

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

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/30/2022	13:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I saw the report on the news and have just recently read details about it on the website. There is certainly a need for social and low income housing, my concern is about the supportive housing and potential drug abuse that may arise amongst the residents and in turn how will that affect everyone in the building and neighbourhood. Having spent most of the past few days reading on recovery and addiction and talking with a doctor Robert Pereira, who is a specialist and has worked with addiction recovery; this is a failed model of support. The goal is to allow residents to succeed in their journey of recovery, but that cannot happen, if their fellow residents are living the opposite lifestyle. I ask that you scale back the number of residents who require supportive housing either for recovery or mental health issues, so they are given the tools to succeed.	Taylor A. Howard	s22(1) Personal and Confidential	Kitsilano	No web attachments.
06/30/2022	15:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to the congregate supportive housing tower proposed across the street from St. Augustine elementary school. I defer to experts in the field (such as Dr. Julian Somers) with requisite specialized knowledge to provide the evidentiary information as to why the proposed form of congregate supportive housing is likely to fail for its residents, and for members of the broader community. I oppose the congregate form of supportive housing (as opposed to a distributed form), the lack of specific arrangements for adequate support for residents of this project, and the deprivation of solar access and shading of the adjacent public park caused by the height and scale of the proposed tower which would deprive two of the most vulnerable cohorts of our community - children and the future residents of the development - of the right to full enjoyment of that cherished public space which provides an invaluable reprieve from urban living for all of the city's residents. I ask that you reject the application and redirect the proponents back to the drawing board for meaningful community consultation, to devise a more thoughtful proposal that is more likely to succeed for the community and for future residents of any development on this site.	E Wiess		West Point Grey	No web attachments.
06/30/2022	16:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please read this article from The Tyee from the lived experience side of supportive housing: For many, the difference between having housing and mental health care, and receiving mental health care from your landlord, is the difference between living in a home and living in an institution. Every former and current supportive housing resident I spoke with would rather live in staff-free housing.	S Paz		Kitsilano	Appendix A
06/30/2022	16:59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	As a low-income earner that works in an entry level job, the premium I pay for living in Kitsilano is certainly not insignificant. However, the three things I value most when living somewhere ' the neighbourhood, the environment, and the people ' are second to none in Kitsilano, and for me, paying a premium to live here is absolutely worth it. Unfortunately, this project as its currently planned will permanently erase all three of these factors.	Ryan Russell		Kitsilano	No web attachments.
06/30/2022	17:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a single father of a teenage girl who lives s22(1) Pers from this proposal. Our lives can only work if it is safe for my daughter to move about safely in our community. Having 129 men with serious mental health and substance abuse issues s22(1) Pers from our home is completely unacceptable. The safety risk to the seniors, women and hundreds of children in the immediate and surrounding vicinity will mean our community will be constantly living in fear and uncertainty! The city needs to understand that even if it approves this project this community will never let it be built. We will do everything, including risking arrest, to blockade this building.	Jeff Petter		Kitsilano	No web attachments.
07/01/2022	08:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	After listening to the 3 days of speaking, I am compelled to write in with my opposition. Council seems based off their comments to already have made up their minds! Councillor Fry continues to ignore the fact that the info clearly states a MINIMUM of 50% supportive housing and has made up his mind that this means 50% on the dot. I have to write in and voice my complaint on this among many other things and show my opposition. Thanks you	Mazie Tait		Downtown	No web attachments.

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07/01/2022	09:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear council I am writing in my opposition to this project. I live downtown across from a rain city managed building with a good neighbor agreement. They broker basically everyone of the items in this agreement and Still had their lease renewed by the city. I have lost all confidence in bc housing and their operators and feel terrible for the children and elders that are going to have to endure what I, a young adult, have to endure daily. No one cares about tax paying residents W who support all social Housing but also want to be a low to sleep at night and have the right to feel safe in their own street and neighbourhood which we don't since rain city moved in. Please oppose. Thank you	Lyndon Bellamy	s22(1) Personal and Confidential	Downtown	No web attachments.
07/01/2022	09:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear council, Listening last night casually, I happen to tune in to hear a very eloquent and polite architect speaking on why he objected to the project. Jean Swanson spoke and read him a quote and asked him to Identify the speaker to clearly try and discredit him'.how is this ok"" This isn't her role!! What happened to impartially" I was shocked and feel horrible for the residents who are just trying to have a voice and be heard by their city council. Shame on you! I am voiceing my objection to this project and Jean Swanson	Nawal Fraser		Downtown	No web attachments.
07/01/2022	09:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am now in opposition to this project. After listening for days I e relapse that councillor fry is ignoring the data that states a minimum of 50% will. E supportive and continues to state that exactly half and only Half of the residents would need supports when it could be 99%!!!! I have now made up my mind and am in opposition. Thank you	Ida Montoya		Kitsilano	No web attachments.
07/01/2022	09:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Writing to express my Opposition and sympathy to the residents who have called in pleading with councillors for something better. I hope they are listened to.	Tylor Mckay		Downtown	No web attachments.
07/01/2022	14:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear mayor and council, I am finding the public comments somewhat censored by council for residents opposed. I find this to be quite unfair. For example, speaker #31 read a letter that was already submitted to council from a 20 year frontline worker explaining her experiences and providing her recommendations o. What can be done to make the arbutus project improved for success. Council made her stop reading as personal experiences , even though very real and relevant, could not be discussed. However, speaker #44, head of abundant housing was allowed to read an article on behalf of a homeless woman's experience and the help she received from the exact same provider speaker #31 discussed. She was not admonished at all or asked to stop speaking. Why is this' Seems council is being quite unfair and willing to listen only to personal experiences of those that were positive with bc housing and operators, not the many negative ones. I oppose both this unfair bias as well as the current project. Regards Brian Appleton	Brian Appleton		Downtown	No web attachments.
07/01/2022	18:27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I was very disappointed to hear that speaker #79 Robyn Chan who is the director of The Vancouver City Planning Commission did not disclose this in her speech in support. Anyone Who makes a living working for city planning should 100% declare this to council prior to speaking on any rezoning etc matter. Due to this lack of decorum, I ask city council to ignore all her comments. I also convey my position in opposition to this project. Thank you	Tim Delphine		Downtown	No web attachments.
07/02/2022	05:29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Being rushed through Little public consultation Vague, unsupported promises of affordable housing	Bruce Ott		Unknown	No web attachments.

