

PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

Date Received	Time Created	Subject	Position	Content	Name	Organization	Neighbourhood	Attachment
07/21/2022	17:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Absolutely wrong location for 18 storey low barrier supportive housing	Alison tanka		Downtown	No web attachments.
07/21/2022	18:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live in Olympic village and marguerite ford is an absolute nightmare for us and hasn't gotten better. Low barrier housing should NOT be so close to an elementary school. Please oppose	Jennifer fong		Mount Pleasant	No web attachments.
07/21/2022	18:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Oppose too tall and too many residents	Lori jung		Kitsilano	No web attachments.
07/21/2022	18:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Oppose, no supports available on area.	Lisette Donaldson		Mount Pleasant	No web attachments.
07/21/2022	18:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	In this election period council cannot simply ignore over 80% of respondents stating they oppose this rezoning	Emilio rydz		Strathcona	No web attachments.
07/21/2022	18:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is way too large	Bonnie liteman		Mount Pleasant	No web attachments.
07/21/2022	21:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear council, I oppose this rezoning. The building is way too large for the small plot of land it is to be built on. Also, I disagree that it should be built directly across from 500 very young children plus a womens shelter.	John Zuba		Kitsilano	No web attachments.

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07/22/2022	07:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning.	Jenna chryyentski		Mount Pleasant	No web attachments.
07/22/2022	07:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose due to the proximity to seniors homes and young children. With the police stating over 70% of violent stranger assaults involve a. Mental illness it is not wise to have low barrier housing for the hardest to home in this location.	Jennifer Beaton		Kitsilano	No web attachments.
07/22/2022	07:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live downtown by raincity building and supportive housing should not be located across from an elementary school. Should be low income and dry only. Too large to manage and no supports in kits. Police and ambulance are at raincity multiple times a day, it's honestly a nightmare for the neighborhood.	Pat vanagglan		Downtown	No web attachments.
07/22/2022	07:32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	On June 16, 2022, David eby told the vancouver sun, that if there were issues with the building, he was committed to addressing those issues immediately, that he'd be "there to take action if it's necessary" and that action could include changing the tenant mix, increased cleaning in and around the building, or closing a building and relocating its tenants (like Mount Edwards Court in Victoria). Eby is now no longer housing minister. Just yesterday, a NEW issue was reported with BC Housing. CTV obtained documents showing BC Housing didn't activate cooling devices in some of its buildings because of cost, raising questions whether they could have done more during last year's heat dome. Penny Daflos tried to contact Eby, before he resigned as Housing Minister, but he refused to comment and has now stated "I resigned from my vote as minister responsible for housing and attorney general". So is this the type of commitment we can expect from David Eby and BC Housing? I don't understand why you are letting this dumpster fire of a Crown corp bully you into a poorly designed concept/building when you are giving them the money. You need to require provisions added to the housing agreement and lease to ensure success of the building and minimize risk to the neighbourhood. These conditions need to include at minimum 6 points: 1. A diversity of unit types, INCLUDING children 2. Minimum staffing levels 3. On premises recovery-based health services 4. Criminal record checks 5. Measures to minimize shadowing on the school playground and park, including increased setbacks on Arbutus 6. Measures to	Annelee Huang		Grandview-Woodland	No web attachments.
07/22/2022	07:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm a senior living in kits on the same street as the project. My neighbours and I were very concerned about the project and as we campaigned for David eby he promised us he wouldn't let anything go wrong at this location. Now he has given up his housing minister position and completely wiped his hands of us and this project. We are left alone and have no one to protect the vulnerable low income seniors in the neighborhood. Our safety needs to matter too. Please reject.	Doris Hartley		Kitsilano	No web attachments.
