

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/28/2022	16 03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The Four Pillars Approach used in Europe but never implemented here has seen a dramatic reduction in the # of st users consuming drugs & a significant drop in overdose deaths. Harm reduction & onsite injection sites does not cut it w/out the other 3 pillars in place including prevention, treatment and enforcement. Successful models must include quality care for individuals. Historically SRO's and supportive Housing have a very poor track record other than just warehousing people. It is my understanding that some individuals living in these facilities have been robbed, attacked & murdered and often prefer living on the streets where it is safer. Drug dealers often set up shop close to these facilities. Supportive housing located in other parts of Vancouver such as the Biltmore and the Marguerite Ford Apts have not been particularly successful Neighbours have had to deal with drug dealing, crime, and constant sirens day and night. The 7th/8th location is in close proximity to an elementary school, and Delamont Park which is frequented by families with young children. There are seniors complexes close by and a recovery home for women in the same proximity. A ground breaking program entitled At Home/Chez Soi by the Canada Mental Health Association has had a great deal of success in changing the trajectory of homeless, mentally ill and drug addicted individuals in a very positive way based on evidence based research. Why doesn't the govt use a model that actually works. In a Kelowna Radio interview in Dec 21/21 Minster David Eby acknowledged that there are people with severe mental health & substance abuse issues who are hard to house and create a disproportionate number of problems inn the community. These are the type of individuals slated for this proposal of low barrier housing at 7th and Arbutus. I find it very inappropriate for the minster to write a letter in support of this plan on his own govt letterhead to pressure Council to support this complex.	Barbara May	treatment and enforcement.	"s.22(1) Personal and Confidential"	Unknown	No web attachments.
06/28/2022	16 03	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, there is a toddler park north of the development which will also be put at risk. 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 should be replaced instead by a recovery-based model that would come with proper supports. A composition of the tenants that includes 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.	Andrew Tin Hla		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/28/2022	16 05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live on "s 22(1) Personal and Confidential" where I watch from my veranda children fill the park after school, most noticeable the ones from the school across the Street from the opposing 13th floor monstrosity you are planning to erect between 7th & 8th on Arbutus. I support the submission made by the nearby Santa Maria House Women's Recovery House. They've done an excellent job and have excellent suggestions re what is needed. Their establishment blends with the neighbouring homes, so much that until today after having resided here for 7 years, I didn't know existed. More of the same needed to house low income mothers, children and elders. Not drug addicts in the park and lurking about the community!	Audrey Strong		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/28/2022	16 07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application 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 across the street, Sancta Maria House recovery housing, and the tenants who would be in the development). Plus, there is a busy toddler park north of the development which will also be put at risk. 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 should be replaced instead by a recovery-based model that would come with proper supports. A composition of the tenants that includes 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 and layout of the development will cause heightened traffic issues in the area.	Olivia Tin Hla		"s.22(1) Personal and Confidential"	Kitsilano	No web attachments.
06/28/2022	16 08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Kits has many supportive and social housing developments to support individuals on a smaller scale and this model works in our community. This plan goes against BC Housing's guidelines of 40-50 SUPPORTED housing tenants in one building,. A building with 13 storeys is too tall for this site and does not blend with architecture in the neighbourhood. It will cast dark shadows over the streetscape, a park across the street and an elementary school. In addition, the site takes away valuable green space in a neighbourhood that has only one small park that serves the residents of the neighbourhood bound by arterial roads of Burrard, MacDonald, 4th Avenue and Broadway. I urge you to reject this rezoning application with feedback to BC Housing to go back and offer housing that is suitable to the neighbourhood.	Edmund Hensel		"s.22(1) Personal and Confidential"	Marpole	No web attachments.

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

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06/28/2022	16:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application. No one is disputing that there is a need for supportive, social and affordable housing in Vancouver. This is not the right development for this location. The harm reduction approach may be suitable for some locations but it is not a model that is compatible with children. There is a high concentration of children within a few blocks of this site. There is a large elementary school across Arbutus and a park across 7th Avenue. These children are a vulnerable population and they should not be in such direct proximity of the challenges associated with type of housing. I urge you to reject this rezoning application with feedback to BC Housing to go back and offer housing that is suitable to the neighborhood.	Ghazal Sherkat		Unknown	No web attachments.
06/28/2022	16:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I do not believe that the height of this proposed building is a reasonable scale for the existing neighbourhood. If the City's goal is to bust up the existing neighbourhood, then this development will be the first wedge. I don't support this housing plan in its current iteration.	Patrick Kennedy	None	Kitsilano	No web attachments.
06/28/2022	16:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I saw on social media today that the BC government asked a researcher to destroy many years of research data that is contrary to what BC Housing wants to build at 7th and Arbutus. What is the world is going on here? How can the city be complicit in this kind of duplicity? Even more important, how can the City vote in favour of a project knowing it will be a failure and inflict harm on the occupants as well as the community around the project? There will be an irrevocable loss of legitimacy if City Council approves the rezoning in the face of these newly-revealed facts.	Lesley Rhodes		Unknown	No web attachments.
06/28/2022	16:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue and	Oppose	The proposed housing goes against BC Housing's own guideline of 40-50 residents max; with mental health concerns, so why is this happening?	Christine Henson		Kitsilano	No web attachments.
06/28/2022	16:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I oppose the rezoning in this area due to the danger it poses for the children in the elementary school.	Khristine Siy		Unknown	No web attachments.
06/28/2022	16:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue and	Oppose	I oppose the rezoning in this area due to the danger it poses for the children in the elementary school and day care nearby, as well as the shadow the building will cast on the neighboring school's play area.	Maria Ramirez		Unknown	No web attachments.
06/28/2022	16:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I oppose the current rezoning application.	Leonora Laureles		Kerrisdale	No web attachments.
06/28/2022	16:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Oppose for the safety of the children, please build something with families and single parents	Douglas Pongracz		I do not live in Vancouver	No web attachments.
06/28/2022	16:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue and	Oppose	Oppose for the safety of the children, please build something with families and single parents	Douglas Pongracz		I do not live in Vancouver	No web attachments.
06/28/2022	16:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I oppose this rezoning application on W. 7th Ave	Teodoro Laureles		Kerrisdale	No web attachments.
06/28/2022	16:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	I oppose the current rezoning of west 7th Ave as it puts the vulnerable children at the elementary school across the street in danger.	Max Chuhan		Unknown	No web attachments.
06/28/2022	16:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue and	Oppose	I oppose this rezoning application. Having an elementary school across the way will pose a real safety issue.	May Laureles		Kerrisdale	No web attachments.