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07/02/2022	07:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Council, There seems to be some confusion re sizes of buildings and proximities rooms schools so I've laid it out below. As you can see there is nothing remotely close as 19M to an elementary school like the proposal. Readerman which keeps being referred to by councillors is 150M away from the nearest school and is 3 stories tall, not 18!! This is not comparable at all! I plead with you to please reject. Dunbar 51 units permanent 4 storeys Distance to nearest school is 600m Lord Byng HS Marpole, Reideman, 7460 Heather 78 units temporary modular 2 buildings at 3 storeys each Distance to a school: 150m Ideal Mini School 350m Wilfred Laurier Elementary Larwill 610 /620 Cambie temporary modular 98 units 2 buildings 3 storeys each 350m to a high school, 1km to Crosstown elementary Sanford Apts 62 units permanent Approx 10 storeys No school within 500m	Jody Labosierre	s22(1) Personal and Confidential	Marpole	No web attachments.
07/02/2022	15:33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Regarding the proposed shelter at 7th and Arbutus in Vancouver, I think the chosen site is a poor choice. As a member of a charity that supplies homeless people with food for their pets, I frequently visit a homeless shelter in my hometown. On one occasion, our mayor was there to speak with a business owner across the street from the shelter as he had been dealing with customer complaints. Apparently he had had to clean up human waste and drug paraphernalia from in front of his shop as the exterior of the shelter has become a gathering place for people who are not respectful of the residents and businesses in the area. A police presence is a common sight at the shelter. Of course, these people do such things because of mental illness or addiction, but elementary school children should not have to witness this type of behaviour. I believe this is the type of problem that will arise if a supportive housing project is built across from an elementary school.	Donna Reid		I do not live in Vancouver	No web attachments.
07/02/2022	16:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The initial presentation from the applicant states that they pride on working with the community. In this case they did not. None of the recommendations were taken into consideration especially from the elementary school which represent the needs of almost 500 individuals. BC Housing clearly states that the optimum size for this type of housing is 50 units. This item has now been removed from their website. The applicant is not acting in good faith. In order for this rezoning to achieve any sort of success, the applicant needs to be held accountable for their lack of consideration to accommodate concerns of the neighbourhood.	Gustavo Marin and family		Kerrisdale	No web attachments.
07/03/2022	15:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I've been listening to the speakers and council and am curious if council has read the referral report (yes I reload it is quite dry. It clearly states that a Minimum of 50 % of the units will be for the shelter rate ie supportive housing. Why does council keep saying 50/50 split' Minimum could mean 99% of units are supportive housing. Nothing has been reduced from the original proposal. This is just trying to confuse the public. Thanks his needs to be rejected and bc hosing needs a to quit playing games with tax payers and do their jobs properly before the cov should even consider another proposal From them!	Michael slaws		Kitsilano	No web attachments.
07/03/2022	15:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please see attached referral report appendix b	Michael slaws		Kitsilano	Appendix B
07/03/2022	16:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The imposition of potential criminal elements on the vulnerable community as well as the height of the building are not acceptable for this community. Although the underlying reasoning is to integrate and bring about equitable living conditions this can be done in a way that doesn't infringe on the rights of hard working people in the community. It isn't right to erode property values and quality of life for residents and families. Until a better solution to the issues surrounding this type of housing can be worked out please place this type of housing in an appropriate area with proper supports. Placing shelters and sro's and increased density in the most expensive real estate in the city is coloured by political grandstanding and kneeling at the font of wokeness and open hostility by Mayor and Council toward the west side. East side born and west side raised and find all the divisiveness on council to be unacceptable to any human being. We are all in the boat together and need to work together. Stop wasting time and resources on this nonsense.	jmyers		Unknown	No web attachments.

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07/03/2022	19:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning for the proposed Un-Supported Low-Barrier Housing for Arbutus 7th/8th The proposed building will have no, or low support on site, for those with mental health or addiction issues. There are at risk communities at nearby properties; St Augustine's Elementary School (450 students + Daycare), Sancta Maria House (1st stage recovery house for women recovering from drug and alcohol dependencies), Delamont Park (including a large playground, often used by families with young children). I am concerned at the risk to these at risk units if this building goes ahead in the scale proposed.	Chris Skipper	s22(1) Personal and Confidential	South Cambie	No web attachments.
07/03/2022	19:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning for the proposed Un-Supported Low-Barrier Housing for Arbutus 7th/8th The proposed building will have no, or low support on site, for those with mental health or addiction issues. There are at risk communities at nearby properties; St Augustine's Elementary School (450 students + Daycare), Sancta Maria House (1st stage recovery house for women recovering from drug and alcohol dependencies), Delamont Park (including a large playground, often used by families with young children). I am concerned at the risk to these at risk units if this building goes ahead in the scale proposed.	Chris Skipper		South Cambie	No web attachments.
07/03/2022	21:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose. The city should use the money for this project to empower more policing, fines and jail time for criminals, and sending the homeless back to their families outside the lower mainland instead of inviting them here and creating the environment for them and the criminal elements that surround them to thrive in Vancouver. '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. Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. supportive Housing is not a solution as proven by Dr. Julian Somers' multi-million dollar study of recovery-oriented housing for those with mental illness and addictions issues that showed that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th). Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing. 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. he tower is stigmatizing in design and does not blend well to integrate into the neighbourhood. Set-backs are minimal and are imposing in the public realm. Removes valuable green space and tree canopy that is much needed in an urban environment to combat the heat island effect, and runs counter to climate emergency goals. No commitment to a level of supports until tenants are selected. t has been stated during the public engagement that there is min 2 full-time staff at any given time. The driveway is off Arbutus and will create unresolved bottleneck congestion with their loading trucks and emergency vehicles and only 5 parking spaces are provided within the building at grade level. Public safety issues with Skytrain station and bus loop compound the risk of criminal activity. Early public engagement sessions run by a PR firm were fraught with biases, people were shut down and/or removed from zoom sessions when the concerns of drug use on-site and littering of needles were raised was accused of discrimination. Online Open House was largely one-way conversations that did not address questions of concerns in meaningful ways whatsoever. BC Housing and the City continued to mislead and misrepresent the facts ie. saying that many in the community were in support when during rezoning public engagements 80% were opposed.	Amanda Lance		Kitsilano	No web attachments.
07/04/2022	03:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	If this is the best application that a partnership with prov and fed govts could come up with, then I would say that all 3 levels of govt have failed their constituents and they should be held accountable. I would ask anyone reading this to contact their MLAs and MPs. After watching the applicants' presentation, it looked like someone told an architect "make the biggest building you can on this site with the most units and let's call it a day. Housing solved. Anyone who rejects it will be rejecting a solution we provided and they will look bad." No planning, no consultation needed. No answers. No accountability. For so long, govts just throw money at the issue of homelessness and it doesn't work. What's really going on here! The proposal is so arrogantly defiant in its complete disregard for the city's design requirements approved for the Broadway plan for size, setback and shadowing. It's not contextual to the neighborhood at all. t looks like a domineering bully in the school yard of low rise and residential houses around it. In fact, any building resident looking out their window on the Arbutus side will literally look down on top of you because there is no setback. Regardless of tenancy, any resident in that building will be stigmatized by the building design alone. The window views are directly into the school courtyard (not the mountains) or the Sancta Maria shelter for women on the other side. And the target tenant is old men, who get to stare at these views all day. Don't blame the public for thinking of stereotypes; you did it with this design. The fact that there are no multi-bedroom units already tells me that the building isn't safe for children; BC Housing also said no children would be allowed in the building. Yet children 18m away are considered safe! Are the residents not allowed to exit their building! What about children 2 feet away, on the sidewalk directly under the windows on the Arbutus side! Councillors keep saying that the funding would be pulled if the application doesn't get approved; that doesn't sound like a partnership. That sounds like a threat. If BC Housing wants to shop this building design to Surrey or other cities and take all the "hard to house" men from the DTES to it, then I say BY ALL MEANS LET THEM.	Joyce Ma		Unknown	No web attachments.