07/22/2022	08:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Housing advocates are wrong when they say that this building displaces no one and that everyone is rich and lives in a mansion. Have you seen any mansions here? There is a secret life in the shade park south of Delamont Park. Local people with no back yards sit on the benches and socialize with each other. They don't want parents with young children panicked by having single people sitting in Delamont Park looking at their children. Elderly people can't walk that far to Connaught Park or to the beach. Even homeless people sit in this park. There are health benefits from having natural, treed green space in easy reach. Think about what disadvantaged people already living here are going to lose. Look at the article below and reconsider. This is the wrong location for rezoning for this building. Green spaces aren't just for nature ' they boost our mental health too New Scientist, March 24, 2021, Kate and Joe Douglas https://www.newscientist.com/article/mg24933270-800-green-spaces-arent-just-for-nature-they-boost-our-mental-health-too/ The evidence of positive effects from nature includes studies on specific psychological conditions such as depression, anxiety and mood disorder. Access to nature has also been found to improve sleep and reduce stress, increase happiness and reduce negative emotions, promote positive social interactions and even help generate a sense of meaning to life. Being in green environments boosts various aspects of thinking, including attention, memory and creativity, in people both with and without depression. 'The evidence is very solid,' says psychologist Marc Berman at the University of Chicago. Urban vegetation can benefit people's physical health by absorbing harmful airborne particulates and other pollutants produced by fossil fuel-powered transport and industry. It may improve mental health in this way as well. Evidence is emerging that exposure to these pollutants can damage the central nervous system and is linked with certain mental health conditions such as depression. Urban vegetation also helps mitigate noise pollution, which causes stress and sleep disturbance. In many cultures, visiting green spaces is less associated with physical exercise than with sedentary social activities, such as picnicking. That could be a source of nature's benefits in its own right: socialising can reduce loneliness, anxiety and depression. Certainly, being part of a supportive community is good for mental health ' and research shows that attractive public spaces are a catalyst for building cohesive neighbourhoods. Meanwhile, a study by Berman and his colleagues in Toronto, Canada, found that adding just 10 trees to a city block has a huge impact on people's perceptions of their health and well-being, equivalent to the effect of earning \$10,000 more per household. If urban greening were an investment priority, it needn't take much to have a big impact, with the most disadvantaged benefiting the most.	M Macoute		Kitsilano	No web attachments.

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07/22/2022	08:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am oppsed to this reasoning for various reasons, mainly the size and lack of experience of the operator for a project this large and the extremely poor answers i heard or lack there of from bc housing and mpa during the public hearing. Zero faith they will be able to properly and safely manage this site and all responsibility will fall onto the vpd and the neighborhood	Jason park		Kitsilano	No web attachments.
07/22/2022	08:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	During the heat dome of 2021, residents in social housing, both old and young, took shelter in the treed lot across from Delamont Park when their apartments became unbearably hot. Trees not only provide shade, but cool the land. Where do you expect these people to go for respite when you take this land away from them' Treeless green space does not provide cooling. Future expansion of Delamont Park, unless you make it a forest, will not provide cooling space. Trees cool the land surface temperature of cities by up to 12C An analysis of satellite data from 293 cities in Europe has found that trees have a big cooling effect while other green spaces don't Chen Ly, Nov 23, 2021, New Scientist hxxps://www.newscientist.com/article/2298675-trees-cool-the-land-surface-temperature-of-cities-by-up-to-12c/ The cooling effect of trees reduces the surface temperature of European cities in the summer by up to 12C in some regions. In contrast, green spaces without trees have a negligible effect, according to a study that strengthens the case for tree planting to help cities adapt to global warming. Jonas Schwaab at ETH Zurich in Switzerland and his colleagues used land surface temperature data collected by satellites to compare the temperature differences between areas covered by trees, treeless urban green spaces, such as parks, and urban fabric such as roads and buildings. They analysed 293 cities from across Europe. The land surface temperature measured by satellites isn't the same as the air temperature, which is more closely linked to what humans would feel, says Schwaab. Usually, the air temperature difference between tree-covered areas and built-up areas would be much smaller than the land surface temperature differences,' he says. The team found that tree-covered areas in cities have a much lower land surface temperature compared with surrounding areas. The differences were between 8C and 12C in central Europe and between 0C and 4C in southern Europe. The team also found that the cooling provided by treeless green spaces is negligible, and in some instances green areas without trees can even be warmer than the surrounding urban areas.	Z Wazavanga		Kitsilano	No web attachments.