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06/28/2022	16 21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing in opposition to the rezoning of West 7th/8th and Arbutus on the basis that the model for the proposed development, that of supportive housing, is a failed model and one far inferior to another - independent recovery-oriented housing. My opinion is based in the research of a world renowned team at SFU, headed by Dr. Julian Somers, which showed that only independent recovery-oriented housing produced positive outcomes for individuals who are homeless or at risk of it. The added bonus is that it also produces better outcomes for society as well. This research, which used a randomized control design, the highest standard available, resulted in crime statistics and medical emergencies going down by 70 percent and 50 respectively. In addition, quality of life and wellbeing for the residents fundamentally increased. This is because when people are given choice about their housing and opportunities to lives in normal settings, like average apartment buildings, their motivation to change, to rebuild their lives, to 'fit in', increases and they see, perhaps for the first time, that there is hope for a better future. This success does not come immediately perhaps which is why an important facet of the model is professional support (which in the research came in the form of an assertive community treatment team (ACT), available 24/7 and described to me by Dr. Somers as 'a hospital on wheels'). Once individuals were helped to manage their mental health conditions and addictions and to work towards personal goals such as reuniting with family or regaining employment, their lives began to stabilize and the ACT team was less and less needed. They recovered from the suffering of homelessness and addiction to become contributing members of society and in their personal lives. I do not think any rational and humane person would disagree that we ought to pursue this model if it has the best outcomes. You may then be wondering about the costs of supportive versus independent recovery oriented housing. They are effectively the same. This leads me to the conclusion that there is no reason other than political will and agenda not to change the way housing is done for the hardest to house in Vancouver. I beg you not to cause the citizens of Vancouver further disappointment by pursuing the same model, supportive housing, that has been failing the individuals who live the nightmare of homelessness and mental health and addiction, as well as the rest of us. I have met many individuals with the lived experience of homelessness, as well as people who work with them and they have each been harmed physically, psychologically, and emotionally by the broken system we currently have. Every day people are harmed or die because of the lack of effective action to manage homelessness, mental health and addiction. Surely we ought to listen to the evidence and act in a way that is congruent with your stated goal of doing something to solve this heartbreaking problem.	Jennifer Foster		Jnknown	No web attachments.
06/28/2022	16 22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue and 2091 West 8th Avenue	Oppose	13 storey building will cause a significant shadowing on the school playground.	Enakshi Patro		itsilano	No web attachments.
06/28/2022	16 22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have deep concerns with the proposed BC Housing project, and I strongly oppose the rezoning application. My family and I are very aware that the need for housing for the homeless in Vancouver is crucially important, However, one major concern is the location of the proposed development and its proximity, in particular, to a school, which services a vulnerable population, as well - close to 500 children aged 3 to 13 years. Both the proposed residents and school aged children have very important and potentially complex needs, and the needs of these two populations are not all the same, some of which may be in conflict with each other some of the time. Putting two vulnerable populations directly across the street 18m from each other, each with their own specific needs and vulnerabilities, is simply not a recipe for success in any neighbourhood. 'I understand that BC Housing, when asked, would not commit to requiring the operator to provide a minimum level of staffing for the building or a minimum level of mental health support services in the building. Instead, BC Housing says they won't know what is needed until each resident is identified. Because of this, we are left with very serious unanswered questions and uncertainty. Why is BC Housing not prepared to guarantee minimum levels of staff, supports, services, and resources for such a large development? What will be the consequences of this? Is the proposed model of 129 single occupancy units considered best practice? Will the proposed rezoning successfully meet the needs of both residents, the children attending the school across the street, and the residents in the immediate neighbourhood? What about the impacts on Sancta Maria House recovery home a stone's throw away to the east and the toddler park to the north? Are things in place to ensure success? Situating three vulnerable populations beside each other, whose needs may be different, requires a heightened level of care and attention to ensure that both populations not only co-exist but also succeed and thrive. This is not in place in this rezoning application. This congregate housing model is a proven failure and should be replaced instead by a recovery-based model that would come with proper supports. A composition of the tenants that includes 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.	Michael Yaptinchay		airview	No web attachments.
06/28/2022	16 22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the current rezoning at west 7th and Arbutus as it will post a threat to the children's safety across the street. We need to think about their vulnerability and keep their safety as a priority.	May Kay		Jnknown	No web attachments.
06/28/2022	16 24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	BC Housing and City of Vancouver - how can you say you care about the most vulnerable when your proposal puts the women of Sancta Maria House in jeopardy? You never thought to consult with them before you announced the building in February 2021. You only met with them once, in May 2022, right as your were submitting the rezoning report for referral to council and were not considering any revisions. That's NOT engagement/consultation. https://www.kitsilanocoalition.org/blog/kitsilano-supportive-recovery-home-at-risk	Dan Jennings		itsilano	No web attachments.

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06/28/2022	16 24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	I oppose this rezoning because BC Housing and the City continued to mislead and misrepresent the facts for example saying that many in the community were in support when during rezoning public engagements 80% were opposed. City staff lied about having consulted with the VPD when the City actually had not. Also, this housing would not include housing for youth - youth are not allowed to reside in this building due to substance use on-site. Please oppose. Thank you!	Scott O		Kensington-Cedar Cottage	No web attachments.
06/28/2022	16 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Public consultation has been woefully inadequate. The proposed highrise is too close to a school, with far too much low-barrier housing for people with mental illness and addiction. Unsafe, unhealthy. There are far better alternatives.	Pamela Goossen		Kitsilano	No web attachments.
06/28/2022	16 30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	As a woman, it feels unsafe waiting for transit early in the morning (particularly in winter when it's dark) or at night let alone having a building full of male tenants with mental illness or drug addiction one block away from the bus stop. It is shameful you even consider this project.	Margarita Vasquez		Unknown	No web attachments.
06/28/2022	16 36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Build a home for families, single parents	Jure Spisak		Kitsilano	No web attachments.
06/28/2022	16 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	Please Vote NO for this, the current system doesn't allow for true healing, fix it first before dragging more and more neighborhoods down. Kind Regards Isaac	Isaac Young		Kitsilano	No web attachments.
06/28/2022	16 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this proposal. It does not make sense not to situate four (4) vulnerable populations right next to each other: (1) a shelter for women RECOVER NG from drug and alcohol addiction, Sancta Maria First-Stage Recovery House; (2) a primary school with approximately 500 young children, aged 4-12; (3) a public park used intensively by toddlers and small children; and (4) the proposed high-density BC housing development for 129 single-occupancy units that includes residents with CURRENT mental health, drug and alcohol addiction issues (and lacks supports). This proposal, by its design, gambles with the well-being of all four populations. The BC Housing facility will have a common drug-use space on site, presumably unsupervised, while being situated next door to a shelter for women RECOVER NG from addiction. Some of its residents will have mental health needs but there are no mental health supports proposed in the facility - nor are there any nearby. They deserve better. As an aside, I don't agree with BC Housing's 1970s-era logic of placing a large, homogeneous group of vulnerable residents together. Academic literature in the past 50 years on best practice in social housing would argue against homogeneous concentrations of residents. Smaller, mixed groups and housing types are international best practice. My final concern is that to propose a 13-story (more like 18 storeys in height) high-rise building so that it completely shades the playground of a primary school during morning playtime, is just plain mean. Surely we are better than this, Vancouver! When did we become a city where town planners block out the sun for kids playing? It's just mean spirited. Notwithstanding that the project seems contrary to international best practices in social housing, Vancouver Council has other land that is more appropriate than this location. In summary, the proposal is ill-conceived, reckless and irresponsible, and unsuited to the location. It gambles with the well-being of four vulnerable populations and for that reason alone I hope that Council rejects the proposal.	David Watson		Kitsilano	No web attachments.
06/28/2022	16 38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	I strongly oppose this type of housing being built in this location. I am a senior living nearby and support family-focused housing being built at this location. There are thousands of children living close to and going to a variety of schools and pre-schools very close to this proposed housing. Increased criminal activity and open drug use is a given if this housing is put on this site. Whoever votes against this gets my vote in the coming Fall election.	Redford	none	Kitsilano	No web attachments.
06/28/2022	16 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application. AND yes I do support social housing, affordable housing, rental housing and supportive housing. But this rezoning continues the madness by calling for yet another flawed experiment, this time in a community with few right-sized resources to properly support the residents. There have been many voices over the last two weeks that have been crystal clear: there are far better, healthier, safer and more respectful options both for the residents and residents of Kitsilano as well as ANY OTHER community. I've spoken to individuals impacted by housing exactly like this. People prey on people in vulnerable densities of this kind. And when they have in other residential projects, they have told me that City Councillors are nowhere to be found. That's because it's easy to walk away from problems and leave them up to other people or neighbourhoods or communities. It's also incredibly callous. This type of supportive housing has not worked and there is no evidence to support that it will work. The counter-arguments 'I promise to respond to issues' or 'we need this'. That's not nearly enough. Both BC Housing and the Minister responsible have literally walked away from any meaningful consultation. Everything has been a pitch, employing well-paid PR agencies, who just throw around accusations of stigmatization, and deliberately misleading statements. To call it disgusting would be a profound understatement. It is angering. One of my biggest regrets is that BC Housing, Mr. Eby, and some City Staff have really set back meaningful efforts to solve these real issues. And to what end? I think the answer to that is obvious and I'm sure this will not be the end of this matter. The only ethical way to right things and move on with meaningful engagement and solutions is to reject this application outright. Let's move on to helping people respectfully. Please reject this rezoning.	R K		Kitsilano	No web attachments.
06/28/2022	16:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposing this rezoning application for the following reasons: -I am most concerned for the safety and care of the elementary 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. A recovery-based approach and a composition of the tenants that includes 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.	Mike Desjardins		Downtown	No web attachments.