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07/04/2022	07:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am extremely opposed to this rezoning application for a variety of reasons: - the building is too large for the size of the property it is on - it will cause dangerous traffic impacts in a school zone given the number of emergency vehicles expected at the building given emergency vehicle visits (based on data regarding supportive housing buildings of comparable nature and size) - the number of units should be smaller, to be more manageable for the operator and to cause fewer issues inside and outside the building - the building should be recovery oriented, not harm reduction oriented as it currently is; the building is right next door to a recovery oriented women's supportive recovery home	Monique Bloom	s22(1) Personal and Confidential	Kitsilano	No web attachments.
07/04/2022	07:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning application. This project has all the markings of being the next Marguerite Ford (MF), which is not acceptable given that people in the field consider MF a failure. The building simply has too many units, and with the language of the housing agreement the building could end up being 100% shelter rate (but really there's no guarantee that those in the RGI units won't be high needs, challenging personalities etc. too) I also want council to ask BCH why they scrubbed their "Rapid Response to Homelessness" report on Supportive Housing from the government website. That report has a section on project design and it stated: "Project sizes will average approximately forty to fifty units, depending on community needs, and will include features such as..." City Hall Watch has put a copy of the report on their website. The link is https://cityhallwatch.files.wordpress.com/2022/06/rapid-response-homelessness-program-framework-gov-bc-bc-housing-2017.pdf	David Medinac		Kitsilano	No web attachments.
07/04/2022	08:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	You need to oppose this project. There's so many reasons, including it is too big for a harm-reduction based supportive housing project where you are not only managing peoples' needs but trying to manage interpersonal conflict. I've spoken to those involved in managing supportive housing and they share that the number of units is a concern because of managing needs and personalities of tenants but also guests which are a HUGE issue. Not only are there a number of issues with the site itself (it's right across from a preschool and school, next to a women's recovery home, shadows the school, will cause safety concerns with emergency vehicles and other traffic etc.), there are larger things going on with BC Housing's conduct that warrants sending this back to them, especially where they want to build more of these buildings in every neighbourhood. Their lack of consultation and community engagement has been pitiful, as has their been their transparency. They've been coy about the fact there's a monitored consumption space on site. They said the site was going to be not only for me but for women, younger people, trans etc. but at the public hearing the focus population seems to be "older men who are unwell". They can't say what supports will be in place. They minimize or outright lie about issues at other supportive housing buildings. But this whole financing thing - that this project is a take it or leave it situation - is, to put it briefly, BS. If you don't push back on BCH and reject this application, this is what they are going to do to other neighbourhoods, and it is not right. They have to be held accountable for their engagement and transparency with the neighbourhood, their planning of buildings, supports etc., or we will have a model failing tenants and neighbourhoods everywhere throughout the city.	M Mitchell		Kitsilano	No web attachments.
07/04/2022	08:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am writing in in opposition. council Seems to be very biased, Jean Swanson tried to get a speaker, an architect, to identify a quote from an unrelated study by dr Sommers obviously trying to embarrass or discredit him. I found this very unbecoming of a councilwoman and seems to go against I'm sure some rules of her lines of questioning. Can someone please investigate this and if anything is found to be incorrect of flawed in her comments I'd like her removed from the vote. Thank you	Jonathan Yip		Downtown	No web attachments.
07/04/2022	08:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please see attached. Over 80% of respondents spoke out against this project for various reasons, does this mean anything? Taxpaying votes are saying no due to size and danger concerns, how can council Possibly ignore this' This leads me To believe the pressures of David eby and Gregor Robertson are or important to council than 80% of residents. Needs to be rejected and sent back for a More well thought out plan.	Cynthia Davidson		Marpole	Appendix C

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07/04/2022	10:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live s22(1) Personal and Confidential from this proposed site. Prior to watching the hearings , I knew nothing about this. My conclusion is that this is a no win all the way around and merely moves problems from DTES to Kits. Warehousing these individuals so they can use in a safe space is not a viable solution. (without structures in place to help them with their addictions and integrating) We have lots of homeless already in my neighbourhood, mostly around the Broadway Maple Liquor store. They are alcohol addicted and although prevalent in the neighbourhood , they harm no one. I am opposed for 2 other reasons The structure at 17 stories is out of character with this area and will be an eyesore Also, the fact that Provincial and Federal money is on the table is a poor reason to approve an ill conceived project. I am not an expert, but I think this calls for a scaled building and a different model that fits into the neighbourhood. Thanks	joel korn	s22(1) Personal and Confidential	Kitsilano	No web attachments.
07/04/2022	10:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the proposed rezoning of the above site to allow multiple low income housing units.	Chris Stokes		Arbutus-Ridge	No web attachments.
07/04/2022	12:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this site and goes against BC Housing's own guideline of 40-50 residents max. Serious safety concerns for proposed tenants, 500+ elementary school students within 20 meters, 1500+ students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters. 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. Public safety issues with Skytrain station and bus loop compound the risk of criminal activity. Early public engagement sessions run by a PR firm were fraught with biases, people were shut down and/or removed from zoom sessions when the concerns of drug use on-site and littering of needles were raised was accused of discrimination. Online Open House was largely one-way conversations that did not address questions of concerns in meaningful ways whatsoever. BC Housing and the City continued to mislead and misrepresent the facts ie. saying that many in the community were in support when during rezoning public engagements 80% were opposed. Advertised vaguely as social housing when it will be up to 100% low-barrier supportive housing. Lied about having consulted with the VPD when the City actually had not	Derek Newcombe		Kitsilano	No web attachments.
07/04/2022	14:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Shocked there are not going to be criminal checks for residents 20M from 500+ children	Sandy Bodely		Kitsilano	No web attachments.

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07/04/2022	16:06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to the rezoning as proposed for many reasons: - an over 100 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. - being located at only 15 meters across a pre-school as well as k-7 school does not guarantee enough safety for the kids. Other similar sites are within 500 meters from a school, not across the street. - NOT ENOUGH SUPPORT: No commitment to a level of supports until tenants are selected. It has been stated during the public engagement that there is min 2 full-time staff at any given time. - TRAFFIC PROBLEMS: The driveway is off Arbutus and will create unresolved bottleneck congestion with their loading trucks and emergency vehicles and only 5 parking spaces are provided within the building at grade level. - STYLE: The design of the tower does not blend with the neighborhood style - SAFETY: Common drug-use space on-premises but no on-site or nearby clinical mental health or addiction recovery services. - DISCRIMINATION: 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. - IGNORES RESEARCH: 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 addiction issues that showed that the way forward is scattered style housing instead of congregate housing (such as the proposal for Arbutus and W7th/W8th). - RISK FOR EXISTING SUPPORTING STRUCTURES: Poses risk to next-door women's supportive recovery home and compromises their own recovery and safety, and poses risk to nearby seniors' housing. I am not opposed to supporting houses by any means, but the building size (=level of vulnerable people concentration), location and support provided pose a big concern to my entire family, and my community. Please reject this rezoning. Thank you.	Roberto Erario	s22(1) Personal and Confidential	Kitsilano	No web attachments.
07/04/2022	18:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this failed BC Housing model. The hardest to house deserve better than this!	Sean Patrick Finnan		Kitsilano	No web attachments.
07/06/2022	11:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It is difficult to determine what effect this project will have on the neighborhood. On the one hand, we have MLAs and Ministers offering words of comfort to the effect that the occupants of these buildings will 'fit in'. On the other, we do not have any information regarding the means by which these residents will be assessed for occupancy. The building sticks out like a sore thumb, it's far too tall. The volume of units in the building risks ghetto-izing affordable housing for its future residents. It's adjacent to the Arbutus greenway, which provides an unsupervised space for gathering and it is in close proximity to schools. It seems that once a project is proposed, be it a new high-rise, affordable housing, bike lanes, closing off streets for parks, or providing mobi bikes (which take up residential parking) there is nothing opponents can't do to stop it. As it stands, it seems the province's willful blindness to the housing market's unaffordability and money laundering is being ameliorated through ambitious but misplaced band aid projects across multiple municipalities.	s.22(1) Personal and Confidential		Kitsilano	No web attachments.
07/06/2022	15:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am not opposed to the necessary accommodation needed but I am opposed to the location - close to small park/playground, across from a school, new skytrain station and in addition too close proximity to a BCLDB - without the necessary support in place to support the residents moving in.	Shirley Morton		Kitsilano	No web attachments.
07/06/2022	15:27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Another poorly thought out proposal by the current administration for Vancouver's West Side. Done with absolutely no input from the citizens and residents of the area. I am not opposed to supportive housing but to this poorly designed and ill conceived plan for this particular area.	Jeannette Pierce		Fairview	No web attachments.