07/22/2022	08:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The province of bc has a history off bullying cities and telling them What they have to do. Vancouver city council needs to do what's best for Vancouver residents not the provincial government. Please reject this poorly prepared too large project and have the province provide a better project with guaranteed supports in writing.	Lincoln holt		Mount Pleasant	APPENDIX A
07/22/2022	09:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Residents of Larwill, an MPSA operated low barrier housing facility have been told they will be the ones moving to the arbutus proposed housing, not local residents in need as we have been told. Larwill is temporary as it needs to move to make way for the new art gallery. All bc housing is doing is moving high needs individuals from downtown where at least there are supports they need, to a residential neighborhood where there are zero supports. This doesn't benefit anyone or the needy of kitsilano. Oppose	Debbie borger		Downtown	No web attachments.
07/22/2022	09:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The fear and trauma for the children and women who will be vulnerable to the severely mentally ill who may be erratic and violent in the community if they are not cared for by a professional group of psychiatric staff. While I support social housing in safe neighborhoods, this is not well designed mixed use for various human needs. This shows literally as a place to sleep but no support for the housed to heal, to be educated, to learn to manage their mental health. And it is not up to the community that does not already have tools or experience in place. It should not be about size and numbers to house but rather should be about quality of a sanctuary of health and healing.	Jonathan kentel		Kitsilano	APPENDIX B
07/22/2022	09:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The handful of clients who can or will benefit from this project statistically, hardly matches the major full on negative impact on a peaceful, low crime family oriented community so many are against. To put vulnerable addicts at a skytrain station is unfathomable bringing all that comes with drug crimes to our doorsteps. Not safe for any neighborhood without supports in Vancouver. Please oppose.	Brenda Frid		Kitsilano	No web attachments.
07/22/2022	09:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	An elementary school is across the street and a daycare use to sit in that location. It should instead be much needed daycare spaces and housing for senior/ people with disabilities because it's accessible to transit plus it fits with the area.	Bryan Scott		Marpole	No web attachments.

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07/22/2022	09:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm opposed to this development without adequate supports which based on bc housing and maps presentations it clearly Does not have	Heidi butterfield		Strathcona	No web attachments.
07/22/2022	09:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am opposed to this rezoning not because I am against helping those in need, but because I am against the sheer ignorance of our current Government in not doing due diligence in choosing an appropriate location for this type of building.	Michelle twite		Marpole	No web attachments.
07/22/2022	10:02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The SRO model (which in all honesty this is what that is, they're just adding in a tiny kitchen)has been proven not to be successful, placing these residents with mental health and addiction challenges next to a School, Childrens play area and a Womens shelter is irresponsible, especially with no services or help from the operator to rehabilitate. The shadowing this is going to cause on the School is not positive for mental health (similar to SAD) as well as playing and learning. Please think of alternative ways to rezone this location in a more responsible manner.	Douglas deol		Kitsilano	No web attachments.
07/22/2022	10:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	After listening to the speakers with an open mind, there have been many important reasons to reject this rezoning, especially the fact that there has been inadequate consultation with the public on this high density project and risk related to the proximity to a pre-school and elementary school.	Victor Barninas		Fairview	No web attachments.
07/22/2022	10:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This housing project is right beside an elementary school and far too big a scope for that neighbour hood.	Krista Hilton		Kitsilano	No web attachments.
07/22/2022	10:10	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose as not good for environment and does not fit into Character of the area. More green spaces needed with smaller medical facilities and elders buildings. Architecture is absolutely terrible also	Chris McKay		Downtown	No web attachments.