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

"s.22(1) Personal and Confidential"

06/28/2022	16 50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposing this rezoning application for the following reasons: -I am most concerned for the safety and care of the elementary 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. A recovery-based approach and a composition of the tenants that includes 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.	Sabrina Desjardins		Downtown	No web attachments.
06/28/2022	16 55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Density is growing too fast without the infrastructures or supports needed to make it successful or a benefit to the community.	Rebecca Sigvardt		Kitsilano	No web attachments.
06/28/2022	16 55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Safety concern for students and increased traffic to area	Joanne Sherwood		Unknown	No web attachments.
06/28/2022	16 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters.	Scott Howard		Kitsilano	No web attachments.
06/28/2022	16 58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	C 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.	Michael Guzman		Mount Pleasant	No web attachments.
06/28/2022	17 02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose for concern on safety, for the school children, people who use transit and people with pets, who might have to be careful of needles.	Angela Howard		Kitsilano	No web attachments.
06/28/2022	17 04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I highly oppose the proposed development at CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue. I do not think the proposed development is suitable for this area.	Simon Mo		Dunbar-Southlands	No web attachments.
06/28/2022	17 06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There's not enough support in place for the would be residents to not make them a danger for the community that's already there, including an elementary school. Also this is an incredibly prime location, I'd much rather see a building with individual condos for sale that can generate tax revenue for the city.	Rajan Dhudwal		Unknown	No web attachments.
06/28/2022	17 07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My top reasons. 1. 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. 2. 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. 3.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.	Suzanne Starr		Kitsilano	No web attachments.
06/28/2022	17 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I believe the proposed development is detrimental to the neighborhood and I oppose the plan.	Yin Yi Chan		Dunbar-Southlands	No web attachments.
06/28/2022	17 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application. This is the wrong development in the wrong location. The site is across the street from a park, an elementary school and a terminus skytrain station. The harm reduction approach is not appropriate for this location with hundreds of children, families, seniors in the immediate area. The City owns hundreds of lots across Vancouver and a more suitable location should be selected for this type of housing. This location is better suited for housing that is abstinence or recovery based, and either families or seniors.	Isabelle DeJ		Unknown	No web attachments.
06/28/2022	17:10	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, 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.	Thomas Howard		Kitsilano	No web attachments.
06/28/2022	17:10	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This project represents a safety risk to the community. Open drug use in the vicinity of a school, women's recovery home, a biking/running path way ... and close to a liquor store and a sky train station .. with no law enforcement nor health clinic nearby is a recipe for failure. When deciding please consider first the safety of all the children who commute to the nearby school every day.	Roberto Rosales		Kitsilano	No web attachments.
06/28/2022	17:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live in the neighborhood and my children go to school across from the large proposed low barrier building site only 20m from my children's elementary school. This is not a thoughtful or logical place for this kind of housing. Not to mention the fact that there will be drug addicts living here. Delamont park thrives with children now, that will sadly end if this type of housing is approved. More careful thought and planning needs to go into such a modal of housing. Housing over 120+ people who are mentally ill or addicts can't be good for recovery of these people either. Please reconsider the size and scale of this building which will forever cast a shadow on my children's playground. They will already suffer the pollution from the bus loop also planned to be directly across the street. There are so many flaws with this proposed low barrier building. Please reconsider this!!!!	Pia Schendel		Downtown	No web attachments.
06/28/2022	17:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this rezoning application. There are serious safety concerns for the hundreds of children in direct proximity to the site, the women in the recovery housing next door and the tenants in the proposed developments who are not provided the necessary supports. This is the wrong development for this site.	Robert Hensel		Oakridge	No web attachments.

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

"s.22(1) Personal and Confidential"

06/28/2022	17:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am SO disappointed - please stop confusing the public and focus on the facts. ' 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.' Put yourself in their shoes. If you're a vulnerable person who needs support and assistance in order to recover, would you be happy living in the crowded, un-supported, single studios. People who try to portray the neighbourhood as NIMBY simply needs to stop. Just because people are speaking up to the government who should be accountable in ensuring safety for everybody and proper planning, shall not be bullied into silence.	Stephanie L		Unknown	No web attachments.
06/28/2022	17:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose the build of this type of housing by the school. As we all know putting vulnerable population in a place without any supports it's a recipe for disaster.	Edyta da Cunha		Kitsilano	No web attachments.
06/28/2022	17:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please explain how it is not a clear conflict of interest when former mayor Gregor Robertson is a principal in Nexii, the company slated to provide the actual modular units of the proposed tower. Who can confirm there was arms-length relationship and prove that the outcome was fair and just'	Jacky Tang		Unknown	No web attachments.
06/28/2022	17:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am firmly in opposition of this rezoning application. It is astonishing to me that this development is considered across the street from a park and elementary school, and next door to a women's recovery home. Find another location for this type of housing and propose a suitable housing model for this location, such as abstinence or recovery housing, and much less dense than the proposed 13 storeys. 4-6 storeys is more reasonable for his site.	May Hoh		Oakridge	No web attachments.
06/28/2022	17:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am VERY concerned about this rezoning application. Without amendments, this is going to put at risk the immediate community. I will not vote for any council members that approve this application in the upcoming election. My concerns: 1. Proximity to vulnerable Children in area - School and daycare (500 kids) 18 metres away. 5 elementary schools and 6 daycares are within 3 blocks of this site. Kids are active in neighbourhood, walking and cycling. - Children are a vulnerable population and in particular, vulnerable to exposure to substance use, substance paraphernalia, poor traffic planning and reduced opportunities for exposure to sunlight. - No-harm approach with 'consumption' rooms for residents to use drugs. BC Housing has told us there is a demand for recovery or abstinence based housing as those in recovery are challenged in their recovery when drug use is around them. This is not a safe injection site, which is federally regulated and has medically trained staff to supervise. Safe injection sites and marijuana dispensaries are not permitted to be located within 300 metre of school. 2. Wrong type of housing for site - Not enough supports for residents of building. Homeless or those near homelessness often experience mental and substance use challenges and require significant support. Only 2 staff have been identified for this building. BC Housing will not guarantee minimum support levels - Research shows that congregate housing for people experiencing homelessness is not an effective housing model - Santa Maria House, a women's recovery and transition home that's operated for 20 years to the east of the site, has said no harm approach will be too challenging to their residents, who are often fleeing violence or finding support for their recovery from substance use. 3. Neighbourhood cannot Manage increased traffic and concentration of activity - Combined with the terminus skytrain station and bus loop, there will be an enormous amount of traffic on Arbutus, which north of Broadway is a neighbourhood collector street designed to carry low volumes of traffic. 4. Building doesn't fit - No setbacks incorporated because BC Housing didn't want to reduce unit count ' building is right at the sidewalk - Equivalent to 18 storeys make it a large and imposing building	Kevin So	N/A	Unknown	No web attachments.
06/28/2022	17:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this rezoning application. The proposed housing is too close to schools and the park. A building to house the homeless can be provided at this location, if it appropriately considers the proximity of the elementary school and park across the street, and implements the right measures. This building does not do that as BC Housing has confirmed it will use a harm reduction approach. That approach may be entirely reasonable and suitable for some who suffer from addiction, but it is not compatible with children. The city has a bylaw to prohibits cannabis stores from being within 300 m of schools, yet is not considering appropriate measures when there is an elementary school across the street.	Grace Hensel		Fairview	No web attachments.