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

07/06/2022	17:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	On the first day of hearings, Mayor Kennedy Stewart stopped the questioning of the operator on their operational practices, and erroneously advised no speakers could speak to this. This was corrected on the second day, but many speakers had already spoken. As well, now all the speakers will not have the chance to hear this aspect, which is critical. This has broken the integrity of this public hearing and the order of Business under Vancouver Charter. A significant administrative issue which puts compromises this public hearing process and opens it to a challenge	CJM	s22(1) Personal and Confidential	Kitsilano	No web attachments.
07/06/2022	20:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I lived in that neighbourhood for 25 years. It's a safe location for the elementary school and the toddler park. Please consider those children's safety.	Johanna Claire Nicholson		Kitsilano	No web attachments.
07/07/2022	09:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Council, this project reeks of bad business and bribery. Why is Gregor Robertson's company using modular housing to build this? Modular housing cannot be modified and there is a 70 year lease. This is beyond suspicious. They don't care about housing people otherwise they wouldn't be building basically shacks with kitchens which is the only option when using modular construction. If BC housing actually cared about housing they would have built a 6 floor housing project 2 years ago and so many residents would have been housed already! 80% of residents are against this proposal, listen to these tax paying voters and send BC housing back to propose something family and neighbourhood friendly.	Fred Mauersprungs		Kitsilano	Appendix D
07/07/2022	09:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Closest and largest supportive housing by far located by an elementary. Please follow Victoria and Penticten's rules and make this abstinence based which is actively enforced. Otherwise I am completely in opposition.	Maryse O'Connor		Downtown	No web attachments.
07/07/2022	09:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Council, 80% of your constituents voiced their opposition to this current plan. It is too large, the operator cannot provide one guarantee to you or the community, Coastal Mental Health refused to bid on it as it had serious reservations about the safety of the project and there are 500+ young children across the street. Please listen and ask no tell BC housing to come back to the table with a better solution. If all they cared about was housing needy individuals they would have built a building to standard zoning years ago, it's clearly or about housing it's about David Eby and Gregor Robertson. Shame. Please reject.	David Flay		Downtown	No web attachments.
07/07/2022	09:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Way too close to a school, closest by far in Vancouver for a low barrier supportive housing. Please oppose	Marcus desilva		Kitsilano	No web attachments.
07/07/2022	11:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Too large, BC housing own mandate recommends 40-50 max. Should be dry as well like other BC cities if so near to a school, why doesn't Vancouver feel they need to implement the same thing, are children's safety not valued in the same manner	Gordana Veloso		Downtown	No web attachments.

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

07/07/2022	11:23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Way too large with too little supports in the community. Should be 5% supportive and 95% low income like the Dunbar apartments	Zadar Vokh	s22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
07/07/2022	11:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Too close to a school and children's playground. Not enough support in the housing for the tenants.	Eva Antoniak		Kitsilano	No web attachments.
07/07/2022	11:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	A building of that size and height does not integrate people into the community. Why not build a similar sized building (footprint wise) but less height along city owned land on Burrard & 6th avenue'	Leanne Sersun		Kitsilano	No web attachments.
07/07/2022	20:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Oppose due to proximity to elementary school	Siana khodash		Downtown	No web attachments.
07/08/2022	08:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Too close to an elementary school, closest in Vancouver. Not willing for our kids or any of Vancouver's kids to be Guinea pigs. No supports in area therefore should not be supportive. housing	Carly van dean		Killarney	No web attachments.
07/08/2022	08:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Oppose due to size and ambiguity re 'min' 50% supportive housing. What does this mean, 50, 75, 99%' Why not say. Please hold bc housing accountable to the COV	Larissa waldich		Downtown	No web attachments.
07/08/2022	17:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Should be 100% low income housing in this location	Kiera Bailey		Downtown	No web attachments.

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

07/08/2022	17:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The only reason given for locating this project at arbutus and 8th is the city owns the land and it's by transit. What about the 100s of other considerations that should be taken into account when opening a low barrier supportive housing! This is absolutely the wrong location for 50% M N MUM of residents requiring complex care which is not available in kitsilano. Rethink this please	Corrine Reynolds	s22(1) Personal and Confidential	Downtown	No web attachments.
07/08/2022	21:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Firmly opposed to this rezoning application and what this will bring to an already degrading neighborhood that has lost its luster due to changing the fundamentals of what this community was originally built upon. The extra social housing will bring an increased presence of the homeless population that are already found in our parks, sleeping inside HSBC atms, and rummaging through the trash that spills into False Creek and English Bay. As a long-standing and proud resident of this neighborhood I am respectfully asking to delay this process to have some thought and consideration to this rezoning proposal.	Ted Lee		Downtown	No web attachments.
07/09/2022	11:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Low barrier supportive housing with a minimum of 65 requiring complex care' The Dunbar complex has 5% supportive housing due the location being far from Any services, this arbutus project should be the same 5% supportive 95% low income. Oppose	Tia Thernos		Downtown	No web attachments.
07/09/2022	11:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Learning that coast mental health declined to bid on this and in fact mpa was the only operator willing to take this on has red flags flying all over the place. Make bc housing give Vancouver a building operators want to actually manage.	Michael lister		Marpole	No web attachments.
07/10/2022	14:06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Inappropriate project on this scale for this neighbourhoods! It's not in the best interest of the addicts or homeless but most of all the community! This should be LLEGAL to build a JAILHOUSE across the street from a school, and a toddler park, a nearby liquors store and future Subway station! Also, so much for green space in this city! Are you going to cut off all those beautiful trees, for a 13 storey building' David Eby is not looking for the best interest of this community, but most of all he is very condescending about our knowledge or opinion about social housing! We do care! Children, single moms and green space should be more important! This project need to be retired in this or any neighbourhood at this scale! Best regards! Nathalie Boyer.	Nathalie Boyer		Kitsilano	No web attachments.
07/11/2022	10:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It has been brought to my attention that a already existing BC housing project on 8th and /Cypress that is 2 blocks down from this existing new plan at 7th and Arbutus will be demolished in the Broadway expansion plan for the new sky train line and displace 30 units of single mothers, elderly and children who are already established in the Kitsilano school zones. With ZERO help or plans to find them NEW housing that is within their budgets. All of the families live on government assistance for health reasons and the fact that the housing at 7th and Arbutus has been approved to house addicts with an absolute disregard to the rehouse these women who are DEPENDANT on a safe place to live due to bad circumstances is appalling. Not only is this new development 2 blocks from there existing apartment complex it would keep the children within the same school zones and not disrupt their lives entirely. As many of the mothers cannot afford cars and are dependent on walking or using transit to get children to school. I STRONGLY OPPOSE THE PROPOSAL FOR THE 7TH AVE SINGLE OCCUPANCY DEVELOPMENT. It would be unfathomable and utterly wrong to kick women and children out of of a housing project and not give them the first option to move to a project up the street. Vancouver City Hall has not listened to one word the fellow neighbours have expressed at the concern they have voiced regarding the violence, garbage, drug trafficking this new development could cause. The fact that it alone is proposed to house recovering addicts and is across from a liquor store is MIND BLOWING. I highly suggest a review of this project to fix it's potential problems. Sincerely Rhonda Darch Kitsilano resident.	RHONDA DARCH		Kitsilano	No web attachments.

