and a liquor store. The size of the building is also concerning and not appropriate for this location, especially considering that a proposed residential building was recently not approved, although it was smaller and on Broadway. I am expecting a baby and would be very concerned about having such a large supportive housing development near our home. I oppose this proposal as more consultation is needed in order to determine the right size and type of housing, as well as the services and amenities provided to the neighborhood.	Frances Woo		Kitsilano	No web attachments.
06/28/2022	11:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The congregate housing model has been an unmitigated disaster at all other locations implemented (see Howard Johnson on Kingsway). This model transforms neighbourhoods resulting in taking over and destroying public space, increased crime and safety issues. I would like to see a more purposeful response to housing vulnerable populations, including full time support staff, rehab/ therapy and accountability.	Jason DeVrie		Fairview	No web attachments.

s. 22(1) Personal and Confidential

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

06/28/2022	11:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application because this type of 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). Thank you	Kim Y	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
06/28/2022	11:26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am vehemently opposed to the proposed project. It is obvious that the NDP want to campaign on "number of housing units built" but have little concern about those who they propose to live in those units or the vulnerable people who will be impacted. The NDP asked Dr. Somers to sanitize his data base of research. This is the 21st century equivalent of book burning. The NDP wants the data destroyed because the truth about warehousing those with addiction and mental health is inconvenient. The proposed project neighbours our most vulnerable population, and a population that does not yet have a say - that being 450 elementary aged school children. They should not be subjected to consistent year round shadow, nor should they be subjected to daily police presence across the street from the school (look at the VPD data with respect to Marguerite - 55 VPD service call 2 years pre-occupancy v. 972 two years post occupancy. 2000 block west 8th - past two years saw 24 service calls' What does the future hold, and what about the women's addiction recovery home next door to the proposed site, where alcohol and drugs is not allowed. What about the rights of these people who are trying to get their lives together so they can be reunited with their children and families. Having 65 SOR units next door where drugs are permitted is a shameful idea and city staff should be fired for even allowing the proposal to get off the ground. Voting in favour of this proposal will put city council on the wrong side of history. Vote no and insist on a complete re-do wherein the voices and rights of all people affected are considered and the science is given its place of importance. Vote against the rezoning.	Brian Poston		Kitsilano	No web attachments.
06/28/2022	11:33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live within blocks of the proposed project and I am very concerned for the safety of myself, my neighbours, and those in the proposed building who will be preyed upon by criminal elements. Congregate housing for the mentally ill and those challenged with substance use issues is an inferior housing model. We need to pursue independent, recovery oriented housing scattered throughout buildings in all neighbourhoods of our city. The evidence of Dr. Somers shows that this is the best form of housing for those exiting homelessness, in terms of their wellbeing, their use of emergency services, and their interactions with the criminal system.	Karm Khunguray		Kitsilano	No web attachments.
06/28/2022	11:34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose	Caitlin ma		Oakridge	No web attachments.
06/28/2022	11:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Terrible idea regarding 8th/7th @ Arbutus	R		Unknown	No web attachments.
06/28/2022	11:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please protect the children at the preschools and school in this area. This is not the right location to have a skytrain station.	B		Unknown	No web attachments.



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

06/28/2022	11:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This is too close to the school! My kids go here and I am very concerned about their safety with this proposed site directly across the street. I am also concerned about the well-being of the women in the adjacent shelter already existing at Sancta Maria house. I would support a similar project if it were on a smaller scale.	Owen Prior	s. 22(1) Personal and Confidential	Downtown	No web attachments.
06/28/2022	12:10	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed development is too close to a school and existing women's shelter. The safety and wellbeing of the children and women in this community will be adversely affected and this rezoning should NOT be passed. Our family is very concerned about their safety with this proposed site so close by.	Maria Campos		Downtown	No web attachments.
06/28/2022	12:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters.	Stephanie Martens		Kitsilano	No web attachments.
06/28/2022	12:32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Siting this facility next to the sky train station is not a good idea. As a B POC woman I will not feel safe walking home from the sky train at night past this building. Or am I supposed to make a huge detour so I do not get confronted by large groups of men? Also I cannot understand why it is being put opposite an elementary school. This is highly inappropriate.	Ryoko Norden		Kitsilano	No web attachments.
06/28/2022	12:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council: I provided comments to BC Housing during its public process, which did not include any hearings or follow up. I support below market housing in Kitsilano but believe this project should be modified to ensure a more diverse group of residents. 1.) offering only studio apartments in a project like this does not support families. Multiple options, including one, two, and even 3 bedroom units would allow for greater diversity and help families with small children. 2.) given the proximity of St. Augustine's school, L'ecole Lord Tennyson, and Delamont Park, are both excellent supports for families but also potentially negatively impacted by the creation of a housing project that serves single people only.	Brock Enderton		Kitsilano	No web attachments.
06/28/2022	12:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I can't imagine what bc housing is thinking located high needs low barrier across from a school and daycare with very young children. Any reasonable person could see the major problem with this. How dangerous and one sided.	Paulo farias		Kensington-Cedar Cottage	No web attachments.
06/28/2022	12:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	1. Severe safety concerns for school kids and toddler park; 2. Exclude low-income families with children; 3. nearby senior's housing 4. common drug-use space on-premises but no onsite or nearby clinical mental health or addiction recovery services 5. incompatible with the surrounding buildings	Mary MA		Kitsilano	No web attachments.



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

06/28/2022	12:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm concerned for many reasons that this re-zoning will impact in the community including safety, equity, as well as, increased crime, drug use and traffic bottlenecks in an already high traffic area. I strongly oppose this re-zoning at 2086-2098 West 7th Avenue, and 2091 West 8th Avenue.	Dana Parrott	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
06/28/2022	12:53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Low Barrier Supportive Housing for such a large population who suffer from drug addiction, mental health issues and homelessness is not appropriate for this particular site. There is an elementary school in close proximity as well as Delamont Park which is frequented by families and daycare providers with small children. There are many social housing units in this area that support vulnerable citizens whose safety would be compromised if this site goes ahead as proposed. Supportive housing does nothing more than warehouse people and does not provide them with the wrap around services that are required for any of these individuals to change the trajectory of their lives. An onsite unsupervised injection site is concerning as well. Unless these residents are given drugs by the government the only way to keep themselves supplied is with crime. Since the Marguerite Ford Apts, which provides supportive housing came into operation the 911 calls to the VPD have increased by 1700% from the 200 block West of 2nd Avenue where this facility is located. The Marguerite Ford model is very similar to the one proposed for 7th/8th and Arbutus. Why do the different levels of govt and BC Housing continue to push models that clearly do not work for the population they are purported to help.	Paolo Meret		Jnknown	No web attachments.
06/28/2022	12:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It makes sense to put affordable housing into the area, but unless there's a clear concerted effort for this to be a place to house people making an active effort to rehabilitate their lives, then putting a vaguely labelled social housing building in right next to a school just seems needlessly irresponsible and risky. I know there are smaller programs in the area which work well, but this is also probably helped a lot by the manageable size of the projects, which this project would not be. There are numerous reports of people who lived next to other social housing projects whose quality of life reduced drastically once they were implemented and I don't understand wanting to subject school children to that sort of experience.	Jake Burrows		Kitsilano	No web attachments.
06/28/2022	13:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building does not support the Kitsilano community.	Oliver Franks		Kitsilano	No web attachments.
06/28/2022	13:10	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a Kitsilano community member I strongly oppose this rezoning. If low income MUST be located, then it has to be low-income for families/children and elderly. I strongly oppose for those with criminal records or under non-employment to be placed in these housings. Another point is that this is too large of a complex; suddenly pouring in a large population to this small community. Please reduce the complex size by 40%. In addition, parking is already an issue in Kitsilano. The building should include 1 car for each bed room in the building's parking lot and not the street. We work hard at Kitsilano and want the community to stay safe. Thank you for keeping our community safe and environmentally friendly,	Dena Shah		Kitsilano	APPENDIX B
06/28/2022	13:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose. 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. 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.	Bien Matute		airview	No web attachments.
06/28/2022	13:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a Kitsilano community member I strongly oppose this rezoning. If low income MUST be located, then it has to be low-income for families/children and elderly. I strongly oppose for those with criminal records or under non-employment to be placed in these housings. Another point is that this is too large of a complex; suddenly pouring in a large population to this small community. Please reduce the complex size by 40%. In addition, parking is already an issue in Kitsilano. The building should include 1 car for each bed room in the building's parking lot and not the street. We work hard at Kitsilano and want the community to stay safe. Thank you for keeping our community safe and environmentally friendly,	Dena Shah		Jnknown	APPENDIX C