07/22/2022	10:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is Too BIG!! Don't warehouse humans. Healing needs to take place in calm place, not next to a busy noisy Subway station with a bus loop. There are already sirens throughout the night on W. Broadway @Arbutus. People with addictions who are trying to recover & heal should not live across the street from a BC Liquor shop. That is setting people up for bad outcomes. This building is Too HUGE & will cast a big shadow on the lives of children and others that visit the only, & tiny, playground across the street on W. 7th Ave.	Ian T		Marpole	No web attachments.

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07/22/2022	10:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposal needs to be halted and sent back for revisions in consideration of comments and concerns from the community.	Ben tanner		Strathcona	No web attachments.
07/22/2022	12:33	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I Oppose	S Halfnight		Kitsilano	No web attachments.
07/22/2022	16:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Not only is this project too large for the site, in the wrong neighborhood (across from a school and kiddie park), but now we find out that David Eby is just pretty much doing whatever he wants with no oversight. The entire Board was just fired (Typical of the #ndp. Wait until late on a Friday to try and hide more of the failures of this #ndp government. Eby has failed to deliver on almost every housing promise as Minister of this file!). And if for no other reason, these firings alone should convince the Council to deny this rezoning application since the tainted BC Housing Authority is pushing it. They don't care about anything but numbers of units built! Not about neighborhood help and support, services for the mental and addictive issues that low barrier residents have, and the effect this horrible project will have on the neighborhood. Stop this rezoning request and build something that is proportionate and will work!	Tim Matthieson		Unknown	No web attachments.
07/22/2022	16:14	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I live beside the mpa's Sanford residence on fir. Despite what is being implied, neighbours are very upset and frustrated with mpa's management. The noise from the residents is unbelievable. Shouting and screaming all night long. Drug paraphernalia and garbage are constantly left out front. I am afraid to walk at night due to the harassment and begging for money outside my front door. Mpa provides no response to our constant calls even though they have acknowledged it it their residents creating the disturbances. Why am i not allowed to sleep at night! I someone else's right to reside there take precedent over me being able to sleep and feel comfortable on my own home. Mpa is not this wonderful organization and they don't care about the neighborhood or their neighbours. Do you really want this now increased in size and put 18M away from little Kids"	Kellie D		Fairview	No web attachments.
07/22/2022	16:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Why are private citizens having to educate council on this proposal instead of government paid employees' Speaker #20 an engineer knew 100x more about the site , traffic and zoning than any of the city planners. They should be ashamed of this. It's their job to properly educate council, not the job private citizens who unfortunately have been forced to take on that role if anything factual is to come out of this rezoning. Since the gov employees clearly are unprepared and confused there is no way the current proposal can be approved.	Michelle wang		Kitsilano	No web attachments.
07/22/2022	16:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Building is way too large for land and neighborhood. Totally out of place. In supportive of supportive housing but the building should not have to be hostile architecture and ruin the beauty of the area. Could easily be rethought in a smaller and attractive building which blends into the neighborhood , not stands out like an ugly sore thumb despite the pressure to use Gregor Robertson's modular housing company.	Cici lim		South Cambie	No web attachments.
07/22/2022	16:27	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Opposed due to height and super close proximity to children, seniors, and women's drug and abuse recovery home.	Natalie hermanso		West End	No web attachments.

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07/22/2022	16:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Opposed due to height and super close proximity to children, seniors, and women's drug and abuse recovery home.	Mason		Fairview	No web attachments.