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

07/11/2022	10:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I was very much in the 'other ' category before listening to the public speakers thus far. Council seems to have made up their minds already. People opposed are not allowed to speak about their experiences living near to similar housing and are cut off yet those on the supportive side are welcome to share their 'positive ' bc housing experience. I think the most ridiculous thing I heard was when Jean Swanson tried to trick and architect by trying to trip him up and quizzing him on a separate study by Julian S. a study differ T than the one the speaker was referencing. I was shocked by this behaviour from a councillor. Why is this allowed' The more I learn the more I am in opposition to this building with the current operator (who seems to know absolutely nothing about their plans) and the large amount of residents a minimum of 50% which who knows what that means. Please oppose and send this back until bc housing and the operator are prepared to give clear answers and come up With a safer plan. And please explain to Ms Swanson her role at these public proceedings, as a tax payer who voted for her I am shocked by her behaviour.	Michael Jibri	s22(1) Personal and Confidential	Downtown	No web attachments.
07/11/2022	14:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It is horrific that the city is trying to put social housing and an injection site right beside an elementary school! How can we keep our small children safe if you plan to Subject them to such things. I do not need my 6 yr old trying to pick up a needle when she is playing or thinking that watching people lye on the ground passed out is ok! Keep this structure away from a school area. If you want to build such things build it in the downtown Eastside where it is needed! NOT NEXT TO A SCHOOL !!!!	Velvet Campbell		Renfrew-Collingwood	No web attachments.
07/11/2022	15:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Vancouver, B.C. (July 11, 2022) - An independent review of BC Housing operations and governance by Global Independent Consulting/Audit Firm EY (Ernst & Young) detailed 26 findings and 44 recommendations relating to multiple aspects of BC Housing's operations. The release of the EY report was followed by the very discreet announcement at 6 30 pm on Friday of the replacement of the majority of the BC Housing Board which had been appointed by David Eby: https://news.gov.bc.ca/releases/2022AG0109-001091 Minister Eby is focused on pressuring and blaming civic leaders and municipalities for delays in housing construction. However, he has failed to acknowledge the role and responsibility of BC Housing and his Ministry by putting forward poorly thought-out proposals including the 7th/8th and Arbutus rezoning for a 13-storey 129-unit tower for low barrier and social housing , including an in-house drug consumption facility, next to a school and toddler park in a residential neighbourhood. Over 80% were opposed to the rezoning application during consultation, and rather than work with the community, BC Housing has remained driven by metrics not aligned towards success for residents, taxpayers, and future potential tenants, but simply working to political agendas. I ask the City of Vancouver Council to oppose this rezoning which is shown to have numerous issues in transparency, feasibility, and motives not in the best interest of the tenants or community. The City of Vancouver Council should send BC Housing and its new Board of Directors to change this project to a model for success, by consulting in an open, transparent way with the community and come forward with a Social Housing solution for this site, which is driven by what is best for the residents of the building and the neighborhood, instead of flawed BC Housing metrics on unit counts. Tim Mathieson Kitsilano	Tim Mathieson		Kitsilano	No web attachments.
07/11/2022	18:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am completely opposed to this idea. This area is heavily family oriented. Putting at risk users into the mix. Is a completely terrible idea. Especially having it next to a school and a childrens park.	Kyle Bryan		Kitsilano	No web attachments.
07/11/2022	20:26	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I do not believe a facility is such as this should be located so close to a school.	Andrew Charnock		West Point Grey	No web attachments.
07/12/2022	07:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Low barrier unfortunately means that even the people struggling are not safe against dealers that see them as prey, all put together in one tower. t makes their job so easy. Low barrier means no rules, which means it is unsafe for those inside and out. They have no one to complain to about feeling unsafe. These people are not encouraged to try and recover or rehabilitate. t's basically treated like palliative care for drug addiction. So sad. This type of low barrier is ideally situated close to a hospital or further supports. Not in a residential neighborhood where residents will be left to deal with all and any issues that arise.	Carole Delores		Kitsilano	No web attachments.

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

07/12/2022	07:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I Live by s22(1) Personal and Confidential . It's a nightmare in the summer with people yelling and swearing as they sit on the benches in front of the building Situation under the Granville St Bridge exit on Fir constantly has homeless camping there it's Intimidating to walk by when they leave the City comes by to clean up everything they leave behind The concerns residents and parents of the children who attend this school have valid concerns, please do not ignore them. Mpa does not do Anything about this, why can't me grandkids play outside, do t they have rights to Safety and to enjoy their neighborhood as well"	Dawson coolwater	s22(1) Personal and Confidential	Fairview	No web attachments.
07/12/2022	10:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Hello. I have lived in Vancouver and Kitsilano since the age of 8, so for 44 years. In that time I have seen the introduction of what was originally called the 4 pillars approach. The failure of this approach is proven by the human carnage on display. "Harm" reduction has become about enabling "harm." Primarily due to the focus on "safe' supply and the complete avoidance of treatment or consequences of destructive or criminal behaviors. This housing project will do nothing other then continue the culture of enabling the sad and destructive culture of addiction and carnage that is the current, "Harm" reduction model. Even worse placing high risk individuals across the street from a school and a half block away from a successful half way house for womyn is beyond comprehension' In fact the half way house is the model that we should be replicating. Not only does this poorly located drug enabling house project need to be reconsidered, but the entire approach needs to be seen for the unmitigated disaster it has become. Also as a community member I Feel lied to as this project was originally proposed as social housing for senior and families. Then was switched to Low barrier, or in other words drug enabling housing. Getting people off drugs is the solution. Treatment and then housing, not housing and free drugs. Look around this is not a model that is working. It is and will continue to be a disaster, until we focus on treatment and reducing addiction. Thank you for your consideration.	kai taylor	s22(1) Personal and Confidential	Kitsilano	No web attachments.
07/12/2022	10:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am in complete opposition to this development. The proximity to schools and children is dangerous. The lack of support services needed for some of those who would receive housing in this project (people with mental health and addiction issues) also adds another layer of danger to residents in the community. This plan is wrong and needs to be reconsidered and modified to keep kids and residents safe.	Karen Dunlap	s22(1) Personal and Confidential	Kitsilano	No web attachments.
07/12/2022	12:10	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Having an elementary school and kids playground 1 block away from potential and repetitive crime, vandalism and drug use does not make much sense. Placing over 100 people in a single high density building so close to young children does not seem logical and could be a disaster. Scale of this project is too large considering there are no other buildings even half the size this project is being proposed. Excluding young families from this project is also questionable. The proposed project needs some adjustments made to which tenants can be allowed.	Michael G	s22(1) Personal and Confidential	Kitsilano	No web attachments.
07/12/2022	12:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a resident of Vancouver & I strongly oppose this rezoning application in its current form. The proposed supportive housing model is unsafe for this particular location and residents of the area. The blocks of Arbutus between W7 & W8 Avenues are already critically over capacity, congested with traffic, cyclists and pedestrians crossing during school days. The City failed to address safety concerns of the residents respecting additional traffic control measures to improve the current situation due to lack of the City funding. Instead of resolving already unsafe conditions at the intersections on Arbutus between W7 & W8 Avenues, this rezoning application and the proposed model will make this area more congested and unsafe for the residents, pedestrians and children of the school. The neighbors know the area and the neighbors are not being listed to by the City. Social housing of a much smaller scale and diverse tenancy (with focus on women with children & families) must be considered by the City for this particular location.	Milena Kohanenko	s22(1) Personal and Confidential	Kitsilano	No web attachments.