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

06/28/2022	13:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The current plan obviously unable to address the safety concerns of Kits community - Avoid decision that potentially leads to tragedies!	Felicia Wong	s. 22(1) Personal and Confidential	Unknown	No web attachments.
06/28/2022	13:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	After reading the FOI re the crime rate at marguarite Ford not going down as David Eby led me to believe, I am writing in in opposition to this project. This is all the proof I need that this project will attract unsavoury people to the site to take advantage of vulnerable residents. Our children and elders should Not have to deal with this.	Carole M Delaine MD.		Downtown	No web attachments.
06/28/2022	13:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Having this many people with substance issues and very little supervision across from an elementary school and a children's playground is a bad, bad idea.	John Krieger		Kitsilano	No web attachments.
06/28/2022	13:33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning application, and hope the council opposes the application and would change the residential criteria to seniors and low income families. I live close by to a similar facility (7th and Fir) and have found needles, drug trash and other unacceptable items (condoms, gloves, etc.) that did not appear until this facility opened. The safety of children is so important.	Robert Green		Fairview	No web attachments.
06/28/2022	13:34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am against this proposal as the city has not clearly identified the support needed to house the residents of this proposed building. I am for public housing, I am for mental health support, I am not for putting vulnerable people in a living situation with no support and leaving the residents to find ways to support them. We pay taxes to be supported, use them to appropriately fund and support this project.	Nishga HF		Kitsilano	No web attachments.
06/28/2022	13:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	100% the wrong type of social housing for this location. Opposing this rezoning is based entirely on two factors: shading of playground, and the type of social housing being built. It is completely inappropriate for BC Housing to break their own guidelines in regards to location of this type of housing next to a school, a playground park, a public park (the greenway), and other social housing with vulnerable populations (nearby seniors housing). Family-oriented social housing would be welcomed by the community, but this is the wrong wrong wrong project for this location.	Broderick Albright		Kitsilano	No web attachments.
06/28/2022	13:51	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) 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. 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.	Louise Grady		Kitsilano	No web attachments.

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

06/28/2022	13:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am unable to support the current rezoning proposal. While the applicant proposes a greater proportion of units for those "more able to live independently" than previously, concerns remain regarding the supports available to residents of the other half. There are no guarantees, and my neighbourhood (Mount Pleasant) knows how well-intentioned social housing goals can have unintended impacts on the public realm. This is a particular concern in this case given proximity to the Arbutus Greenway, schools and other amenities. While conditions in Appendix B address the impact of building design on the public realm, the social impacts deserve closer consideration before I am willing to support a rezoning enabling this project in this location.	Peter Mitham	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
06/28/2022	13:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This makes no sense to put this near a school. Crime rates go up and neighbourhoods get ruined. Look at Yaletown, there are needles and human waste everywhere. Please create mental health facilities instead. Instead of just housing individuals and not doing anything afterwards, these individuals need rehab, mental health facilities before they should be considered into these homes.	Catherine Chow		Kitsilano	No web attachments.
06/28/2022	14:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose that the large population at this facility will not adequately provide the support that is required for residents who have are in recovery and/or going through rehabilitation. The amount of units for recovery residents should be less than 10%; and drug use in the building should be completely prohibited and subject to eviction. Please change the unit designation to low income families and seniors, who will not be using drugs.	Rebecca Smith		Mount Pleasant	No web attachments.
06/28/2022	14:02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Attn: Mayor and City Council, WE ARE OPPOSED. We own a 3 storey purpose built rental building [Millers Court] across the street on Arbutus & 7th Ave. We have been a hands on, 'Ma and Pa' business for nearly 60 years, having lived there ourselves for 10 years. We have always kept our rents below value and even have a tenant that has lived there for 35 years. Our tenants rarely move out and our son, now lives in and manages the building himself. We hope to try to continue to keep the building for as long as it is feasibly possible to do so. We know you are aware of the many grievances with this project but we will remind you again. According to the VPD, crime has substantially increased in the Kits neighbourhood over the last few years. We don't want any more of that crime, B&E's [homes and cars], nor violence, drugs, syringes and drug paraphernalia including, druggies and other dealers coming in from outside of the neighbourhood through the forthcoming Broadway Station. We have had numerous thefts and break-in's in both the building and cars in our parking lot. This proposal absolutely escapes common sense. NOTH NG about this project is right. YOU are IGNOR NG the important documented expertise of Dr. Julian Somers, the international success stories [Portugal and other areas] and the extensive and expensive government funded surveys that clearly indicate that "THIS SPECIFIC PROJECT WILL NOT WORK". It seems that the Mayor, some Council members, BC Housing / Mr. David Eby are trying to RAM this project down our throats, completely disregarding evidence stating that this project is wrong. We also have it confirmed, that government funding will not expire if this project is voted down, so don't try to make that an excuse. And, do not say that there are resources available for those suffering mental illness. We know that Raven Song has their hands full and currently do not have the resources and staff to take on more people with mental illness. We know this for fact and can substantiate this claim. Social Housing, that is so desperately needed for victims of abuse, mainly women and their children and for handicapped seniors, We vote YES! Absolutely! But only if the fact based expertise is followed and size is scaled down so that it works as other successful models have shown. This proposed project for MEN, suffering addiction and mental illness - ABSOLUTELY NOT! THIS IS GUARANTEED TO FAIL! To place this poorly, ill-conceived, erroneous and inappropriate project within 18 meters of 450 school children and 18 meters across from a toddler's playground and park, is absolutely mind-boggling and disgustingly tragic. WHAT ARE YOU THINKING' And when this project fails, will you care' What about the children affected' You will be long gone and thinking about other neighbourhoods to invade, but the children's grief will continue. We don't buy Mr. Eby saying that everything will be fine in 6 months. That's B.S. THIS IS JUST WRONG. Plain & simple!	Debora Nortman		Shaughnessy	No web attachments.