07/22/2022	16:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There are too many people not associated with this neighborhood trying to force their will and hatred on it. Social media postings have been terrible and bigoted. They treat this public hearing like a game, and some Councillors are more than willing to play this game. Firstly, this building is way too big for the lot. Speaker 16 shows the tower and the low rise portions are on the wrong locations for the lot shape. The building doesn't follow any proper design guidelines and shouldn't have been promoted for rezoning. Secondly, there is still one entrance from 7th that cuts through the dining room. Why would regular renters traipse through the supported residents' private area, unless they are actually part of the same group and the 50-50 mix is not true. Thirdly, building will shadow everything around it - the park, the schoolyard, the greenway. Where is the simple joy of being out in the sun when the sun is actually shining here? Fourthly, does this building actually look like it's part of Kitsilano? It doesn't adhere to any neighborhood character. Fifthly, this is not a hospital, detox or treatment centre. It does not 'save' lives. It is a series of 300 sq foot units. BC Housing and the City have been sitting on this land for the past 3 1/2 years. Housing at an appropriate height could have been built years ago. They were just waiting for the Broadway Plan for extraordinary density. They were more than willing to throw the school under the bus with a discriminatory solar access policy under the Broadway Plan. That truly disgusted me. Sixthly, City staff have not seriously addressed any Councillor questions in a meaningful way on July 14th. Serious traffic access issues have been blown off, yet again. No one wants to know about the impact the bus loop is going to have in this same area. It's like it magically doesn't exist. It's unfathomable how much tunnel vision there is for this project, as though it was a building surrounded by nothing.	Lorelei Macapagal		Kitsilano	No web attachments.
07/22/2022	16:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Minister David Eby is talented at commissioning reports, but not at reading and following them. The Ernst & Young reported clearly stated that departments didn't coordinate with each other and had no outcome measures other than unit numbers. West 8th and Arbutus is clearly an area for Women's Transitional Housing. It's right beside a women's recovery house. These women need housing and reunification with their families. They are already part of the neighborhood. Many are indigenous and housing oriented towards them would go towards reconciliation. In fact, at 8th and Vine, the Aboriginal Friendship Centre had its original location. It would be like a homecoming. Already there are lots of moms in the area willing to help another mom out. Don't be stubborn and admit that this plan wasn't thought through very well and make a better one that the neighbourhood can embrace. Mayor and Councillors, you need to see the big picture on what makes a neighborhood successful. A building that physically and emotionally divides a neighborhood is not a success.	Aurora Ramirez		Mount Pleasant	No web attachments.
07/22/2022	16:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Councillors Boyle and Swanson keep saying that renters shouldn't be placed on busy arterials. Yet, they think it is a good idea that poor people be placed beside a bus loop bringing 3500 people per hours at peak hours and a future street car on the greenway. This is like putting poor people next to train tracks. Is the best that the city can offer? Was there no other land available for this building? People with sensitive conditions need a quiet area. This is not it. The MPA building is not on an arterial. It's across from a seniors building, Seymour Medical Clinic and a French cultural centre. These are not hectic areas, which makes it a good place for sensitive people. Think about what environment is the right kind for sensitive people.	Jovelyn Tupas		Kitsilano	No web attachments.
07/22/2022	17:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Theme buildings, especially one so disproportionate for the area and in such a high profile area by the terminal subway station and bus loop, are stigmatizing not only for the residents expected to live in it, but for anyone that has to look at on their way through on transit. Hundreds of thousands of people will pass through here and think 'WTF' Why did they put this here? Lots of people are thinking 'WTF' when they look at this building design, never mind who is going to live in there. Is Kitsilano going going to filled with buildings that look like this under the Broadway Plan? Is this what a Great Street looks like?	Binder Rathore		Kensington-Cedar Cottage	No web attachments.
07/22/2022	17:18	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I don't think people should live between a bus loop and a street car. That's too noisy, there are too many strangers around and traffic safety is low. It would be better to be a couple of blocks away where it's quieter and safer. This lot would be better for a medical dental building.	Xialiang Chong		Kitsilano	No web attachments.