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

06/28/2022	17 25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am VERY concerned about this rezoning application. Without amendments, this is going to put at risk the immediate community. I will not vote for any council members that approve this application in the upcoming election. My concerns: 1. Proximity to vulnerable Children in area - School and daycare (500 kids) 18 metres away. 5 elementary schools and 6 daycares are within 3 blocks of this site. Kids are active in neighbourhood , walking and cycling. - Children are a vulnerable population and in particular, vulnerable to exposure to substance use, substance paraphernalia, poor traffic planning and reduced opportunities for exposure to sunlight. - No-harm approach with 'consumption' rooms for residents to use drugs. BC Housing has told us there is a demand for recovery or abstinence based housing as those in recovery are challenged in their recovery when drug use is around them. This is not a safe injection site, which is federally regulated and has medically trained staff to supervise. Safe injection sites and marijuana dispensaries are not permitted to be located within 300 metre of school. 2. Wrong type of housing for site - Not enough supports for residents of building. Homeless or those near homelessness often experience mental and substance use challenges and require significant support. Only 2 staff have been identified for this building. BC Housing will not guarantee minimum support levels - Research shows that congregate housing for people experiencing homelessness is not an effective housing model - Santa Maria House, a women's recovery and transition home that's operated for 20 years to the east of the site, has said no harm approach will be too challenging to their residents, who are often fleeing violence or finding support for their recovery from substance use. 3. Neighbourhood cannot Manage increased traffic and concentration of activity - Combined with the terminus skytrain station and bus loop, there will be an enormous amount of traffic on Arbutus, which north of Broadway is a neighbourhood collector street designed to carry low volumes of traffic. 4. Building doesn't fit - No setbacks incorporated because BC Housing didn't want to reduce unit count ' building is right at the sidewalk - Equivalent to 18 storeys make it a large and imposing building	Carol Cremin	N/A	's 22(1) Personal and Confidential'	Unknown	No web attachments.
06/28/2022	17 25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose for 3 main reasons: 1) safety concerns for the children at the elementary school located across the street, and the women's recovery house and toddler's park within meters of this project. 2) this project does not set-up the addiction and mental health challenged tenants for success. Evidence suggests that congregate housing (this project) is not a successful approach - a scattered housing approach results in better outcomes for these individuals. Also, there needs to be multiple full-time support services onsite to help this volume of tenants such as mental health or addiction nurses. 3) given the location (proximity to school and women's recovery house) a housing project for seniors, single-led families, or women fleeing domestic violence would be more appropriate.	Treny Sasnyuk			Kitsilano	No web attachments.
06/28/2022	17 25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There are 43,000 residents in Kitsilano and 7,000 residents in the immediate area who will be affected by this proposed development now and for many years to come. We understand that the City of Vancouver faces broad challenges. However, this specific rezoning application does not address those challenges and will instead create major new problems the community is not equipped to handle. I agree with these findings from the Kitsilano Coalition they are important for you to reference please. https://www.kitsilanocoalition.org/blog/referral-report?hsLang=en as well as this: https://www.kitsilanocoalition.org/blog/going-against-evidence thank you	Marta Beynon			Unknown	No web attachments.
06/28/2022	17 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My opposition to this is not one of N MBY'ism it is one of shock. I am amazed that a building of this size could even be considered in such a small space. This is going to cast a huge shadow over a Montessori and a K-7 school, a place where children are just starting to learn. Learning spaces should be bright and a place they want to go to. There is also a childrens park across the road and a womens shelter next door. t is no secret, this type of SRO facility attracts unwanted attention and can become source for drug dealers to congregate, especially with access via a major transit line. I really am worried for the safety of the children and don't have any affiliation there, my kids are long gone. Perhaps it would be a great community space, maybe leave it a green space, as that is slowly being taken away from us by large over whelming towers. I strongly oppose this development.	Olivia Williams			Kitsilano	No web attachments.
06/28/2022	17 28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed development on this site is too big and dense. The neighbourhood offers limited support infrastructure for the targeted single tenants, many who will have substance use and mental health issues that require support. There are serious safety implications with elementary schools, women's shelter and senior homes in close vicinity of the proposed complex. These are our most vulnerable members of our population and their safety is being completely ignored simply because a location happens to be close to public transit. The shading on the park and especially the elementary school are also unacceptable. The shadow studies show that the children would be in the shade for most of the school day through the school year. Children should have the benefit of sun and light as much as they can and prohibiting them is unhealthy and should not be allowed.	Bernie Hensel			Fairview	No web attachments.
06/28/2022	17 31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a Vancouver resident and oppose this application. Please consider rethinking the size and scale of this project and attempting to align future residents so that they have synergies with the existing community. Otherwise, this is a lost opportunity to do something that works for all Vancouverites.	Linda Fuentes			Downtown	No web attachments.
06/28/2022	17 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Oppose due to location & proximity to school. Should be family-oriented rental housing instead.	Jon Lee			Unknown	No web attachments.
06/28/2022	17 34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am expressing deep concern with the proposed BC Housing Development at 7th and Arbutus. I am a Registered Psychiatric Nurse and have worked in community mental health for many years. I recognize the intention of integrating supportive housing within a community. However, the integration of individuals with serious and persistent mental health issues, compounded with substance use poses a significant risk to this neighborhood. This population is just too unpredictable and at risk to be located only meters away from an elementary school and homes of families and vulnerable seniors. The people of this community are vulnerable themselves and deserve to feel safe and supported. This project is completely inappropriate for this community. Please consider the needs and safety of our community. Please vote against the BC Housing and City of Vancouver rezoning proposal for 7th and Arbutus.	Joane Pascual			Mount Pleasant	No web attachments.

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

"s.22(1) Personal and Confidential"

06/28/2022	17:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Council, I ask that you vote 'No' to the BC Housing and City of Vancouver rezoning proposal for 7th and Arbutus. The proposed building does not have the supports needed on-site, or even in the neighborhood for the 140 people who will live there with complex mental health and substance use issues. How can this be considered a successful model? The proposed model increases the growing public safety fears that people in Vancouver are feeling. We are seeing random acts of violence happening every day. The police now say there are four random attacks every day. How do you think the parents, children, teachers and seniors living and working 18 meters from this proposed building feel? The proposed building is situated right across the street from an elementary school, a preschool and a toddler park. Mayor Stewart said in the media the other day that "everyone deserves to feel safe in Vancouver" and that he's "working to make the city safer for all of us". Is putting a high-density, low-barrier housing project for the 'hard to house' - 18 meters from 500 children - the way to make the city safer? Do you think these parents, children and teachers will feel safer? There has been a real lack of serious consultation with our neighborhood. Community concerns about the lack of supports for the building and public safety have been ignored by BC Housing and City staff. Given the lack of response by BC Housing and City staff so far, I have no confidence that they will address our concerns should anything occur in the future. We will be ignored just like the residents of Yaletown who are dealing with public disorder, violence, crime; including open use of drugs in parks in front of our children, and discarded used needles and other drug paraphernalia on streets. If this rezoning proposal is approved without the proper neighborhood support, our family community will face the same challenges. It would be better to turn down the rezoning and bring everyone to the table, including the people who live here, to find a model and size that works. Perhaps something for women and children experiencing homelessness might be a more appropriate fit for a family neighborhood. I am asking that you vote against this rezoning and listen to the voters and residents who feel strongly about this proposal. You are our elected leaders. I hope you will listen carefully as the community speaks up. Please do not support this rezoning proposal. Regards, Katherine	Katherine Chu		Unknown	No web attachments.
06/28/2022	17:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose to the building of the low income housing on 8th and arbutus based on its current approval. It will create great risk to the community and the school age children across the street.	Nasim Eftekhari		Dunbar-Southlands	No web attachments.
06/28/2022	17:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this proposal simply due to the fact that it is near a school, a church, playgrounds which the community thrives on. Having this would destroy the nature of the neighbourhood. It is disappointing to hear that this is even being brought to the table.	Henry Choi		Dunbar-Southlands	No web attachments.
06/28/2022	17:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I have just finished reading the Julian Sommers research report and I am fully in opposition of this up to 129 low barrier supportive housing project	Lyle blanchette		Downtown	No web attachments.
06/28/2022	17:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am in firm opposition to this rezoning application. 13 floors of permanent modular constructions, which is equivalent to 18 floors in height, is too tall, and 129 units with limited setbacks is too dense and overwhelming for this site. 5 elementary schools and 6 daycares are located within 3 blocks of this site; a women's recovery house is located across the Arbutus greenway and the only park bound by arterial roads is located across the street. Children represent a vulnerable population and the impact of this development has not considered those impacts at all. A harm reduction approach is incompatible with the vulnerable constituents of children, seniors and women in recovery. The terminus skytrain station and bus loop that will be located across 8th Avenue further amplifies that traffic, congestion and pressures that this immediate location cannot support. Finally, the Broadway Plan was just amended to limit shadowing on independent schools. Shadow studies show the elementary school, with 500 children under 13 years of age, will be shadowed and for the majority of the school day and school calendar. Housing is needed but this is the wrong development for this site.	Irene Hensel		Kensington-Cedar Cottage	No web attachments.
06/28/2022	17:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I simply can't fathom why anyone thinks this is the right location for this project. Why do we have to wait for something to happen for Mr Eby to respond? Has he not seen/heard about all the random violence committed by the very people who he plans to house across the street from 700 kids + seniors housing within 2 blocks. Furthermore, why is it the responsibility of the taxpayer of Vancouver to pay for the housing of people from across the country? How many of the 129 (?) people they plan to house are even from the province of BC, much less the city of Vancouver? I pay \$4000 per month to live in Kits. If this project goes ahead, I will move from the Vancouver city limits and be part of another municipality and community that values those who contribute to the local economy.	Terri-Lynn Clyde	None	Kitsilano	No web attachments.
06/28/2022	17:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	-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.	Amanda Santos		Kitsilano	No web attachments.
06/28/2022	17:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application. No one is disputing that there is a need for supportive, social, and affordable housing in Vancouver. This is not the right development for this location. The harm reduction approach may be suitable for some locations but it is not a model that is compatible with children. There is a high concentration of children within a few blocks of this site. There is a large elementary school across Arbutus and a park across 7th Avenue. These children are a vulnerable population and they should not be in such direct proximity of the challenges associated with this type of housing. It does not seem like a sensible place to put this type of unsupported supportive housing. I urge you to reject this rezoning application with feedback to BC Housing to go back and offer housing that is suitable to the neighbourhood.	Christa Jackson		Unknown	No web attachments.