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

06/28/2022	14:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>The old saw, "you can't fight city hall" - the opposite of democratic agency - is tragically appropriate to the supportive housing tower proposed for West 7 &amp; 8 @ Arbutus. The city and province, politicians and bureaucrats both, seem determined to push this project through. Still, I'm hoping that you listen, to this 11th hour request to please, please, please, stop. Please, seek better ways to serve the people you, and we in opposition to it, want to help. As a long term resident, with deep expertise in community, the arts, and public policy, I see this tower as an impoverished and opportunistic act of desperation to quickly solve one problem - the dire housing crisis for its intended residents - while creating myriad other immediate and long term problems. Worst of all, it will be destroying an existing vibrant neighbourhood. The first casualty has already been felt: democratic decline. This project has rolled over us, reinforcing the sentiment many express: why bother to get involved, because citizen voices don't matter anyway' Other casualties will include: - quality of life for the new intended and existing area residents - resentment instead of welcome for the intended residents - livability, for all - loss of green space in an area already a 'dessert' for parks - loss of opportunity for what could be so much better. Most of the vocal opposition seen in media reports has come from parents of the private Catholic school across the street - most NOT nearby residents. But there is a less vocal, far less organized, less slick, opposition, from the community near the project. We are a vibrant, healthy, diverse neighbourhood in the Jane Jacobs mold: various ages, incomes, ethnicities, professions, abilities. I'd roughly estimate that 40 per cent of us are residents of existing subsidized housing, flourishing side by side with those in the few private single residences, the pricey condos, and the many market-rental units. (I'm personally in a market rental house.) We are diverse and yet integrated: we have street parties, pot luck meals, do favours for neighbours. Most of us are painfully aware of the housing and other crises in our city, and are working toward or at least fully supportive of solutions - including welcoming solutions in, literally, our own back yards. This sterile tower feels like a missile about to explode and destroy a jewel of a community. There are other solutions - EG an inspired plan by architect Sean McEwan, to provide infill housing that would preserve the community AND provide for those in need, including the clients of your proposed tower. Last but not least, this plan violates the notion of Vancouver as a 'green' city. The Broadway plan identified the area as a green/park dessert - and this tower would be on the last piece of green land in walking distance. We Vancouverites can do better than this.</p>	Deborah Jones	s. 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/28/2022	14:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to the rezoning.	Mike Apperley		Downtown	No web attachments.
06/28/2022	14:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this site. There is no evidence to prove that this proposed housing format will be successful either for the dwellers or for the neighbourhood.	Catherine Boland		Fairview	No web attachments.
06/28/2022	14:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Problematic 1 = The Government is literally overtly lying on Density and Housing to the Public Apparently, recently, Hon. Minister David Eby stated, this Tower or social modular housing will blend in and people will not notice it Wow, sorry, with all due respect, this is a 'lie' or huge falsehood as this out of place 13 storey mass produced, clinical, sterile, cold, under-designed, glass and steel modular Tower, right in the middle of an intimate quiet community 'ie. Kits, will not blend in: it will totally stick out: most will be offended by it. Governments need to stop 'lying' or making incorrect decisions on policies regarding Housing, Health Care, Education, Roads, Transportation....etc If all levels of government continue to literally 'lie', or push 'failed agendas', to the Public, ( like Prime Minister Justin Trudeau's lie of PR Voting, or Premier John Horgan's lie of Site C Dam, another huge fiscal disaster costing millions ) then all governments will soon lose its most valuable 'currency'.... overall public trust and public goodwill towards the State The more accurate 'truth' is this 13 storey Tower location should be not 7th and 8th, but rather near Cambie and Broadway area or near Main Street, or bigger commercial areas, because, First, Main Street or Downtown, has more diverse and affordable recreation, - i.e. more 'hip' cafes, creative cool restaurants, niche social clubs, bingo, pool halls etc, for social housing .This Kits location is actually very recreationally 'boring'- few cafes, few restaurants, few clubs, etc especially Broadway. Second, these Towers should not be 13 stories, but 3 storeys tall recycled wood buildings, with large 50 foot trees and huge gardens outside, to really 'fit' the area. Third, Urban Architectural Density should not literally 'direct' sociology or lifestyles or population demographics, as its too controlling, too invasive, too ideological, too political, rather density should evolve naturally via the market, history, community use and input, small and family business growth, . etc. Fourth, social housing needs to be augmented with rebuilding Riverview Facilities The City Planners are seemingly making this Social Housing 13 Storey Tower proposal based on theories,.... but as elected officials, I ask you to make your decision based on common sense, because the 'success' of these Towers, and all future Condo Towers in Vancouver, will be based on communities and peoples' lived life experience in real space, which is way more about common sense,.... or feelings.....than theory.</p>	K van Drager		Unknown	No web attachments.

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

06/28/2022	14:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning. I am 80 years old. Women my age are entirely helpless to fend off an attacker. By housing 129 people with mental illness and addiction, you are geometrically increasing the odds that a person having an acute mental health episode or a bad drug trip will menace an elderly person in the neighbourhood. The Arbutus Greenway is a very important route for seniors to access the shops on Broadway, especially the London Drugs and IGA. Seniors will no longer feel safe using the Greenway, which is secluded adjacent to the proposed project. Please do not vote yes on the rezoning. More thought needs to be given to what kind of project for people in financial need can be put here that won't jeopardize the safety of seniors (and children).	Lorraine Finnan	s. 22(1) Personal and Confidential	Unknown	No web attachments.
06/28/2022	14:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning. I am concerned about the negative impact of this on the safety of the neighborhood. Will drug use increase the presence of dealers (in the neighborhood of children) Research shows an association between density (# supportive housing units) and increase in crime. I am also concerned that the city would consider proceeding in spite of much opposition from residents in the neighborhood.	Tina Wong		Kitsilano	No web attachments.
06/28/2022	14:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	We need more supportive housing but this is not how it should be implemented. The risks presented to the surrounding community are real and significantly elevated given its close proximity to an elementary school and women's housing. Contrary to what BC Housing states, residents in communities that have seen similar projects go up report increased crime and feel less safe. The tenant-mixture, density, and services offered will not benefit the tenants either.	Kerem Tirmandi		Kitsilano	No web attachments.
06/28/2022	14:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As much as I do support social housing, I do not support this particular project. There are many reasons to oppose this form of development because it does not provide a workable solution to the massive homelessness problem in our city. This proposed development has none of the supports vulnerable residents in this form of housing will need. In this set up the role of the local community in helping these residents will be very limited in the best possible way. Another huge reason I oppose this development in the form presented is its location. It is to be built across the street from an elementary school with 450+ vulnerable children. It creates serious safety concerns. Next to the proposed development there is also a recovery house for women. These women who are trying hard to put their lives back together will be at risk. The small park just north of the proposed housing development will be affected as well. That park is mostly used by families with small children as well as by schools in the neighbourhood that don't have playgrounds. I believe there is a need to re-think the project so it will work. Its size, composition of residents (perhaps include families), levels of programs and support needed, safety issues, substance abuse issues, traffic problems are some of the areas that should be addressed for this project to be successful.	Andrew Stendzina		Kitsilano	No web attachments.
06/28/2022	14:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This is not the right location for low barrier housing. There are no supports in the neighborhood, unfortunately they all exist downtown where I live and the last thing we need is another failed site but supports are paramount.	Colin weatherly		Downtown	No web attachments.
06/28/2022	14:26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello. I am a senior citizen who is very concerned about the apparent lack of any safety plan for the proposed project. How is the City going to prevent needles and other drug supplies from being discarded around the project and being picked up by kids? How is the City going to keep the people that live in the project out of Delamont Park? Adults with mental health and drug issues cannot share a park with children. What is going to happen is that children will no longer come to the park. Third, how are you going to keep people passing by the project on the Arbutus Greenway safe? How will you keep the people in the project from hanging out on the Greenway? Has thought been given to any of this? Why isn't a safety plan required BEFORE a project goes to a rezoning hearing? Please vote no to the rezoning and deal with these issues FIRST.	Patrick Finnan		Unknown	No web attachments.
06/28/2022	14:26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to the rezoning. I am opposed to congregate housing for those exiting homelessness. The preferred approach is scattered, independent, recovery oriented housing per Dr. Somers evidence. Take the Arbutus site and build a 6 storey building, with 40 - 50 units, and have a mixed population in there of singles, families, couples and 5% for the hard to house. As for David Eby, he has publicly said that if issues come up in our neighbourhood, he would be quick to respond to them because we need housing like this across the city. We don't need congregate housing for those exiting homelessness across the city. This is stigmatizing, isolating housing. They can live in regular apartments, with the support of visiting clinical team members. Also, to date, Eby has not responded to any of the community's concerns in a measurable way. I don't believe this will change if the building goes through. He talks as if the Sanford and Marguerite Ford buildings are a success but they are not to the neighbours who have stories of open drug use, public disorder, etc etc. Please reject this rezoning and force Eby and BC Housing to really engage with this community. We want a housing model that works for the tenants and neighbours, from the start.	Stella Los		Dunbar-Southlands	No web attachments.

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

06/28/2022	14:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this development because of safety concerns for both the children at the school across the street, those using the park just north of the development, and the residents of the building itself as they are also a vulnerable population.	Cam Bondoc	s. 22(1) Personal and Confidential	Killarney	No web attachments.
06/28/2022	14:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this development because of the proximity to the school across the street and the children's safety. Also the shadowing effect the building will cause for the school children for half the day for the majority of the year. The increase density and traffic management that this development will cause. If the tenants could be more suited for this location to include families and children, then the neighbourhood and community could partner more closely with the development for success.	John Logan		Downtown	No web attachments.
06/28/2022	14:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning because of the size of the development, the safety of the children because of the composition of the residents, and the increased traffic that it will bring to the neighbourhood. The shadowing effect on the school across the street will leave the playground in shade for half the day for most of the year.	Lucie O'Riordan		Downtown	No web attachments.
06/28/2022	14:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	'13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. Excludes housing for women and children and single-led families even though homelessness for women with children fleeing domestic violence has grown due to the pandemic. Excludes housing for youth - youth are not allowed to reside here due to substance use on-site. Supportive Housing is not a solution as proven by Dr. Julian Somers' multi-million dollar study of recovery-oriented housing for those with mental illness and addictions issues that showed that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th). Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing. Shadows the school and schoolyard during the morning hours of the entire school year, shadows Delamont Park during the afternoon hours during the fall and winter months, and backs onto Arbutus Greenway and cast a complete shadow during the afternoon hours for the entire year. Shadow impacts will be made worse when Daylight	Talitha Motola		Kitsilano	No web attachments.
06/28/2022	14:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My name is Lara 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 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.	Lara farrell		Kitsilano	No web attachments.