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

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07/12/2022	12:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a resident of Vancouver & I strongly oppose this rezoning application in its current form. My #22(1) Personal and Confidential attend St. Augustine school, so I know how bad & dangerous traffic situation already is on these intersections. The proposed supportive housing model is unsafe for this particular location and residents of the area. The blocks of Arbutus between W7 & W8 Avenues are already critically over capacity, congested with traffic, cyclists and pedestrians crossing during school days. The City failed to address safety concerns of the residents respecting additional traffic control measures to improve the current situation due to lack of the City funding. Instead of resolving already unsafe conditions at the intersections on Arbutus between W7 & W8 Avenues, this rezoning application and the proposed model will make this area more congested and unsafe for the residents, pedestrians and children of the school. The neighbors know the area and the neighbors are not being listed to by the City. Social housing of a much smaller scale and diverse tenancy (with focus on women with children & families) must be considered by the City for this particular location.	Mira Prokopenko		Shaughnessy	No web attachments.
07/12/2022	13:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a resident of Vancouver & I strongly oppose this rezoning application in its current form. The proposed supportive housing model is unsafe for this particular location and residents of the area. The blocks of Arbutus between W7 & W8 Avenues are already critically over capacity, congested with traffic, cyclists and pedestrians crossing during school days. The City failed to address safety concerns of the residents respecting additional traffic control measures to improve the current situation due to lack of the City funding. Instead of resolving already unsafe conditions at the intersections on Arbutus between W7 & W8 Avenues, this rezoning application and the proposed model will make this area more congested and unsafe for the residents, pedestrians and children of the school. The neighbors know the area and the neighbors are not being listed to by the City. Social housing of a much smaller scale and diverse tenancy (with focus on women with children & families) must be considered by the City for this particular location.	Vlad Cohen		Kitsilano	No web attachments.
07/12/2022	13:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The debacle at BC Housing has left me feeling dispirited and frustrated. How can City Council approve major rezoning of this site in the face of wide community criticism given that BC Housing is now proven incompetent' The Vancouver Sun reported that Minister Responsible for Housing David Eby announced Friday that the province was appointing a new board chair and had dismissed seven other board members at B.C. Housing. ts statement said the new board will 'continue overseeing governance of the organizations and will ensure the implementation of best practices' as recommended in a report prepared by Ernst and Young for the province and released a week prior. I request that City Council vote against the requested rezoning. BC Housing needs to provide complete and detailed documents showing that it has chosen the best provider for the institution, and how it will measure success in terms of the outcomes for residents and the community. Only by implementing the 'best practices' as recommended by Ernst and Young can BC Housing prove that it has put the best interests of the residents and community at the forefront of planning.	W. Hunt		Kitsilano	No web attachments.
07/12/2022	16:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a Registered Nurse who has worked in the Downtown Eastside for over 18 years. I have no objection to creating supportive housing for people living with mental health challenges and substance use. This model which is being proposed will not be supportive to the 120 individuals who would reside here. Where would these medically and psychiatrically complex residents receive their healthcare in this community' What community resources would they access that would support them to integrate into the community' It's a good idea to provide housing for those living with substance use and mental health challenges outside of the downtown eastside. Smaller cohorts within buildings dispersed throughout the city would be a healthier model rather than this juggernaut of a dehumanising warehouse.	Susan Smyth		Kitsilano	No web attachments.

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

07/13/2022	11:29	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I have done some extra research about this flawed proposal. 129 proposed single occupancy metal prefab rooms could never be converted to couples or families. The architect and proponent have suggested that couples and families can occupy adjacent units, but there will be no communication except via a public hallway. These units cannot ever be adapted to house couples or families together. Why? This is the wrong type of housing for this location. All the science I have found independently supports a more distributed approach with fewer people in many separate facilities. Especially for vulnerable people with mental health and drug issues, any development needs more supports. stacking them in 15 floors with no supports is completely wrong, according to the science I have seen. Unfortunately this is not part of the current provincial government thinking, which will guarantee enormous problems in the future. Finally, I would like to draw your attention to something that happened this past weekend: an article was published in the Globe and Mail, which discussed a report by Ernst & Young. This report documents the culture of awarding contracts with no process or validation of the best contractor, and limited interest in the quality of service. The culture of BC Housing (shared by local governments') has been to focus on metrics on the number of housed, not the outcomes for the housed This is utterly wrong and should be opposed by the Vancouver Council! Minister David Eby made a 6:30 pm Friday media release advising that they are replacing the entire board of BC Housing. How can you support this application, based on faulty and incomplete evidence? I have listened in to the discussion and it is clear neither staff nor BC Housing have any hard planing for the proposed development, except the notion that it should be built no matter what. This proposal does not just require a few tweaks, it requires a total redesign. It should be opposed. How can you blindly support this type of development?</p>	James Lee	§22(1) Personal and Confidential	Kitsilano	No web attachments.
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'Supportive Housing' Is No Solution to Homelessness

 theyee.ca/Analysis/2022/05/16/Supportive-Housing-No-Solution-Homelessness



A now-defunct group of organizers and street community members set up a memorial outside of Royal Crescent, a modular housing unit in Maple Ridge, in October 2020. That month, four members of the local street community had died. Photo by Red Braid Alliance.

In March, a list of people who have died in supportive housing buildings in Maple Ridge started circulating on Facebook, catching the attention of media and B C's Attorney General David Eby.

The list was posted by Diedra Lucas, who was formerly homeless and remains a part of the local street community. It features the names of 21 people who have died across three supportive housing buildings in Maple Ridge: Alouette Heights, Garibaldi Ridge and Royal Crescent. Coast Mental Health, a Vancouver-based non-profit, operates all of them.

In response to the list, Eby announced an independent review focusing solely on the Royal Crescent building.

Lucas's action and the independent review may offer a chance to critically examine supportive housing, which is widely viewed as a solution to homelessness.

BC Housing describes supportive housing as “support services to people experiencing homelessness to help them maintain their housing,” including 24 7 staffing, meal programs and referrals to other resources. Supportive housing buildings are managed by contractors to the province, whose staff are always on the premises and can exert greater control over tenants’ lives than independent settings.

As an organizer of Maple Ridge’s street community, I’ve witnessed the deadly shortcomings of this approach and seen people resist supportive housing both by refusing to move in and as tenants fighting their landlords Eby’s review should invite the criticisms of those who have suffered the most from supportive housing and recommend sweeping changes to this failed system

Here are some widely perceived myths about supportive housing in British Columbia.

1. No, supportive housing is not a solution to homelessness.

BC Housing’s own numbers show only about 80 per cent of homeless people housed by BC Housing are still housed after six months The target set for 2021 22 is 83 per cent

That means roughly one out of five homeless people placed in supportive housing remain in it for less than six months Where do they go next?