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

"s.22(1) Personal and Confidential"

06/28/2022	17:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	You've missed out from a lot of voices here. There are many people living in apts that need this green space. We don't have yards. Our dogs need to run around somewhere. Just because a space isn't filled with people all the time doesn't mean it's not being used. Think of all of us. Reject and send this back for real neighbourhood consultation.	Winston Mar		Kitsilano	No web attachments.
06/28/2022	17:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	The proposed development is too tall and dense. Too close to schools, kids park and woman's shelter. This building goes against BC Housing's own guideline of 40-50 residents max. This is not the right fit for this site and I strongly oppose this application. I will be paying close attention to how council votes and see if they are paying attention to community feedback, as well as ensuring the SAFETY of children, seniors and women in recovery.	Garnet Klatt		Kensington-Cedar Cottage	No web attachments.
06/28/2022	17:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I am a resident of Kitsilano and I oppose this application. Please listen to long standing Vancouver residents in this community. Seniors, given what Vancouver has become, are not well suited to adapt to this type of significant change in our neighbourhood. Please be more measured and reasonable and scale this project so that it fits with the existing neighbourhood.	Isabel Lowe		Kitsilano	No web attachments.
06/28/2022	17:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	This proposed building has no plans in place to safeguard the safety and well beings of young children who attend the nearby school and play in the park next door.	Jenny Cheen		Arbutus-Ridge	No web attachments.
06/28/2022	17:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Concerns: 1. Proximity to vulnerable Children in area School and daycare (500 kids) 18 metres away. 5 elementary schools and 6 daycares are within 3 blocks of this site. Kids are active in neighbourhood ' walking and cycling. Children are a vulnerable population and in particular, vulnerable to exposure to substance use, substance paraphernalia, poor traffic planning and reduced opportunities for exposure to sunlight. No-harm approach with 'consumption' rooms for residents to use drugs. BC Housing has told us there is a demand for recovery or abstinence based housing as those in recovery are challenged in their recovery when drug use is around them. This is not a safe injection site, which is federally regulated and has medically trained staff to supervise. Safe injection sites and marijuana dispensaries are not permitted to be located within 300 metre of school. 2. Wrong type of housing for site Not enough supports for residents of building. Homeless or those near homelessness often experience mental and substance use challenges and require significant support. Only 2 staff have been identified for this building. BC Housing will not guarantee minimum support levels Research shows that congregate housing for people experiencing homelessness is not an effective housing model Santa Maria House, a women's recovery and transition home that's operated for 20 years to the east of the site, has said no harm approach will be too challenging to their residents, who are often fleeing violence or finding support for their recovery from substance use. 3. Neighbourhood cannot manage increased traffic and concentration of activity Combined with the terminus skytrain station and bus loop, there will be an enormous amount of traffic on Arbutus, which north of Broadway is a neighbourhood collector street designed to carry low volumes of traffic. 4. Building doesn't fit No setbacks incorporated because BC Housing didn't want to reduce unit count ' building is right at the sidewalk Equivalent to 18 storeys make it a large and imposing building	Kerry Varma	n/a	Kensington-Cedar Cottage	No web attachments.
06/28/2022	17:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear city council, Kitsilano has been my home for the last 6 years. For the longest time, it was my dream to live in this beautiful and safe neighborhood. As a single woman back then, safety was a key priority of mine. I lived in several countries, none of them considered safe, before becoming a landed immigrant in Canada. I oppose the current proposed rezoning of the w 8th and Arbutus area for several reasons: BC Housing should address affordability, with a smaller building for single & family units which will include single parents with 1-3 children, seniors, those with accessibility issues and about 5% of the units for those with drug and mental health-related issues. A 6-storey Social Housing building could be built without any rezoning needed and could house more than 129 people. '13 floors' of permanent Modular construction (actually equivalent to 18 floors in height) is too tall. 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max.Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. Excludes housing for women and children and single-led families even though homelessness for women with children fleeing domestic violence has grown due to the pandemic.Excludes housing for youth - youth are not allowed to reside here due to substance use on-site.Supportive Housing is not a solution as proven by Dr. Julian Somers' multi-million dollar study of recovery-oriented housing for those with mental illness and addictions issues that showed that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th).Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing.Shadows the school and schoolyard during the morning hours of the entire school year, shadows Delamont Park during the afternoon hours during the fall and winter months, and backs onto Arbutus Greenway and cast a complete shadow during the afternoon hours for the entire year. Shadow impacts will be made worse when Daylight Savings Time is cancelled next year. The tower is stigmatizing in design and does not blend well to integrate into the neighbourhood.Set-backs are minimal and are imposing in the public realm. Removes valuable green space and tree canopy that is much needed in an urban environment to combat the heat island effect, and runs counter to climate emergency goals. No commitment to a level of supports until tenants are selected. t has been stated during the public engagement that there is min 2 full-time sta	Silvia Guardado		Kitsilano	No web attachments.

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

"s 22(1) Personal and Confidential"