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

06/28/2022	14:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I found this comment under 'other'. It breaks my heart for the children and seniors of kits and I would like to use it as my reason behind my opposition: Recent comment posted, last msg I promise today: I appreciate the City Council's continuing to work on the homeless crisis. I'm writing to you today as a former Coordinator of Second Stage Housing for Battered Women (Kaushee's Place, Whitehorse, Yukon), a former volunteer for the John Howard Society of the Lower Mainland and a retired, frontline worker on the DTES, where I have lived and worked for 19 years, with my family. While I'm pleased that the city is considering offering the hard-to-house accommodations outside of the DTES, I do not support BC Housing's proposed model to build a 13-story, 140 unit facility. As a former desk clerk at Carl Rooms, a BC owned, Atira managed SRO, I can tell you that, unless there's a drastic overhaul of policies and practices, the charming neighborhood of Kits will cease to exist. My former place of employment, Carl Rooms, has around 40-42 units. PHS provides support and there is 24/7 staff who man the front desk. The majority of tenants were highly addicted. Many suffered mental health challenges. Prostitution and drug dealing were tolerated. During a 24 hour shift, the building would receive hundreds of guests, many to party and score My manager was so frightened of 'Mad Mike,' a meth-filled, steroid-bulging Hell's Angel enforcer/dealer/pimp, that he allowed MM to commandeer a tenant's room for six weeks. Needless to say, the whole tenant population and staff felt under siege and violence in the building increased fourfold. Yet, to this day, CEO of Atira, Janice Abbott stated in the Tyee that there's 'nothing' she can do to keep out death-dealing gangsters. The same could be said for child abusers. There were two male pedophiles that I recall living at Carl Rooms. I caught both of these men with teenage boys inside their rooms. One boy was half dressed. How did these minors get past the staff? I was never able to find out. Strathcona elementary is one block away from Carl Rooms. And BC Housing's Arbutus plan puts 140 units next door to St. Augustine' First of all: I would plead with you to reconsider the number of 140 units to 'kettle' a large population of the hard-to-house. Dr. Somers is right: congregating large numbers of the homeless at one location imports street culture into the building. In fact, at Carl Rooms, with only 42 units, the 'street culture' ruled the entire building. A Tyee article written by Jen St. Denis showed that Carl Rooms received 12 911 calls per room during one single year! <a href="https://thetyee.ca/News/2021/08/30/Housing-Owned-By-Province-Working-Conditions-Terrible/">https://thetyee.ca/News/2021/08/30/Housing-Owned-By-Province-Working-Conditions-Terrible/</a> In the second place, BC Housing should not be throwing individuals together, willy-nilly, under the label of 'hard-to-house.' Granular assessments of every tenant applying for housing are paramount to ensure the safety and security of tenants and staff. Thank you</p>	May Won	s. 22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
06/28/2022	14:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I oppose because of the height of the building, the shadow it casts, and the fear that the 500 children at the school across the street and the park just to the north will be exposed to possible dangers. I fear for their safety.</p>	Conor McDonald		Kitsilano	No web attachments.
06/28/2022	14:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>My name is Lynda 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 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.</p>	Lynda Earls		Kitsilano	No web attachments.
06/28/2022	14:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I oppose this development because of the potential anti-social behaviour and impacts on local kids, especially the vulnerable 500 students ages 3-13 across the street. They are put at serious risk!</p>	Conor Tobin		Kitsilano	No web attachments.



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

06/28/2022	14:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My name is Jane 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 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.	Jane	s. 22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
06/28/2022	14:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	1. This impacts 4 vulnerable groups and their voices are not being heard: a. The residents of this building - 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). b. The women's supportive recovery home next door to the east c. The 500+ elementary school students within 20 meters, across the road to the west d. The children in the toddler playground within 20 meters, across the road to the north 2. 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. 3. 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. 4. 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. 5. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services.	Tamara Christie		I do not live in Vancouver	No web attachments.
06/28/2022	14:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	re. Arbutus & 7th - the city has not had any success to date on managing SROs or homelessness; they need to think seriously about this and know that putting this element in a loved neighborhood is completely without thought or research. Why not a family facility in our family neighborhood' And how are you going to manage crime and safety' did not see any plans surrounding this. Get ready of the sound of ambulances and police day and night! Thank you City of Vancouver for yet another development blunder.	Daphne Johanson		Kitsilano	No web attachments.
06/28/2022	14:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My name is Aoife and I am a resident of kitsilano. 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.	Aoife Dillon		Kitsilano	No web attachments.

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

06/28/2022	14:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My name is Joanne 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.	Joanne O Hanrahan	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
06/28/2022	14:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I submitted these comments yesterday but the subject was not indicated properly: I would like to voice my objection to the rezoning to permit the building of the 13 story supportive housing tower at the corner of Arbutus and West 8th. I live very close to the proposed tower. I am generally in favour of integrating social housing with residential neighborhoods but I am VERY concerned about the scope of the project for several reasons: 1. The height, scale, and mass of this proposed complex is wholly out of character with the surrounding neighbourhood which largely consists of three or four-storey multi-family buildings. 2. The transition to a tower is too severe for this site and is out of step with the community. We recently learned that an 11-storey tower at the corner of Arbutus and Broadway was rejected due to height concerns, so it is difficult to understand how this 13-storey structure could be seen as suitable. 3. The proposed use of modular construction makes the 13 story tower the equivalent of an 18 story tower built with conventional construction methods. This is a very poor choice considering other methods available would decrease the massing of this project. 4. Numerous studies have shown that such a concentration of at-risk individuals without built in support will lead to more issues. And an 'after the fact' band aid fix (as proposed by David Eby) would not reverse the impact of this development on the neighbourhood. 5. The proposed number of social housing units is much higher than in any other project in the city. I attended a city-run information session last year where they discussed other projects that had 40-50 units. That scale would be much easier to integrate into this family friendly neighbourhood. Those units should be available to couples or at risk families, not just single-occupancy. 6. I appreciate that the city is trying to provide housing, but the project seems massive in scale to others that are proposed, and very poorly sited right across from an elementary school. Other projects may be 'near' schools (as we were told in the information session), but none are directly across the street. Please consider the many concerns of the neighbourhood to introducing such a massive structure with a high density of at-risk people and come up with a compromise plan that is better suited for this site.	Esther Verheyen		Kitsilano	No web attachments.
06/28/2022	14:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My name is Megan 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 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.	Megan Hussey		Kitsilano	No web attachments.
06/28/2022	14:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning application at Arbutus.	Paul Erceg		Oakridge	No web attachments.