BC Housing’s public data does not say where people move to, but given the severe lack of affordable market housing and the type casting of people who have been homeless as “hard to house” and therefore not suitable for independent social housing, I would guess that most people get evicted back to the street

I spoke with five residents of Royal Crescent who all moved in when the building first opened in October 2018 We made a list of the people who are still living in the building from that initial cohort, and could only come up with 14 names. All five agreed that of the other 39 people, most died or were evicted

If true, only 25 per cent of the people who first moved in are still living at Royal Crescent four years later

BC Housing told me that there have only been 18 evictions at Royal Crescent between October 2018 and March 2022 They declined to share numbers of deaths at the site

Coast Mental Health said they don’t provide public information about fatalities because “the official cause of death is the responsibility of the BC Coroner ”

Far from being a solution to homelessness, supportive housing lends itself to producing evictions Round the clock, 24 7 surveillance and a mandate to regulate tenants’ lives empower supportive housing providers to evict tenants over conflicts and violence that the

street community has its own ways of managing — when it's provided the autonomy to do so

For example, in May 2020, Coast Mental Health evicted three Royal Crescent tenants in one day. The group included Eva Bardonnex, who was a member of Red Braid Alliance, a group that I was also a part of. We helped organize Anita Place Tent City in Maple Ridge and continued work against evictions, supportive housing and police violence after the tent city was shut down.

Bardonnex was evicted because her boyfriend, who was not a resident, kicked in the door of a neighbour's suite and discharged a fire extinguisher inside it. The conflict was prompted by an incident of bike theft. Bardonnex's boyfriend and the neighbour resolved their conflict later. Although the neighbor did not think Bardonnex should be evicted, Bardonnex lost her arbitration hearing.

Wendy Ross, a Royal Crescent tenant who has lived there since 2018, is currently facing an eviction for a similar reason. Her boyfriend, who was evicted from Royal Crescent in July 2020 and subsequently barred, has repeatedly visited the building.

As in many tight knit communities subject to police harassment, the street community in Maple Ridge has internal ways of resolving conflict. They are not perfect, but when conflict resolution becomes the purview of staff hired by a landlord, the consequences are dire.

In both of the above cases, evictions for cause in the name of tenant safety threaten to put already vulnerable women in even more unsafe conditions.

2. Despite the name, many residents don't feel supported.

Residents have often pointed out to me the disconnect between being told that they live in housing intended to support people with mental illness and substance use, and finding instead that staff appear to have little mental health knowledge.

Linda Howard, who lived at Anita Place Tent City until she moved into Royal Crescent, told me, "I get no support." So did Gerald William Sharpe, who, like Howard, was part of the first cohort to move into Maple Ridge supportive housing from the tent city.

Importantly, both Howard and Sharpe do not feel like they need any support, aside from locating affordable, permanent housing they can live in independently.

Most people rely on friends and relatives for their day to day support, not professionals. But in Maple Ridge and elsewhere, supportive housing managers have instituted strict restrictions on guests. In a Supreme Court case from 2017, Portland Hotel Society argued that guest restrictions were about protecting residents' safety. Tenants argued that such restrictions invaded their privacy, restricted their ability to see friends and family and discriminates against poor tenants.

These rules have the perverse effect of leaving people isolated and more prone to using drugs alone, which puts them at higher risk of dying by drug poisoning

3. It's called housing, but it can feel like incarceration.

Linda Whitford, known as “Mama Bear” to her friends, was a member of Red Braid Alliance along with myself and Bardonnex. She died in Alouette Heights, alone, in May 2020.

At a meeting with the street community that took place a few weeks before Whitford died, residents of Coast Mental Health's buildings warned the building-wide guest ban that Coast had instituted would isolate residents and put them at risk

Whitford, who was Indigenous, said at the meeting, “Supportive housing is colonialism. They pay for your housing and that makes them think they can control your life They know that if we are together and strong then it's harder to control us. So they are trying to keep us apart. No other [non supportive] buildings are banning guests!

“It's discriminatory.”

James Anderson lived in a cabin he built in Anita Place and was one of the last residents to move out. He was evicted from Garibaldi Ridge in 2020, after living there for about a year. He describes living there as “just like doing time ”

Ted Hadju moved into Garibaldi Ridge when it first opened in 2019. He is an outspoken tenant rights advocate and helped plan a press conference that spoke out against Coast's building-wide guest bans. He estimates that about a dozen residents have been evicted since he moved in, most of them women

Like Anderson, Hadju described living in Garibaldi Ridge as “light incarceration.”

4. It's regulated by the government, but tenants often are deprived of rights.

B.C.'s Residential Tenancy Act includes supportive housing, while excluding transitional housing

But in practice, I've observed that supportive housing providers regularly behave as if they are exempt from the act

In B.C., a landlord can legally end a tenancy by providing one months' notice to the tenant if the situation meets a specific set of criteria [detailed in the Residential Tenancy Act](#)

But a [2019 study in the *International Journal of Drug Policy*](#) involving drug users who experienced evictions living in the Downtown Eastside notes that “Most participants were evicted unlawfully, unfairly and into homelessness.”

The report's authors found that residents of non-profit-run housing "found their housing security further undermined through the denial of rights extended to privately housed tenants." Most evictions by non-profit providers were issued verbally and enacted within one week

Just like in the Downtown Eastside, residents of supportive housing in Maple Ridge are regularly evicted on short notice and without any protection of their tenant rights

I asked BC Housing if, through its operating agreements with non-profits, it mandates that they follow the Residential Tenancy Act I also asked whether high profile attention, like two Supreme Court cases that ruled in favour of tenants, plus a 2020 open letter against guest bans in supportive housing, have impacted its operating agreements

A spokesperson said that BC Housing "requires non-profit housing operators to enter into a residency agreement in compliance with governing legislation This can take the form of a tenancy agreement or program participant agreement, and may be tested against the requirements of the Residential Tenancy Act "

But the act makes clear under Section 5 that landlords and tenants cannot contract themselves out of the act According to the relevant Residential Tenancy Policy guideline, "any policies put in place by supportive housing providers must be consistent with the act and regulations "

I asked Coast Mental Health why a program agreement, obtained in 2021 by housing advocate Chris Bossley and signed by the evicted tenant for whom she was advocating, contains points that seem to contradict the Residential Tenancy Act.

Susan Hancock, a Coast senior manager, gave a conflicting answer On the one hand, she said that Coast knows program agreements must comply with the act and that they would therefore make a change to the agreement But she also said that Coast's goal is to "clarify" for tenants that "they're not in a typical Residential Tenancy Agreement relationship between landlord and tenant "

Jenice, who is one of the 14 original residents at Royal Crescent who still live in the building, feels that "half the reason I haven't been kicked out is because I know my rights "

5. It's called a safe alternative to tent cities, but can be a gateway to death.

Joe Baumann was a former Anita Place council member who resisted moving into the "mods," as the street community calls the Royal Crescent and Garibaldi Ridge. Even after the tent city closed, he preferred to keep his freedom and autonomy and lived in other, short term camps. But after suffering an attack, like many homeless people who camp alone and face harsh and often violent anti homeless opposition by many Maple Ridge citizens, he moved into Royal Crescent. In October 2020, less than a year later, he died of drug poisoning

The same month Baumann died, three other former Anita Place residents died as well. Nicole, whom I once interviewed for the camp's newsletter, died of drug poisoning shortly after being evicted from Royal Crescent.