06/28/2022	18 00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As someone who has lived in Kitsilano for 30 years, I am very strongly opposed to the rezoning of Arbutus & W7th/W8th Avenue. Although I believe that those who are mentally ill, addicted and homeless, need homes, this is the WRONG area to place them. This is simply a place that the city wants to "house" them. The city will not provide the necessary mental health counselling, detox for addicts/alcoholics, services of an RN, Dr., Social Worker, etc. in this building to provide support for them. All the city is doing is attempting to "band-aid" a homeless problem. What is the city thinking wanting to put a building up for these people in an area with a children's park plus school across the street! This is totally unsafe and puts young children at serious risk of injury! While shopping at Kingsgate Mall (Kingsway/Main/East Broadway) on Wed, June 15, I witnessed people, who live in the single-unit housing complex across the street, get physically aggressive and verbally abusive to 3 security guards who were there to keep the employees and store safe and secure at Kingsgate Mall. I was informed by the security guards that what I witnessed was an "everyday occurrence" and that very aggressive, mentally ill and addicted people are frequently at the store to steal, get into altercations with mall staff, etc. I don't think security guards get paid enough to put their lives on the line for this type of work! It was very upsetting/unnerving to watch what was going on at this mall. PLEASE don't build these single-occupancy units in the neighborhood and find another area for them, so that they are housed and properly looked after with services in house. This is not the right area for the homeless/mentally ill and addicted people and they will have trouble integrating into this community. Retail shops, in the neighborhood, will also be at serious risk for potential theft and possible violent acts.	Tracy Cole	My neighborhood	Kitsilano	No web attachments.
06/28/2022	18 00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	This proposal will put nearly 500 primary school children at significant risk. This is not the appropriate model for this area. Locating an approx 130 SRO 20 meters across a primary school and childcare and toddlers park is criminal.	John Melontti		Kitsilano	No web attachments.
06/28/2022	18 09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	My wife and I are passionate about supporting and helping those in need. I have dedicated my career as a psychiatric nurse, working for many years at VCH to help clients with mental health, addiction, and housing barriers. Although I strongly support social housing, we are not in favor of this development and urge you to OPPOSE the current proposal if not only for the sake of those being housed but for the neighbors and children who will be significantly impacted by the tower in its current form. The lack of planning to build this sustainable living environment is negligent. I ask you to seriously consider those already in the immediate neighborhood who are vulnerable almost 500 elementary school children and a daycare less than 20 meters away, a busy toddler playground adjacent to the proposed building site and an alcohol/detox recovery home for women. To not properly take into consideration the proximity to those already vulnerable in the immediate neighborhood is harmful but what upsets me most, is that you will be harming the most vulnerable, those that require more than just a roof over their head. The individuals you are trying to help, require complex care and by not setting up adequate care and resources to support them you are doing a great disservice to not only them but the greater community that will be negatively affected. You will be causing harm. You need to listen to experts in psychiatry and social workers as well as the Vancouver Police. I hope you make the right decision and do not approve this project in its current form. We have a greater responsibility to the community and in particular the vulnerable individuals we are trying to help.	Greg Page		Unknown	No web attachments.
06/28/2022	18:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This is a terrible plan as it is right now. Putting all single dwelling males or even mixed into a tower with single occupancy and no supports for people who are at risk and so in need of support is a bandaaid which will get ripped off in no time. These people need and deserve more than just a roof. t is also a stigma and stigmatizes them. Something of this size has proven over and over again that it is NOT successful and isn't that the point! A major concern is also being across the street from a school, preschool and toddler park. ALL children are equal. ALL children have the right to feel safe and play and learn in a safe place. If there are bylaws or rules even precautions of these building make ups to not be a certain distance from public schools why is an independent school treated differently or in fact entirely disregarded! YOU are in fact ignoring these children and their rights like any other child in this city. With parks, schools and elderly so nearby, why not serve families and the elderly who are at risk and could use these services. Also to consider is the longstanding support of the woman's shelter a block away which would be threatened by a tower of this make up. These woman are at risk and seeking refuge. What is being proposed would threaten and very likely destroy the hood work happening here. Everyone wants to help the homeless and those at risk but it needs to be down with great thought and support systems in place. This can not happen after the fact. This plan is flawed in so many ways. It can be successful and supportive to many and should be available to more than one kind of tenant. The community and neighborhood should be considered and listened to.	Stella Araujo	Resident	West Point Grey	No web attachments.
06/28/2022	18:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose the building of social housing on Arbutus and Broadway, because it will harm the neighbourhood's safety in all times. As the residents in the supportive housing are mentally disable and unstable, I don't want to see tragedies (ie. random shooting or stabbing attacks) happening like the random shooting incident in the US elementary school.	Cindy Chan		Kitsilano	No web attachments.
06/28/2022	18 31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th	Oppose	As a Vancouver resident with roots in Kitsilano, this is the most ludicrous plan to put a development of this type and scale directly across a school and a park. To have a rezoning process go to public hearing without any tangible or mitigative responses to concerns of residents made clear early on in the process shows how tone deaf the City has been with this application. There are likely more logical locations for a development of this type and scale, clearly it is not here!	Gloria S		Kitsilano	No web attachments.
06/28/2022	18 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th	Oppose	BC Housing proposal for a 13-storey tower at 8th and Arbutus is a 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.	Predrag Petrovic		Kitsilano	No web attachments.
06/28/2022	18 58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	See Attachment	Barbara M		Kitsilano	APPENDIX A

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

's 22(1) Personal and Confidential"

06/28/2022	19 07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Having seen the other SRO's around the city, I think it is very irresponsible to put this complex beside a pre-school and elementary school. I like the idea of social housing, but it should be supported social housing, and this plan does not have any where near the amount of support needed for 130 troubled male occupants. This proposed SRO-style model of supportive housing, even at a fraction of the size currently proposed for Kitsilano, is unsafe for both the residents and the surrounding community and does not come close to adequately responding to the residents' addictions and mental health issues. Placing housing like this in a neighbourhood without having an adequate plan for supports in place perpetuates the willful neglect of the public and people this is intended to help.	Ryan Wirth		Arbutus-Ridge	No web attachments.
06/28/2022	19 29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Are you out of your mind putting a home for people with drug and mental health issues near an elementary school, a childrens park and a battered Womens shelter. Have you learned nothing from Uvalde Texas. If one child is hurt it is one your heads. You are clearing a lot on the 900 block of Granville street why not put a shelter there. The homeless and drug addicts are already there. I see them smoking crack and injecting drugs in the open every day. Do you really want That near an elementary school. Are we going to find used needles in the childrens park' Shame on you for even considering this proposal	Frank fenrich	Myself	Kitsilano	No web attachments.
06/28/2022	19 31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue and	Oppose	I strongly oppose this initiative. Overwhelming literature indicates concentrating those experiencing homelessness into one large social housing complex will produce more harm than benefits.	Chris Monaghan		Kitsilano	No web attachments.
06/28/2022	20 22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue and	Oppose	We understand health issues in Vancouver but also concern about our kids childhood and exposed to extreme situations / illness.this was unplanned and did it w/o planning	Ver?nica maldonado		Kitsilano	No web attachments.
06/28/2022	20 32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I know these types of low barrier housing projects are important in addressing homelessness in Vancouver, but considering the severity of the opioid epidemic and the associated social issues, I feel that there must be a more suitable location that doesn't potentially jeopardize the safety of children simply trying to go to school.	Christopher Low		Kitsilano	No web attachments.
06/28/2022	20 57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I feel that the community consultation is paramount in a project of such importance, and development decision be taken with full consultation of all parties with vested interest or affected by any change, individuals or institutions. Evidence of such undertaking must be publicly available.	Constantin Topolscki		Unknown	No web attachments.
06/28/2022	20 59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hi There, I am writing in regards to the reasoning of west 8th. I am strongly in opposition of this. I understand there are many from Vancouver who sadly struggle with addiction which as an immigrant to Vancouver I was so shocked and saddened to see. However, placing housing like this in the middle of vibrant, young communities is not the answer. This particular area is across from a school. There must be a solution where these people can seek help but it does not mean communities are torn apart by crime. I fully support making sure people get the support they need but it has to be somewhere they can fully recover and get help. Not placing them in the middle of a community where they will continue to struggle with addiction and through desperation commit crimes to feed their addiction. Thank you	Caitlin McEachran		Kitsilano	No web attachments.
06/28/2022	21:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Please reevaluate this rezoning. Thank You	Wendy Mah		Unknown	No web attachments.
06/28/2022	21:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose the rezoning.	Cristina Topolscki		Unknown	No web attachments.
06/28/2022	22:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I oppose the rezoning application of Arbutus street	jennifer Moffat		I do not live in Vancouver	No web attachments.
06/29/2022	00:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning application on Arbutus Street. What systems are in place to support, direct, redirect and integrate the tenant into the community on a daily bases. Who is responsible to implementing duty of care for the many health issues that will need daily attention ". This facility needs to be on sight to provide immediate attention Due to the large tenancy occupation. Who is taking responsibility for the School Children in the area being exposed and what life long affects it could have on their mental health. This is a recipe for disaster " it has not being assessed throughly and there are pit falls that could essentially come back to haunt everyone.	P Silny		Kitsilano	No web attachments.
06/29/2022	00:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Strongly oppose the proposed housing at 7th/8th & Arbutus	j		Unknown	No web attachments.
06/29/2022	00:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	In regards to the housing proposal at 7th/8th & Arbutus I strongly oppose	C		Unknown	No web attachments.
06/29/2022	02 30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The planned building for 129 single-occupancy units with half or more units dedicated to low-barrier housing for people with mental health and addiction issues is NOT a good fit for this neighbourhood and goes against BC Housing's own guideline of 40-50 residents max. My family and I have very serious safety concerns for the 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. It is not appropriate for there to be a common drug use space on-premises without on-site or nearby clinical mental health or addiction recovery services. SFU researcher Dr. Julian Somers' study of recovery-oriented housing for those with mental illness and addictions issues shows that a better approach is scattered housing rather than this congregated housing proposal. Our family strongly opposes this initiative.	Li-Jeen Broshko		Dunbar-Southlands	No web attachments.
06/29/2022	07:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the current proposed use of the development as single occupancy units. The development should be allocated for families on low income or requiring additional support. I oppose the building height for this location. I oppose the rezoning of this site. Buildings of this height should be located along West Broadway, where the building heights are already stipulated as part of the West Broadway development plan.	Christopher Mullins		Kitsilano	No web attachments.