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

06/28/2022	14:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose as the proposed housing project will bring serious safety concerns for area residents	Michael Wong	s. 22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/28/2022	14:53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning development for reasons of: Increased risk to youth in area, buiding shadowing and low barrier housing that does not require rehabilitation plans or mental health screening.	Alexandra Juric		Arbutus-Ridge	No web attachments.
06/28/2022	14:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Immediate vicinity 8th & Arbutus - walking distance - Hundreds of vulnerable people who are NOT N MBYS - Not single family housing - low rise density *LOW NCOME SENIORS/DISABLED RESIDENCES* = Maple Crest Housing Maple/7th Ave -- Shalom / Legion = Seven Maples 7th Arbutus>Maple -- BCHsg = Arbutus Court 5th/Arbutus - Brightside Fnd = Cypress Walk - Cypress /Bwy = Blair Court - 10th /Arbutus -- VRS (Vancouver Resource Society) = Red Oaks - 7th @ Vine -- Kits House = Linden Tree - 8th @ Vine -- Kits House = Burrard Manor 8th/ Balsam -- Brightside = Moreland Kennedy 3rd/ Larch -- Brightside = Woodcroft 2nd /Cypress -- BCHsg HOUSING CO-OPS - (multigenerational diverse family) = Juniper Co-op / Vine House -- 7th & Maple = Kitsun Co-op -- Broadway & Vine = Inti Co-op -- Cypress & W 1st Ave = Community Alternatives Co-op -- 1937 W. 2nd Maple/Cypress In False Creek = Creekvew Co-op - Lamey's Mill at Bridge = Van Coevorden Court -- Chelsea Hsg Soc = Strathearn Court Care Homes = Braddan Hospital 2450 W. 2nd @ Balsam = Tapestry Retirement Home 2799 Yew/12th = Pt Grey Hospital 2423 Cornwall / Balsam	Janet Miller		Kitsilano	No web attachments.
06/28/2022	14:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose because the risk it puts on the children across the street.	Rebecca Kelly		Downtown	No web attachments.
06/28/2022	15:04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am concerned about the lack of infrastructure and in particular the lack of walk in medical clinics. Already, The needs of the neighbourhood are not being met. What is going to happen with an increase in population that needs access to local medical care and services	Lisa Brocklebank		Kitsilano	No web attachments.
06/28/2022	15:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There is already a huge dearth of walk in medical clinics and other support. How is the neighbourhood and the lack of infrastructure supposed to provide a sudden influx of population with access to medical clinics etc. when there is already a huge lack of Available healthcare providers etc. for current residents of the area. We do not have the infrastructure to support this proposal. We need a better infrastructure especially more available walk in clinics.	Lisa Brocklebank		Kitsilano	No web attachments.
06/28/2022	15:10	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please vote against due to proximity to 500+very young children	James Perrault		Grandview-Woodland	No web attachments.

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

06/28/2022	15:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I strongly opposed to this Spot Rezoning. #KidsAreKids #SolarAccess #AccessToNature I live on s. 22(1) Personal and Confidential. I am a Senior with disabilities. I am concerned that my 1 1/2 year-old Great Niece 'Estera will no longer visit with me at Delamont Park (across street from Subject) because the playground will be in Shadow &amp; it will be too Dark. This building is Too Big + TooTall. *Kids Are Kids and we All deserve to have Solar Access. *The Sun + Sky are so important in this Climate. In fact I go to this park to see the sun. I have SAD Seasonal Affected Disorder. There is a beautiful Nature Grove of Mature Trees on SE corner of W. 7th right now. Council knows there is not enough Green Space Nature in this neighbourhood. Here it already exists and has been an integral essential part of #Arbutus Village for decades. "Don't it always seem to go, That you don't know what you've got, 'Till its Gone" ! With exponential growth, Density Concrete Canyons we need More Nature Green Space not Less. Pop-up Plazas are not Nature. No replacement. Be Responsive to Neighborhoods. Be Responsible Councillors. Don't buckle to pressure from Provincial politicians. If we had a Ward System you would. There is a Liquor Store across the street. Humans wishing to heal from Addiction don't need that kind of Temptation. They deserve peace &amp; quiet. Not the day + night Noise + Bustle of the Bus Loop &amp; Sirens that I hear from busy Broadway. This Siren Noise will only increase. Don't Warehouse these Human Beings. Find A Better Location!! This is a *Fatally Flawed Project. Vote No. The Public Sign for Rezoning at this location has not been public due to the Detour caused by the construction of Arbutus Station. The Process for this Rezoning has been Tainted. Not free + fair. To start this durinb Covid when neighbours are not congregating to discuss this is underhanded. #KidsAreKids These Children have been existing Covid-19 Half-Life. "Please Don't Take Their Sunshine Away!"</p>	Ian Migicovsky	Kitsilano	No web attachments.
06/28/2022	15:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>BC Housing should address affordability, with a smaller building for single &amp; 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. t has been stated during the public engagement that there is min 2 full-time staff at any given time. The driveway is off Arbutus and will create unresolved bottleneck congestion with their loading trucks and emergency vehicles and only 5 parking spaces are provided within the building at grade level. Public safety issues with Skytrain station and bus loop compound the risk of criminal activity. Early public engagement sessions run by a PR firm were fraught with biases, people were shut down an</p>	Joseph E Meehan	Kerrisdale	No web attachments.
06/28/2022	15:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I would like to register my opposition to this rezoning proposal. This social housing complex requires more social supports for the intended residents and the size is too big for its location, backing onto a school and across the road from a BC liquor store and the new subway stop. Please redesign this project and redistribute the housing for vulnerable people across a wider area and with the appropriate supports.</p>	Renato Zane	Kerrisdale	No web attachments.

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

06/28/2022	15:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am against this type of mixed barrier social housing I have been on three different social housing community advisory committees. Mixed barrier housing does not work as proven over and over, from my own experiences and as well documented by experts. So why will this be any different? We were promised that everything would be great and not to worry with the new housing at 205 Kingsway / Burnham Inn which city purchased with fed \$ all would be good. If you count drug dealing, crime, harassment, and people yelling all night long as good then I guess you can call it a success. This site does not want to provide any information to the CAC and does not want to even use a good neighbour agreement. So why do these projects promise one thing, never deliver on those promises and no one is help accountable? The Biltmore has been around since 2014 and problems still happen and the neighbours have to deal with drug dealing, crime, ambulance and fire sirens day and night, open flea markets with stolen items, yelling day and night from street to people in the building, laundry and rude signs in windows, broken windows and the list goes on. The Biltmore does try and works with the community to make improvements and the community helped get them nursing support services that were promised day one but took 6 plus years to finally get it onsite support. Why all the promises that were never kept why are things not better with the newest site 205 and why is their communications and openness less? Of the three CAC's I have been a part of and the only one that I would say has had good success and does blend in is the high barrier building at Fraser and Broadway. Run by the way by Vancouver Native Housing Society who don't put up with stuff happening in their building that the low barrier building turn a blind eye to.	Don Gardner	s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
06/28/2022	15:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Opposed to the rezoning for all the reasons I provided during the Community Consultation. I will be speaking at the Public Hearing. My comments during consultation: Opposed to Current Proposal: As a resident of Kitsilano for 18 years, and an owner of a residence within two blocks of the proposed building, I am opposed to the rezoning application and proposed use by BC Housing. I am providing my feedback with thoughtful consideration: 1) The proposed tower does not match the zoning, density or aesthetic in the area. This tower is closer to an 18-storey residential tower; not the 13-storeys being 'advertised'. There are no buildings of this size, made of these materials, nor is there a plan in place to create buildings of this size in a residential neighbourhood that is primarily 2- and 3-storey wood framed buildings. 2) Kitsilano is one of the few areas to see growth of families and children in Vancouver, despite the citywide trend in the opposite direction (source: <a href="https://vancouver.ca/files/cov/social-indicators-profile-kitsilano.pdf">https://vancouver.ca/files/cov/social-indicators-profile-kitsilano.pdf</a> ); also of note is the area has high- and increasing-income levels, high workforce participation and low unemployment. The area is also experiencing increasing housing costs. Social housing should reflect the community, and this site is ideal for social housing for families who are experiencing or at risk of homelessness. It is also ideal for seniors who are being forced into homelessness due to the increasing costs of the neighbourhood they have lived in for decades. The proposed use does not reflect the community. 3) BC Housing is going against its own recommendations of 40-50 units with this 140-unit proposal. In addition, there are no onsite medical or mental health services to support this population. A building of this size is institutional. To create 140-units for persons facing mental health and substance abuse is a form of ghettoization and will create stigma in the community. Coast Mental Health is asking for reforms against housing of this nature and to provide inhouse services. Why would the City approve this rezoning? 4) The selected third-party provider, MPA Society, had challenges managing the Sanford Apartments at 7th and Fir which is detailed in their CAC Reports over several years including: onsite intoxication; drug needles in surrounding properties; mattresses and items in windows and hanging from windows; ongoing noise complaints; abandonment of carts, clothing and furniture on or surrounding the premises; public urination; altercations with residents of the building. Any building at this site, should be a height of no more than 5- or 6-storeys and designed to reflect the community. I am in support of social housing at this site to be designated for children, families and seniors who are at risk of homelessness, or are homeless. With proximity to children there should not be drug use on site and background checks should be required. Thank you.	Grant		Kitsilano	No web attachments.
06/28/2022	15:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing to express my opposition to the proposed rezoning and supportive housing building. It has been proven that this model does not work to help those that need help the most. For those that are trying to recover from drug addiction, for example, how does housing them with people who are still addicts help any of them get to a better place. So by erecting a building with only bachelor suites, how can one say that we are providing inclusive housing to also help single parents, seniors or the physically disabled. Rather than expand an already inclusiveness neighborhood, this rezoning would be adding exclusivity and hurt those we are trying to help. Kitsilano has support services for seniors and single parents so why not use these to help those who need them. In the end, the applicant needs to go back to the drawing board.	Anthony Russo		Fairview	No web attachments.
06/28/2022	15:32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this proposed rezoning of 2086-2098 West 7th Avenue and 2091 West 8th Avenue for two important reasons. First, the rezone and subsequent build would include a common drug-use space on-premises but fails to ensure safety precautions in that there is no on-site or nearby clinical mental health or addiction recovery services. This factor is worsened by that statistic 'almost 50% of overdose deaths occur within Supportive Housing'; and rather than address the risk to residents, the action's of BC Housing and the City of Vancouver continue to perpetuate the harm. It is also key to note that a multi-million dollar study, of recovery-oriented housing for those with mental illness and addictions issues, completed by Dr. Julian Somers', provides evidence as to why Supportive Housing is not a solution. Instead the way forward is scattered style housing instead of congregate housing, the latter being the proposal for Arbutus and W7th/W8th. Second, and most importantly, there is an undeniable risk in having not two but three vulnerable peoples in such close proximity to one another. Within a twenty metre radius to the proposed build are a variety of vulnerable peoples and places. The most obvious of these is St Augustines school; which educates over 500 students between the ages of 5 to 13, a year. (Another visible place is the toddler playground, which sits directly across the street (7th Avenue) from the site.) The second group that would suffer from this rezone and build in an already vulnerable area, are those that would be housed in the new build. The third group I will mention, and undeniably one of the most important, is a women's supportive recovery home. This development would compromise the environment and recovery of these women in need, effecting their lives negatively throughout their time at a place that has helped so many before them.	Hannah Christie		I do not live in Vancouver	No web attachments.