Eddie, who had been a member of the tent city council along with Baumann, died of drug poisoning as well. A former resident told me that Tim, also a resident of Royal Crescent at the time, died in the hallway.

The independent review could help shed light on how common practices in supportive housing, like guest restrictions and high rates of evictions (assuming the high attrition rate in supportive housing is not due to residents moving into better housing) seem to contribute to the early deaths of homeless people.

A better alternative: independent social housing

Supportive housing as a means to end homelessness was pioneered by the BC Liberals through their 2006 Housing Matters BC plan.

Between 2001 and 2011, the number of supportive housing units in B.C. quadrupled from 1,300 to 5,400. Supportive housing has only grown under the NDP's helm: today there are well over 12,000 units of supportive and transitional housing throughout the province.

Supportive housing as currently practiced in this province sounds like a reasonable and caring approach. Who doesn't want both support and housing?

But as many residents have said, the problem is in the integration of support with housing.

For many, the difference between having housing and mental health care, and receiving mental health care from your landlord, is the difference between living in a home and living in an institution.

That is why, in Maple Ridge, residents of Anita Place Tent City collectively opposed supportive housing as a response to homelessness before Royal Crescent and Garibaldi Ridge opened in 2018 and 2019, respectively.

Informed by experiences at existing Alouette Heights, residents presented a list of housing demands to BC Housing at a meeting in September 2017 that included "Resident-run not 'supportive' institutional housing."

There are key differences between supportive housing and independent social housing.

Supportive housing facilities such as Royal Crescent and Garibaldi Ridge provide two daily meals to residents, a 24-hour staff presence, and a psychiatrist who visits each building weekly.

Independent social housing, on the other hand, is government-subsidized housing in which housing providers are not expected to be supporting tenants through the delivery of services and 24-7 staff.

In defense of autonomy, a case for alternatives

Royal Crescent resident Jenice believes that non-profit landlords should not be tasked with providing people with support, and that a total separation of these functions “would work a lot better. It’s a conflict of interest.”

Every former and current supportive housing resident I spoke with would rather live in staff free housing. Some expressed that one reform that could make supportive housing work and feel better is for it to be managed by residents themselves



These views should be taken seriously by the review of the Royal Crescent building. Rather than buying in to the myths I’ve listed here, the panel should investigate alternatives to supportive housing that defend the autonomy of poor people by keeping the provision of supports separate from the provision of housing. Omitting the exploration of alternatives to supportive housing that support autonomy risks paving the way for even greater institutionalization, in line with the province’s new strategy of “complex care housing” for people who are poor.

Supportive housing plays an essential role in the neoliberal story that individual shortcomings and behaviour are the primary causes of homelessness. Within this narrative, high rates of evictions from supportive housing providers prove that homeless people are indeed “hard to house.” But if we reject the fundamental assumption that mass poverty is the result of individual traits, those high rates of evictions become proof that supportive housing fails to end homelessness while mystifying its economic causes.

It is time to pivot attention away from the imagined pathologies of the poor toward the unaddressed, economic determiners of the housing crisis: stagnant wages and welfare rates, gentrification, financialization and market housing. ■

Read more: [Rights + Justice](#), [BC Politics](#), [Housing](#)



3:06



098 WEST 7TH AVENUE, AND 2091 WEST 8TH AVENUE
 TIONS OF APPROVAL

APPENDIX B
 PAGE 18 OF 19

- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) A requirement that all units comply with the definition of "social housing" in the applicable City Development Cost Levy By-law;
- (e) A requirement that a minimum 50% of dwelling units be rented for no more than the shelter component of Income Assistance;
- (f) A requirement that for the balance of dwelling units,
 - (i) be rented to tenants with aggregate household incomes (at the commencement date of the tenancy) at or below 50% of the maximum housing income limits as set out in the current "Housing Income Limits" (HILs) table published by the British Columbia Housing Management Commission or equivalent publication, and each rented at rates no more than 30% of the respective tenant's initial household income;
 - (ii) A tenant's aggregate household income shall not exceed the current applicable Housing Income Limit; and
 - (iii) Annual income testing for the tenants will be required to ensure that the aggregate household incomes of each tenant does not exceed the current BC Housing Income Limit.
- (g) If Council, at its sole discretion, approves any financial grants for the purpose of enabling deeper levels of affordability in the project, terms and conditions necessary to secure such affordability as set out in the grant approval; and
- (h) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: A Housing Agreement is to be entered into the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

nability

Enter into such agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

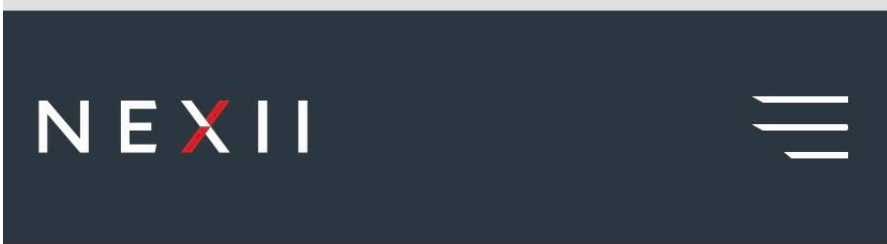
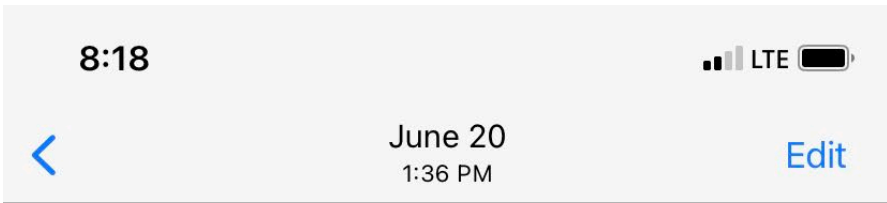
nmental Contamination

If applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements

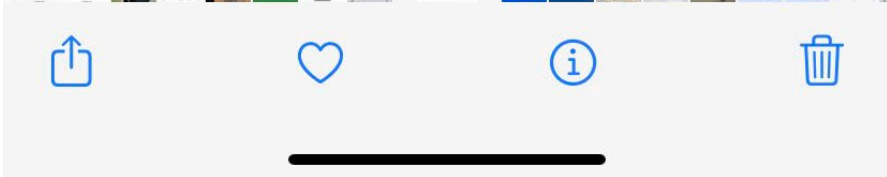
 council.vancouver.ca





Gregor Robertson

EXECUTIVE VICE PRESIDENT OF STRATEGY AND PARTNERSHIPS +



3. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

	Dates	Results
Event		
Virtual open house (City-led)	November 1 – November 21, 2021	1,474 participants (aware)* <ul style="list-style-type: none"> • 909 informed • 652 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	November 1, 2021	5,761 notices mailed
Public Responses		
Online questions	November 1 – November 21, 2021	242 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	October, 2021 – February, 2022	1,246 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	October, 2021 – February, 2022	1,246 submittals <ul style="list-style-type: none"> • 208 responses • 955 responses • 77 responses
Other input	October, 2021 – February, 2022	38 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October, 2021 – February, 2022	2,885 participants (aware)* <ul style="list-style-type: none"> • 1,725 informed • 1,271 engaged

Note: All reported numbers above are approximate.

The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application. *Informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

NEXII



Gregor Robertson

EXECUTIVE VICE PRESIDENT OF STRATEGY
AND PARTNERSHIPS