07/22/2022	17:32	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I read that CPTED article that someone submitted on July 14th. Why doesn't the city use this when they make developments? It would make sense to match things that are alike together, like schools and family housing? How come the city doesn't want family housing beside a school? Homeless people don't need a school? Honestly, I don't understand how BC Housing and City of Vancouver make these decisions. It's like they make a choice opposite to what makes sense.	Meiling Peng		Kerrisdale	No web attachments.

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07/22/2022	17:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is like the Berlin Wall dividing up the neighbourhood and the site of it will stir bad feelings. When people come here by subway to UBC, you show them such an ugly block of a building. Why do you put up a building typology that makes people unhappy? Put up a building that makes people happy when they look at it. Why don't you get that architect that designed the Heather lands and the new park downtown? That architect has talent.	Enoch Lee		West Point Grey	No web attachments.
07/22/2022	17:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this building being placed beside an elementary school, toddler park, women's abstinence-based recovery house and seniors housing.	Benilda Pangasinan		Fairview	No web attachments.
07/22/2022	18:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Building is too large and 17.8M from an elementary school is very dangerous.	Maria tzotzolis		Downtown	No web attachments.
07/22/2022	18:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Although very supportive of any type of social housing, one has to consider the already vulnerable populations currently living directly in the proposed area first. 500 young elementary children, a daycare, a very busy toddler park, several seniors social housing and a women's recovery centre need to be considered and they have not; the introduction of a low barrier supportive housing 18 stories tall is incompatible with these current vulnerable populations. Please oppose	May Ho		Fairview	No web attachments.
07/22/2022	18:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This Building is unfortunately way too large and tall for This 3-4 storey neighborhood.	Cheryl Bill		Kitsilano	No web attachments.
07/23/2022	06:54	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	What the applicant is proposing has been tried before at 215 West 2nd Avenue. The Marguerite Ford Apartments is a sad example of a failed supportive housing. It does not work for the residents and the neighbourhood. Minimal staffing, lack of on-site supports, staff without training to deal with residents with severe drug addictions and mental illness. The result a constant stream of emergency vehicles responding to assaults, overdoses, fires, vandalism and floods. Four photos are attached indicating what the neighbourhood can expect to see if this proposal is approved. Jan 20/19 - in front of commercial building on 400 Block of 1st Ave. May 21/20 - behind commercial building on 300 Block of 2nd Ave. Aug 24/20 - in front of commercial building on 200 Block of 2nd Ave. Jul 30/21 - behind Marguerite Ford Apartments on 200 Block of 2nd Ave. Reject the proposal, make the applicant come back with a smaller building with the needed staffing and on-site supports.	Mark Aceman		Fairview	APPENDIX C
07/23/2022	08:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	After the July 20, 2022 staff report on concerns about inability to secure indemnity by Nov for the 2030 Winter Olympic Games proposal, Chief Sparrow wished that the City had come to him to talk to him first instead of the media approaching him. Chief Sparrow is correct; there needs to be straight talk and dialogue. To be respectful, you just don't spring bad news on people. This is what the West 8th and Arbutus neighbourhood wants - a genuine two-way dialogue, not to have something sprung on them, like this project. And definitely not in such a disrespectful manner. So cagey was the approach, with VAHA promising BC Housing the land in Feb 2019, then a MOU between BC Housing, CoV and CMHC for permanent supportive housing in May 2020 and then a plan for 300 units of supportive housing including the Arbutus site in July 2020. We did not find out about it until Feb 2021 when David Eby declared that it was a "done deal." "Consultation" was not genuine. Regardless what James Forsyth says, he didn't listen to anyone in this area. Consultation involves asking open-ended questions, like how could we get supportive housing into this neighbourhood, what do you think would work, how do you think you could help? None of this happened. Instead there is a neighbourhood dividing project. The neighbourhood is a victim of bigotry and hatred by strident, divisive "activists" that don't care at all about real people in neighbourhoods and how neighbourhood functions. This is not a winning situation. Supporting agents of hate contributes to the declining trust that people have in civic and provincial governments. Do not support hate. This project needs to be rejected and brought back to the neighbourhood for genuine consultation, not this autocratic process.	Daisy Mok		Kitsilano	No web attachments.