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

06/28/2022	15:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning because it creates serious safety concerns for the neighborhood and community. It also puts 3 vulnerable populations with very unique needs in close proximity of each other (500 children at the school, Sancta Maria House recovery housing, and the tenants who would be in the development) PLUS a toddler park north of the development. This application excludes low income families and children, and there are no guarantees of minimal levels of support for the tenants. This congregate housing model is a proven failure and does not support a recovery-based model that would come with proper supports. A composition of the tenants that include families with children, single parent families and the elderly would be a suitable housing alternative for the area given the existing community infrastructure of schools, community centers and transportation. The shadowing effects due to the height of the building will also cast shade on the school playground for half the day for the majority of the year. Finally, the size of the development will cause heightened traffic issues in the area.	Lauren Arnold	s. 22(1) Personal and Confidential	Fairview	No web attachments.
06/28/2022	15:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the proposed housing development.	Robyn Cooper		Unknown	No web attachments.
06/28/2022	15:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposing this BC Housing rezoning application and hoping/praying that BC Housing will meet with the community in meaningful dialogue and consultation and build housing that will help the future residents and be a safe neighborhood for the children and the community.	Anthony Ting Yiu Ho		Unknown	No web attachments.
06/28/2022	15:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning. We need to shift our focus off congregate housing to a recovery-oriented model where people live independently in units of their own choosing, in buildings of their own choosing, where they can receive supports from visiting support workers/clinical care. Enough with this stigmatizing housing model that fails to serve the best interests of the tenants and cause issues for the neighbourhood. If congregate housing is to be pursued, it should be no larger than 40-50 units, integrated into the neighbourhood in an inconspicuous way.	Daniela Curkovic		I do not live in Vancouver	No web attachments.
06/28/2022	15:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	When I was a community health nurse in the city of Vancouver, I visited BC Housing buildings with no supervision of any one who entered with people of the street sleeping on the stairs and using stairwells for toilets. It was difficult to get help. This proposed development site is no place for such buildings with Sancta Maria House and St. Augustine School on the same block. I have done volunteer work with women suffering from addiction issues at Sancta Maria House and I know how vulnerable they are to doing substance use. I am very concerned about neighbourhood safety because of this rezoning application.	Mary Connolly		Kitsilano	No web attachments.
06/28/2022	15:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application. Follow the research of Dr. Somers. Show us that you are independent decision makers who don't just do what staff and provincial leaders want you to do. There is overwhelming opposition from the community and for good reason. Listen to the community - they are part of the solution, not the problem. If you fail to listen, you may be looking for new employment in October.	Tatjana Curkovic		I do not live in Vancouver	No web attachments.

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

06/28/2022	15:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live about 2.5 blocks from the proposed development. I am fully supportive of appropriate and proper means to resolve the housing/homelessness/drug addiction crisis in this city. I am opposed to the size of this building - both in its physical dimensions and number of proposed occupants. I have been a criminal lawyer for 35 years, and have dealt with the legal consequences of drug addiction and mental illness from many different perspectives on a very regular basis in that time. The fundamental issue, in this application, as I see it, is whether providing supportive housing for large numbers of people in one place is a good or bad idea. It is my view that a basic understanding of group dynamics tells us that large numbers of people in similar circumstances behave in very different ways than smaller groups. Two very obvious examples are the attempted insurrection in Washington on January 6th, and the two Stanley Cup riots in Vancouver. Placing groups of offenders together in prison doesn't improve the prospect of rehabilitation; it clearly increases the risk of both recidivism and the commission of more serious offences when released. Drug users have a universal, cross cultural, tendency to congregate, and encourage each other's drug use. When a community of drug users concentrates, the drug use of those people increases. Worse, their drug use encourages others who have either never used, or have stopped using, drugs to engage in what is now known to be a very debilitating if not fatal habit. The DTES is a classic example of that. Recovering from alcohol or drug addiction is very difficult process, with mixed success rates. Recoveries are fragile. Relapse is a daily possibility. In any group setting, the relapse of one creates a risk of relapse for all. The larger the setting, the greater the risk of group dynamics coming into play and of group relapse and the smaller the ability to provide personalized support and treatment. It may be that the City has found a very convenient opportunity to create 120+ housing units on property that it owns, and that doing so provides superficial evidence that the problem is being addressed. We have heard much about the need to "follow the science" in the last two years. The need here is to follow the social science and medical advice about the best, not the most simplistic, cheapest or convenient, means of resolving the problem. It is well documented that smaller groups of people facing serious challenges in their life have a better chance of recovery than larger groups. This proposal is simply another form of warehousing people, with short term political gain, but long term social failure. Projects of this size will simply create more health problems, more overdoses, more social distress and more crime. Council should reject this proposal, and follow the established guidelines for the best size of this kind of housing, using existing zoning, and find many more sites around the City.	David Butcher	s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
06/28/2022	15:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning because it is not evidence based and is experimental in nature. The rezoning process is not taking into account the concerns of the neighbors in a meaningful manner. Issues, such as shadowing the neighboring school yard, potential increase in 911 calls (based on hard data from a similar project) are not being addressed proactively. With such strong evidence and science based reasoning from the residents of the area, it will be unethical to move forward with this rezoning.	Param Nijjar		Kensington-Cedar Cottage	No web attachments.
06/28/2022	15:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application. If you don't listen to your constituents who clearly disagree with the approach BC Housing and the City have taken with this project, you better start looking for new employment. Force BC Housing and the City back to the drawing board.	Steve Curkovic		I do not live in Vancouver	No web attachments.
06/28/2022	15:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this development because it places three vulnerable populations within metres of each other (the 450+ students at the school to it's west, the women in recovery at Sancta Maria House, and the intended tenants themselves). Each of these populations have its own unique needs. The proximity to each other puts people's safety, especially the children, at serious risk. Also the shadowing effect the building will cause for the school children for half the day for the majority of the year cannot be ignored. The increased density and traffic management that this development will cause is of great concern, as well. Finally, if the tenants for this location could include families and children, single parents, or the elderly, then the neighbourhood and community could partner more closely with the development for success.	Robert Smith		Kitsilano	No web attachments.
06/28/2022	15:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am an uncle to two little boys. Small boys run around all over the place and are constantly picking up things of interest to them off the ground. Having a building with 129 individuals who are permitted to use injectable illicit drugs creates an incredibly hazardous situation for children in the neighbourhood, especially when the design of the building has the doors opening onto 7th, directly across from Delamont Park. Drug use is going to occur in the park, guaranteed. Delamont Park used to be a drug hangout years ago before it was redesigned and the community claimed it back for the children. Do not allow the park to be lost to drug use again by voting in favour of a building that permits drug use. It seems like a perfectly reasonable compromise to require abstinence of the occupants, which coincidentally will also put them on a path to recovery. Vote the rezoning down and rethink what kind of supportive housing should be built here.	Brendan Finnan		Unknown	No web attachments.