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

"s 22(1) Personal and Confidential"

06/29/2022	07:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The amount of crime brought to neighbourhoods by low barrier housing projects and the lack of response by David Eby to sincerely address it should make this a clear no, especially when next to a school. The city needs to prove that it is capable of making its current projects actually safe and effective for not just the underhoused but those living around it before they spread it across the city so everywhere can spiral into theft and random acts of violence. Politicians pushing this should have to have these projects next door to them so they can first hand understand the impacts before inflicting them on more people.	R Lonsdale		Mount Pleasant	No web attachments.
06/29/2022	08:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	As a neighbour I am very concerned with the size of this project, one sided consultation and the way the city and province are going about it. These types of structures should be at least 500 m from any school. I'm sure there will be lots of safety plans in place for the first few months, then the problem and issues are dumped on the neighbouring area.	Christina Brimson		Kitsilano	No web attachments.
06/29/2022	08:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello, I do not oppose social housing, and I do support mental health and homelessness initiatives but I do not support this application due to the location. Counsel can not fairly vote on this application without standing at the location from 8 am to evening rush hour to observe the current challenges and situation. It is currently gridlock with pedestrians, cyclists, students and car traffic. When the train station is completed, the situation will be magnified. As I do my walks I see the following; Cyclists are yelling at pedestrians because they are flustered with the amount of foot and car traffic, , pedestrians need traffic supervisors to safely get across the street, cars are in a stand still all along Arbutus and Broadway. The area is too busy as is. I would also like to remind council that 7th is now a one way street that shares a well used bike lane that leads to the greenway. There is no way for medical services to turn onto 7th from Arbutus if needed. If medical services are needed their response will be very slow simply due to the congested area and lack of infrastructure to support medical vehicles. This is very concerning to me as it is reasonable to assume social housing of this magnitude may require medical services frequently. Yes to social housing in all areas of Vancouver, but no to this application due to the location.	Evelyn Miller		Kitsilano	No web attachments.
06/29/2022	11:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to the proposal of housing homeless drug addicts at this location. This is so typical of the city and special interest groups to not think through the reality of putting people with serious mental health issues into housing just for the sake of it, without the medical resources needed to actually make a difference. More so, the location is an appalling choice and one that demonstrates no regard for the safety of a neighbourhood. There is an elementary school across the street, and roughly 5 more elementary schools and daycares within 4 blocks. I left Olympic Village because I was sick of walking out my front door to find people passed out with needles in their arms, drug paraphernalia and garbage all over, human faeces in the loading dock and stairwell of my building and hearing stories of neighbours being attacked. Not to mention with this being mostly older buildings, they make for easier break and entry targets. I did not buy in this neighborhood to feel like I can't walk out my front door safely which is exactly what this housing unit would do. Create a space for abused women trying to get back on their feet, for low income families, for seniors, for young people working in low paying industries - there are a lot of people who could use some help, but do not put homeless drug addicts in this neighborhood. Invest in proper facilities in existing neighborhoods, don't spread them out across the city and make the problems worse (both the community at large and their own). Anyone who thinks this is a good idea, clearly has not lived in a neighborhood with this type of housing before. And to put children at risk and educators in a position of having to do drug/garbage checks and more heavily monitor outside areas is a drain on resources that's unnecessary.	Alicia Diotte		Kitsilano	No web attachments.
06/29/2022	11:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am vehemently opposed to this project. Having listened to several speakers and the applicant team, the community's concerns have not been heard. BC Housing speak that many of their sites are within 500 metres (0.5 km) of school and park sites. But this proposal is directly across the street from a school and a park! And not any park, there is reason why many speakers refer to this park as a 'toddlers park'. Area residents know that this is a long standing public space visited by many families and enjoyed by toddlers. We are not talking about a large park that can accommodate a variety of users, which I argue is different. The shadows cast to the park immediately affect liveability. Councillor Fry asked about how the Ash Street is any different. It is different. The elementary school mainly fronts W. 57th. There is no immediate conflict on Ash Street. I heard how housing advocates talk about the need for supportive housing. I want to make clear I agree there is a need. However this is the wrong site and scale! The Knight/King Edward site that recently got support didn't get as much opposition as it is on two busy arterial roads, good access to amenities, across a large park, and across from a hugely dense building. A development in that context can be supported, not a massively dense building, use notwithstanding, along a minor arterial (if we can even call Arbutus that) and gaining access to a bike route (w. 7th) How is that good planning? All we hear from housing advocates is that there is a need - sure there is, but will anyone actually say how this site is appropriate? They cannot because we all know how inappropriate the site is! How can Council in good conscience approve this form of development. I urge Council to do the right thing and REJECT this ridiculous proposal!	Savio Siu		Renfrew-Collingwood	No web attachments.
06/29/2022	11:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Dear council, I was so disappointed last night listening to mpa and bc housing presenting their plans (or complete lack of) to council last night. They offered zero information or reassurances I was hoping to learn a out this project. Based on this I am now 100% opposed to this plan. Please reject u till we get some concrete planning and community engagement and information.	Kelsey burgess		Kitsilano	No web attachments.
06/29/2022	11:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	I am one of many residents voicing my concerns about the proposed development in the vicinity of St Augustine School, do to the potential devastating impact on the safety of the students attending the school and also the whole neighbourhood. I understand the housing needs for unprivileged people, but there are better alternative solutions to this particular project. Thank you very much.	Stel Ghioda		Unknown	No web attachments.
06/29/2022	11:51	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Oppose	Beyond disappointed with the talk from the operator and bc housing last night re the low barrier housing. They have no plans and can't even advise how many staff will be working there. Learning that coast mental health refused to bid on the project because of safety concerns shocked me as well. I oppose!	Paige bobu		Downtown	No web attachments.

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

"s.22(1) Personal and Confidential"