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PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

07/23/2022	08:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	City planner Chee Chan refused to post or answer questions on the co-impact of the subway/bus loop on this building on the neighbourhood. I don't know how you make plans without considering all the factors involved. This is totally the wrong location for a subway station. It should have been at Burrard with the bus looping to Senakw and coming back. It's too late to correct that major error and missed opportunity for reconciliation. However, you can still correct this problem by rejecting it outright and having BC Housing and VAHA negotiate directly with the neighbourhood for an appropriate project, one that is not harm reduction focussed and respects what already exists here: children, the elderly, persons with disabilities and an abstinence-based women's recovery house. I am very ashamed of the City of Vancouver and Minister David Eby/MLA of Kitsilano, both incapable of representing this neighbourhood. Forced projects don't create acceptance, but withdrawal and distrust.	Betty Ngai		Kitsilano	No web attachments.
07/23/2022	08:16	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Why did VAHA think that this location was good for supportive housing? Answer: It's beside a subway station. Why did BC Housing think this was a good location? Answer: because MPA is in Kitsilano (really, in Fairview). These are not good answers. The area vulnerable, who are children, elderly, disabled and women in a recovery house, don't want to be beside a subway station and bus loop. The bus loop creates traffic congestion and safety concerns. The city and province aren't making any progress on random, violent crime, which includes that on transit and at transit stations. Now these violent, unstable individuals can come into the West 8th and Arbutus area, and VAHA and BC Housing place another vulnerable group right beside the subway station and bus loop. Development is not like a Monopoly game moving pieces around. However, governments seem to think it's a game and don't think of unintended consequences. Please think this through and reject this proposal as it's presented.	Kelly Chew		Kitsilano	No web attachments.
07/23/2022	08:25	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Councillors Fry, Carr and Dominato, on July 22, 2022 during the amendments and debate session for the Vancouver Plan, you wanted to acknowledge the unique identities of neighbourhoods and have art and architecture that explain the city. In the staff report for this proposal, there is no requirement for public art, although the involved governments have generous funding and this building is in an extremely high profile area beside the terminal subway station/ bus loop and the Arbutus Greenway. There is a historically and neighbourhood significant person that should be honoured with public art: the 2007 Order of British Columbia awarded Patricia Proudfoot. She was active parishioner of St Augustine Parish and instrumental in the creation and funding of the new school. From: https://orderofbc.gov.bc.ca/members/obc-2007/2007-patricia-proudfoot/ "Patricia Proudfoot was a retired Justice of the B.C. Court of Appeal, who served with distinction as a judge on all levels of court in B.C. She was the first female judge appointed to the Criminal Division of the Provincial Court, the County Court of B.C., and the B.C. Supreme Court. Judge Proudfoot was appointed to the B.C. and Yukon Territory Court of Appeals, and sat on the first all-female panel of that court. She was also appointed Deputy Judge to the Supreme Court of the Northwest Territories. Mrs. Proudfoot served her community in many capacities, including as commissioner to the Royal Commission into the Incarceration of Female Offenders, and a member of the Committee on Sexual Offences Against Children and Youth. She also served on the Canada Pension Appeal Board, and served on the Canadian Panel on Extraordinary Challenges for NAFTA. She was an honorary director of Big Sisters of BC, demonstrating her belief in the important role of mentorship between women and young girls. Throughout her career, she served as a mentor for many women and men in the legal profession. The best evidence of her ability to lead by example has been the increasing numbers of women who have followed Judge Proudfoot onto the bench. Mrs. Proudfoot made a profound contribution to the legal profession, to family law in British Columbia, to her community, and to those who have worked with her over the years."	Marisol de la Cruz		Kitsilano	No web attachments.