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

06/28/2022	15:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th 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. 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.	Jules Gulet	s. 22(1) Personal and Confid	Kitsilano	No web attachments.
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# A response to Dan Fumano article (Vancouver Sun) 'Eby hopeful new Kitsilano social housing building proceeds, despite pushback'

Posted on [June 21, 2022](#) by [cityhallwatch](#)

CityHallWatch has received this contribution from Substack writer pen named Du Ality as a response to an opinion piece in the *Vancouver Sun* by Dan Fumano (16-June-2022). The opinion columnist says that BC housing minister David Eby is hopeful a controversial social housing proposal going to a [Public Hearing on June 28, 2022](#), will succeed despite pushback. This is a well-researched article and we'd like to add one point that has received virtually no public mention so far. Vancouver's former mayor Gregor Robertson is a principal

*Mirror,  
Magnifier,  
Microphone*

Many players influence City Council's decisions and Vancouver's future.

CityHallWatch balances the game by giving citizens tools to engage City Hall effectively.

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in Nexii, the company slated to provide the actual structure of the proposed tower.



Above: Massing model of the proposed tower.

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**Response to: Dan Fumano: Eby hopeful new Kitsilano social housing building proceeds, despite pushback**

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

Like other media and “supposed” community interest groups, this Dan Fumano article omits the co-impact of the other major infrastructure project in this immediate area, the Arbutus terminal subway station and bus loop, and the cunningly undermining language in the Broadway Plan used against the independent St Augustine School [1].

From the deceptive sketches of the supportive housing building, you wouldn’t know that it’s shoehorned into space surrounded by the bus loop, Arbutus Greenway, Delamont Park and St Augustine School.

People in the Arbutus and West 8th area are fed up with governments delivering “done deals” and poorly done ones at

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that.

The news of the subway station and bus loop was dropped like a bomb in Oct 2019 with no advance neighbourhood consultation. Apparently there had been a City survey to area businesses during the summer when schools were closed and people were on holiday.

TransLink sent a letter to St Augustine School in Newfoundland instead of to the school directly diagonal to the subway location. No picking up and phoning the school, despite there being many years of mutual communication with the City regarding school traffic and construction of the new elementary school, after 17 years of parish and parent fundraising.

Safety and pollution concerns about the bus loop were brought up to the City, Translink and the Province and fell on deaf ears, including those of local MLA David Eby, who is, reportedly from Fumano's article, "sympathetic to the concerns of neighbours."

This was followed by MLA and Minister Responsible for Housing David Eby's self-declared "done deal" from Feb 2021 for this supportive housing project. In BC Housing's Zoom Community Dialogues, more than half of the 40 participants came from BC Housing, the City or some related advocacy group. "Done deal" messaging included that this building would be low barrier, for the hardest to house with serious mental health and addictions issues, would not require criminal background checks, and be directly opposite from an elementary school, pre-school and toddler park.

It was learned from VAHA that the City had promised this land to BC Housing in Feb 2019 and there had been no consideration of the co-impacts of this project and the subway/bus loop on each other and on this neighbourhood. It

serious

problems with

large

'congregate'

supportive

housing.

Similar housing

model goes to

Public Hearing

June 28 (Tues)

1477 W

Broadway now

billed as a 40-

storey tower in

DP stage.

Comment

period open

until July 4th.

Updated

diagrams show

that shadow

studies used in

rezoning stage

were wrong.

City staff want

to remove

funding for

outdoor pool in

Mt Pleasant

Park from

Capital Plan

(Wed,

June 29th)

Scot Hein's

analysis of

three-tower

rezoning

was learned from BC Housing that funding for this project did not have a time restraint attached.

Furthermore, BC Housing and City staff had hid the lack of support for the project and a FOI revealed that 75% of Shape Your City respondents were opposed to it [2].

The Nov 10, 2021 Urban Design Panel presentation on this building featured a pressured sell by City planners and applicant that this building had special time-limited funding, that the benefit of this building was more important than shadowing of the elementary school, that shadowing by a 12 storey building was no different than that of a 6 storey one, and that the City had a solar access policy for protecting public parks, public spaces and sidewalks only. There was admission that Delamont Park would be shaded by this building. The reason given for the location of this building was that it is one block away from a subway station.

The applicant relayed a story that this building was like a seniors assisted living building in his neighbourhood, which confused some of the seniors-loving panelists who enquired why there were no balconies or people-watching opportunities in this design. The applicant's response was that future residents "did not want a public life" or to interact with the public. "The operator was very clear about that."

Yet, these low stimulus-seeking future residents would be placed beside the popular Arbutus Greenway and the Arbutus Station bus loop with an anticipated 3500 riders per hour during peak hours.

There has been spin that locals hate poor people, are rich NIMBY's and are just like the people in Marpole that opposed the two 3 storey temporary modular buildings across a large sports field belonging to Sir Wilfred Laurier Elementary School. There is no comparison between the size and height

proposal at

1780 E

Broadway and

Commercial

(Safeway site).

Public hearing

July 7th

Rally against

the Shadows

(City

Conversation

#59: When

Vancouver city

staff pit low

barrier housing

against schools

and parks, a

community

comes together

hoping not

everyone loses)

by

Brian Palmquist

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of 3 storey buildings and this 155 foot high building with direct solar impacts on St Augustine School. There is no terminal subway station and bus loop rammed up beside these temporary modular homes and school. There is no “unresolvable transit bottleneck” like that of the Arbutus Station without an extension line to UBC, as stated by GM of Engineering, Lon LaClaire . The Marpole buildings are temporary, whereas the Arbutus and West 8th building is considered permanent with a 60 year lease.

The Arbutus and West 8th area already contains social housing, including a women’s abstinence-based recovery house. This proposed drug use tolerant supportive housing building, in close proximity to an abstinence-based recovery house, does not make sense.

MLA and Minister Responsible for Housing David Eby supports the Broadway Plan for transit-oriented density.

The Urban Design Panel recording for the Broadway Plan was released through FOI just as the Broadway Plan hearing started. City staff admitted that they had made an error with not planning for childcare spaces at transit stations. One staff said that where parks met greenways, there should be a corner store or cafe. Panelist Margot, who was part of the Nov 10th UDP meeting, stated that greenway approaches needed wider setbacks and social housing projects should not be given exemptions for shading parks. Panelist Jennifer said that there needed to be strong connections between greenways and park space. Panelist Scott advocated for more park space and cultural amenities at high density transit hubs.

The actual Broadway Plan was more insidious regarding solar access around independent schools, with Councilor Dominato being the only Councilor to make a statement about it [4, 5]. When she questioned city planner Matt Shillito about this on

[Elizabeth](#)

[Murphy \(civic commentator\)](#)

[Eye on](#)

[Norquay](#)

[False Creek](#)

[Residents'](#)

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[False Creek](#)

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May 18th, he essentially stated that density was the goal, so solar access for public schools was prioritized .

Councilor Dominato spoke to staff and was told that this solar access policy was specifically written for the Broadway Plan. Comments made by Planning Manager Theresa O'Donnell also supported this .

Councilor Dominato presented her amendment on June 9th, 2022: THAT Council add the following to page 283 of the Broadway Plan for solar access policies: 'New buildings should minimize shadowing impacts on independent school yards, particularly during school hours.'

However, the solar access amendment does not eliminate the other stated embedded policy line used to facilitate the Arbutus and West 8th supportive housing hearing: solar access exemptions for 100% social or supportive housing.

The wording in the Broadway Plan document on page 283 is actually different, but after all, it's a "living document" that can change at any given time:

"In the following circumstances, exceptions to the policy objectives will be considered:

» For secured rental housing developments in the existing residential apartment areas (currently zoned RM and FM) to enable buildings up to 6-storeys.

» For 100% social housing developments and Vancouver Community College, each development will be assessed on a case-by-case basis."