06/29/2022	11 56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There seems to be some confusion about the "concession" BCH and the City made in response to public criticism. Please look at para 2.7 of the referral report. There is only a requirement that 50% of the units be at shelter rate, and the "balance" rented at RGI. Because there is no requirement that 50% of the units be rented at RGI, the building could still be 60%, 70%, 80% etc etc rented at shelter rate, or the "supportive" units. So, it is not necessarily correct when BCH and City staff say the building is 50% shelter and 50% RGI. That could change. Also, why was this change also made to the King Ed congregate housing proposal when there was little pushback and that project does not have the same safety concerns as it is not 20 meters from a preschool, elementary school, toddler park, women's recovery home and skytrain/bus depot'	Ali Azir		Unknown	No web attachments.
06/29/2022	12 02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I continue to be opposed to this rezoning application. The lack of information forthcoming from the applicants, BCH and COV, and the operator, MPA, is troubling: When council asked about the best practice for staff to tenant ratio, they had no answer. When council asked about the maximum number of tenants needing mental health supports, they had no answer. When council asked about best practices for mix of tenants and substance users, they had no answer. When council asked about medical services guidelines that would be in place, they had no answer. This is unacceptable. This rezoning application isn't just about housing because of the nature of the housing being sought ("supportive") and the needs of the tenants.	Imogen Hall		Kitsilano	No web attachments.
06/29/2022	12 25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Can someone please advise councillors, mainly Fry that the Riederma residences that was referenced yesterday have three schools in the vicinity. Two are 350 meters away while the third is 150 meters. The arbutus building is 20 meters away from an elementary school. These are not even remotely comparable.	Jonathan Mathers		Marpole	No web attachments.
06/29/2022	12 27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The Reiderman residences were brought up a few times last night. They are distinguishable from the proposed Arbutus project: - Reiderman are temporary modular (the buildings will come down in a few years); this rezoning is for a permanent modular building for a lease of 60 years or more - Reiderman is only 78 units spread out over 2 buildings; this rezoning is for 129 units - Reiderman is 2 buildings - both only 3/4 stories; this rezoning is for 13 storeys (equivalent to 18 stories) - Reiderman is 150m from Sir Wilfred Laurier; this rezoning is 20 meters from St. Augustine and Montessori preschool - no negative solar impacts by Reiderman to Sir Wilfred Laurier; negative solar impacts to St. Augustine school - with removal of daylight savings, solar impact will extend into afternoon	Jay Tran		Dunbar-Southlands	No web attachments.
06/29/2022	12 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	'As a member of the public that had issues with the supportive container housing at Ash & 2nd, everything negative our neighbours predicted happened. All concerns met with disdain by BC Housing, various other agency's in attendance, except for VPD, who agreed with public concerns'	Beth Lyons		Kitsilano	APPENDIX B
06/29/2022	13 31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Beyond disappointed with the talk from the operator and bc housing last night re the low barrier housing. They have no plans and can't even advise how many staff will be working there. Learning that coast mental health refused to bid on the project because of safety concerns shocked me as well. I oppose!	Paige bobu		Downtown	No web attachments.
06/29/2022	13 37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning due to 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.	W Barber		Unknown	No web attachments.
				Comment redacted at the request of the author on February 10, 2026.				
06/29/2022	14 05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	We have two young daughters living very close to this proposed sight and we are fearful for their safety knowing BC Housing will allow for 50%+ of the units for housing people with mental health and addiction issues. Our daughters in the near future may have their own children and the nearest park to their apartment is the toddler park that will be a mere 20m from this proposed site. Also there are 500+ elementary school students within 20 meters, 1500+ students within 3 blocks and a women's recovery house next door.	Shauna Barber		Unknown	No web attachments.
06/29/2022	14 05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I attended city hall last and was shocked by the lack of clarity, structure and consideration that has been put into this proposal. I feel that this is being railroaded in past the zoning phase, and then BC Housing will build whatever they want once the building permit is secured. They have also planned that the emergency vehicle entry is on a bike path and beside a cross walk! This is putting even more people at risk, and the highest risk people too - children! Please vote against this development and plan something that fits into the community, not endangers it.	James Currid		Kitsilano	No web attachments.
06/29/2022	14 26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I urge council to oppose this rezoning application and reconsider its approach to providing reliable social housing. In discussion with other local residents the application and model should reflect the current environment. As local residents we have a responsibility to uphold the neighborhood and contribute where possible but it should be with a lens of future growth and development and not at the expense of current residents, children and our own vulnerable residents. Children and elderly should have space to feel safe, supported and this application would put that at risk. Please review the volume of units, height of building and support services provided to those on site.	Jennifer	N/A	Kitsilano	No web attachments.
06/29/2022	14 39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear council I oppose this project. Bc housing and the operator seemed to have zero knowledge on the project, the tenants, the staffing etc. how are we supposed to be in favour of this without any of this information especially when they didn't address being with 20 meters of an elementary school. Saying they have many housing within 500m of schools is pointless and insulting to residents. Oppose!	Michael Weathers		Downtown	No web attachments.
06/29/2022	14:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Right beside a school should be dry. Magnet for drug dealers and theft	Ruth Woodbury		Kitsilano	No web attachments.

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

06/29/2022	15:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Minister Eby has acknowledged there are critical gaps in the supportive housing model and yet here he is trying to triple down on the failed model by building a low-barrier supportive housing project that is 3x the size recommended by BC Housing in its guidelines. A high-density low-barrier tower is not appropriate at that site or any where for that matter. Follow the science of Julian Somers instead and give people exiting homeless the power of choosing where they live and living in buildings that are truly inclusive, non-stigmatizing and where they have the best opportunities for recovery.	jeff markowski		s 22(1) Personal and Confidential	Kitsilano	No web attachments.
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Social Housing project 7th to 8th and Arbutus

My name is Barbara and I am a resident of Vancouver.
I am opposed to the social housing project proposed for 7-8th and Arbutus.

I'd like to start with what is missing from the housing model that is being proposed: The Four Pillars Approach, which has seen a dramatic reduction in the number of street users consuming drugs, a significant drop in overdose deaths, and a reduction in HIV and hepatitis infection rates. Unfortunately, Vancouver has only implemented harm reduction and onsite injection sites, but it has not offered the other 3 pillars in a consistent and successful manner.

One thing a successful model must include is quality support for individuals.

To work as a mental health worker, it is necessary to have the proper academic qualifications, whereas individuals working in the addiction field can do peer counselling without needing the same credentials. If mental health and addictions were combined, counsellors could lose their jobs as they would lack the proper academic qualifications.

Currently, SRO's and supportive housing are primarily located in the downtown Eastside. It is my understanding that some individuals living in these facilities have been robbed, attacked, assaulted and murdered, and often prefer to live on the streets where they feel safer. Drug dealers often set up shop close to these facilities as they know they will have a steady stream of clients.

In an effort to improve the situation for those living in the downtown Eastside, the provincial government has set up supportive housing in different facilities in Vancouver, such as the Biltmore Hotel. The neighbours there have had to deal with drug dealing, crime, constant sirens day and night and more.

The Marguerite Ford Apartments at Olympic Village, a low barrier housing project for a hard to house homeless population is a similar model to the one proposed for 7th/8th Avenue and Arbutus.

According to a police FOI requested by the Kitsilano Coalition, before the Marguerite Apartments opened the number of 911 police calls from the local area numbered 55 in 2 years; since it has been open, 911 calls have increased to 972, representing a 1700% increase from the previous two years.

The proposed residence at 7th/8th Avenue and Arbutus puts vulnerable young children at risk. There are approximately 500 children who attend Saint Augustine Elementary School located across the street, and Delamont Park to the north is frequented by young families with children. Daycare workers often take children to this park as well. In my opinion, low barrier housing is not suitable for this location and will, in all probability, turn this area into a high crime area.

Also vulnerable are the low-income independent seniors and individuals with disabilities —mostly women in their 70s & 80's —who live in nearby Maplecrest building, and the Woman's Supportive Recovery Program for vulnerable women at risk with their own recovery and safety. One wonders why BC Housing, the City of Vancouver and Housing minister David Eby are looking to export the same SRO model that has failed in many areas of Vancouver. If this complex goes ahead, it will be a microcosm of street life on the downtown Eastside.

There is clear evidence that low barrier supportive housing does not work for those with addictions and mental health issues without other supports in place. A ground-breaking study entitled "At Home/Chez Soi," by the Canadian Mental Health Commission is changing the way homelessness for people with severe mental illness is viewed. The study revealed that when those with mental health and substance abuse issues are provided with housing and wrap-around services, the crime rate goes down as does their substance abuse. Key to the success is housing people in scattered housing across the city, with no more than 20% of these individuals living in any particular residence.

In a December 2021 Kelowna radio interview, Minister David Eby acknowledged that there are people with serious mental health and substance abuse issues "who are very hard to house, who cause a disproportionate number of problems, and that the current shelter and supportive housing models are not working for them." He talked about volunteer complex care, but where is it? Knowing the profile of these individuals and the risk they pose to the community, why would Minister Eby support the Arbutus project? Surely, he must realize that this proposed centre lacks the basic support these individuals need to make positive changes in their lives, and puts the community at risk at the same time.

I also find it inappropriate for the minister to write a letter in support of the plan on his own government letterhead to pressure Council members into voting for the complex. Thank you.



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A thought after listening to the public hearing last night. It is not unreasonable for nearby residents to have a lot of questions about the support staff for a supportive-housing building. Operators themselves say the proper staffing is key to having a successful housing project

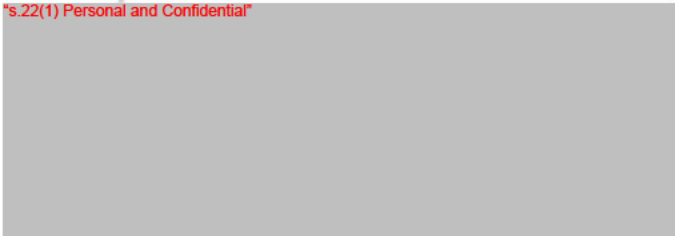
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Replying to "s.22(1) Personal and Confidential"

As a member of the public that had issues with the supportive container housing at Ash & 2nd, everything negative our neighbours predicted happened. All concerns met with distain by BC Housing, various other agency's in attendance, except for VPD, who agreed with public concerns