St Augustine School is the only independent school to be seriously impacted by the Broadway Plan, with potentially up to 25 storeys (or more, since spot rezonings can still occur) to

[Mount Pleasant](#)

[\(RAMP\)](#)

[Shannon Mews](#)

[Neighbours'](#)

[Assn](#)

[Southlands](#)

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the south and up to 18 storeys on all other sides [8]. This school and its school yard can be left in shade forever [5].

The Kitsilano Coalition's statement on the failed supportive housing model promoted by Minister David Eby is best viewed on their website. Certainly, supportive housing units could be more easily, successfully and equitably created and dispersed throughout Vancouver if a few were placed in all new rental constructions. As per Dr Julian Somers' prior research, this would be complemented with a robust Assertive Community Treatment (ACT) team [9, 10, 11].

This Arbutus and West 8th supportive housing project is a by-product of unethical civic and provincial government behaviour. The proposed non-profit agency should not be placed in the middle of this.

Watch carefully how Mayor and Councilors react when presented with these ethical issues and see who is worth supporting in the Oct 15, 2022 civic election.

These major ethical issues need resolution before any new developments are placed at Arbutus and West 8th:

1. Fair consultation by TransLink, BC Housing and the City of Vancouver with the Arbutus and West 8th neighbourhood for both the Arbutus Station/ bus loop and supportive housing project were trivial.
2. The local MLA has a conflict of interest and cannot represent the interests of those most impacted, since he is the Minister Responsible for Housing. From the MLA duties to constituents, how can Minister Eby possibly raise "constituent perspectives and concerns in the Legislative Assembly during debates and by making statements or presenting petitions, and by asking government to act on issues affecting their residents of their electoral district or the province?

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[Mountain](#)

[12]"Unless Minister Eby was to step down from his role as Minister Responsible for Housing, he cannot represent the neighbourhood constituents in a fair and unbiased manner.

3. City of Vancouver staff drafted solar access policies intentionally to undermine St Augustine School. Councillor Dominato stood up to the inequity of solar access in public versus independent schools, stating that "kids are just kids." However, there is the larger inequity that 100% social/ supportive housing projects be exempted from shadowing on ANY building or public park in the Broadway Plan.

Based upon the above, ask yourself if the involved City of Vancouver staff can meet the Code of Conduct standards [13]:

**Integrity:** Staff are keepers of the public trust and must uphold the highest standards of ethical behaviour. Staff are expected to:

- make decisions that benefit the community;
- act lawfully and within the authorities of the Vancouver Charter; and
- be free from undue influence and not act, or appear to act, in order to gain financial or other benefits for themselves, family, friends or business interests.

**Accountability:** Staff are obligated to answer for a responsibility that has been entrusted to them. They are responsible for the decisions that they make. This responsibility includes acts of commission and acts of omission. In turn, decision-making processes must be transparent and subject to public scrutiny; and proper records are kept and audit trails are in place.

**Responsibility:** Staff must act responsibly, within the law and within the authorities of the Vancouver Charter. They are to

Marine Gardens

Marpole media

concentration

Metro Van

RGS Mount

Pleasant non-

market Non-

Partisan

Association

Norquay

Norquay Village

Northern

Gateway

pipeline NPA

Outdoor Pools

Park Board

planning

department

Political

expression

population

postmedia

Professor Patrick

Condon public

realm rate of

change policy

renoviction rental

units Rezoning S

Speculation

STIR Tall  
buildings

traffic transit

TransLink

transparency

Trees

Vancouver

observe the Code of Conduct. This means disclosing actual or potential conflict of interest relating to their public duties and taking steps to resolve the conflict for the protection of the public interest; following the letter and spirit of policies and procedures; and exercising all conferred power strictly for the purpose for which the powers have been conferred.

**Openness:** Staff have a duty to be as open as possible about their decisions and actions. This means communicating appropriate information openly to the public about decision-making processes and issues being considered; encouraging appropriate public participation; communicating clearly; and providing appropriate means for recourse and feedback.

In summary, development in the Arbutus and West 8th neighbourhood is a microcosm of what has gone wrong with planning in Vancouver. Do not let this unethical behaviour go unchecked. There needs to be a public inquiry.

Register your OPPOSITION to this proposal [14].

References:

[1] [Dan Fumano: Eby hopeful new Kitsilano social housing building proceeds, despite pushback, Vancouver Sun, June 16, 2022.](https://vancouversun.com/opinion/columnists/dan-fumano-eby-hopeful-new-kitsilano-social-housing-building-proceeds-despite-pushback)

<https://vancouversun.com/opinion/columnists/dan-fumano-eby-hopeful-new-kitsilano-social-housing-building-proceeds-despite-pushback>

[2] [Busted: BC Housing & City staff caught misrepresenting/ignoring community feedback on 7th & Arbutus supportive housing tower rezoning application, says Kitsilano Coalition](#)

[Aquarium Vanier](#)

[Park Viaducts](#)

[West Point Grey](#)

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## Archives

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## Civic News Digest

Links to selected civic-affairs news articles about Vancouver City Council, School Board, and Park Board. More [here...](#)

 [RSS - Posts](#)

[3] [Video clip – Lon LaClaire – City of Vancouver Millennium Line Extension to UBC Public Hearing](#)

Lon LaClaire introducing representative from TransLink on Millennium Line Extension to UBC

[4] [Broadway Plan Appendix A Solar Access, pages 281-283](#)

[https://council.vancouver.ca/20220518/documents/pspc1appendixA.PDF?\\_ga=2.231948639.1585467343.1655674636-1992324750.1655210700](https://council.vancouver.ca/20220518/documents/pspc1appendixA.PDF?_ga=2.231948639.1585467343.1655674636-1992324750.1655210700)

[5] [Forever in the Shadows \(City Conversation #58: When Vancouver city staff pit low barrier housing against schools and parks, everyone loses\) by Brian Palmquist \(on Arbutus and 8th tower, Public Hearing June 28\)](#)

[6] [Video clip – City of Vancouver, Standing Committee on Policy and Strategic Priorities, May 18, 2022](#)

Cllr Dominato questions to staff on solar protections for independent schools

[7] [Video clip – City of Vancouver, Standing Committee on Policy and Strategic Priorities, June 9, 2022](#)

Amendment by Cllr Dominato to include solar protections for independent schools

[8] [Broadway Plan Appendix A Density Map, page 284](#)

[https://council.vancouver.ca/20220518/documents/pspc1appendixA.PDF?\\_ga=2.231948639.1585467343.1655674636-1992324750.1655210700](https://council.vancouver.ca/20220518/documents/pspc1appendixA.PDF?_ga=2.231948639.1585467343.1655674636-1992324750.1655210700)

[9] [Addiction and mental health expert says BC Housing proposal wrong model in the wrong place, Kitsilano Coalition,](#)

June 16, 2022

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

[10] Homelessness, addiction & mental illness: a call to action for British Columbia, Dr Julian Somers, SFU

<https://www.sfu.ca/carmha/publications/c2abc.html>

[11] ACT Team

<https://www.act-bc.com>

[12] Legislative Assembly of British Columbia – Role of an MLA

[13] City of Vancouver Code of Conduct Policy Number AE-028-01

[14] CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue – June 28, 2022

<https://council.vancouver.ca/20220628/phea20220628ag.htm>

This entry was posted in [Uncategorized](#). Bookmark the [permalink](#).

← 'The Affordability Puzzle: Who has the Answers?' Indeed! (Regrettably, it's not MacPhail or Rennie, and we're not so sure about Munro and Eby)  
Vancouver Sun panel 7 pm June 21.

Broadway Plan debate (Wednesday, June 22, 2022) →

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Re: Rezoning proposal - Kitsilano - 2086-2098 W 7th Ave. & 2091 W 8th Ave.  
Jun 28, 2022

As a Kitsilano community member I strongly oppose this rezoning. If low income MUST be located, then it has to be low-income for families/children and elderly. I strongly oppose for those with criminal records or under non-employment to be placed in these housings.

Another point is that this is too large of a complex; suddenly pouring in a large population to this small community. Please reduce the complex size by 40%.

In addition, parking is already an issue in Kitsilano. The building should include 1 car for each bed room in the building's parking lot and not the street.

We work hard at Kitsilano and want the community to stay safe.

Thank you for keeping our community safe and environmentally friendly,  
Dena Shah



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