07/23/2022	08:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Mayor and Councillors, you just supported amendments to the Vancouver Plan to acknowledge the unique identities of neighbourhoods and support heritage and intangible culture. When you look at the design of this building, which totally consumes 2 lots with building, do you think it preserves the unique character of the Delamont Park area? This was taken from the April 29 Globe and Mail article by Kerry Gold "A microcommunity in Kitsilano clings to its heritage". In 2010, the city recognized the heritage value of the more than 100-year-old neighbourhood with the creation of 15 statements of significance for the buildings. The area is now known as Delamont Park after the small park built in 1981 at the corner of West 7th Avenue and Arbutus Street and named after legendary Kitsilano Boys Band leader Arthur Delamont. In Kitsilano, it's particularly rich in the city's cultural past. Delamont has always been artists' enclave. Painter Frank Molnar lived there, as did sculptor Elek Imredy and poets John Newlove, Bill Bissett and Judith Copithorne, according to history author Eve Lazarus. Ms. Copithorne was one of three women who posed for Mr. Imredy's Girl in a Wetsuit sculpture which now sits on a rock off the Stanley Park sea wall, according to Ms. Lazarus. Long-time resident Deborah Jones lives with her husband in a Delamont Park house, across from another city-owned house where young artists live. During the onset of the pandemic, the artists held dance parties on the street. She says that convivial atmosphere, unusual for Vancouver, has kept her there all these years. "I think it's worth preserving a living heritage community like this, because in Vancouver everyone talks about how unfriendly and lonely they are. The answer is, you need these communities where you can have a conversation with five people before you get to where you are going. That's worth preserving."	Analyng Dalisay		Kitsilano	No web attachments.
07/23/2022	08:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The best idea of this public hearing came from actor Tim Matheson, who said the building should be for the work of Sancta Maria House, which is an abstinence-based women's recovery house. This is a program for marginalized women that works in this neighbourhood. Why didn't BC Housing approach Sancta Maria House and St Augustine Church about a supportive housing building in this neighbourhood, if they wanted to be involved in operations? You heard from Speaker William McGrath from the church, who was involved with area homeless long before there was funding for this work. He worked at St Mark's Shelter for 10 years. You didn't hear from the church committee on sex trafficking of women. If BC Housing actually listened and cared about the neighbourhood, they would have asked these substantive questions and built on social justice work that already exists. Instead, there was no consultation, just imposition of an over-sized and out-of-character building for the lot and a harm reduction model that opposes the abstinence-based recovery work for the past 20 years. There could have been a beautiful, neighbourhood-supported project, but instead there is an increasingly divisive project. Please reject the proposal as presented.	Dolores de Guzman		Kerrisdale	No web attachments.
07/23/2022	12:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Strongly oppose	Marc Cammarasana		Riley Park	No web attachments.

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PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

07/23/2022	12:04	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose the proposed development in its current form. I have listened to the debate and comments online: I was dismayed to see how non responsive Council has been to the overwhelming (and compelling) opposition that has characterized the public hearings. Nine out of ten people are against this gigantic supportive housing: the size and the type of housing (low barrier) are not appropriate for that location. People have explained it in many ways: look at similar size developments (Marguerite Ford in the Olympic village) and you can predict almost exactly the enormous problems. The size should be smaller and subsidized rentals (rather than low barrier) should be the target housing. Council shows no concern about the school across the road (less than 25 meters away from the proposed development). There is not a single low barrier development of such enormous size across an elementary school in the province of BC. Two things I find very depressing: (i) Council ignoring concerns and only discussing small tweaks to a flawed project; (ii) the total disregard for the kids across the road, as if they were some kind of privileged brats that deserve no compassion. Something bad is going to happen at this type of housing sooner or later: kids will be collateral damage in the name of equity' Special mention for the Green Councillors, who are missing in action. There is no difference between One City and Greens on this issue, they both seem to align with David Eby and his "done deal" approach. I voted in every single election of the past 20 years, and so did my extended family: I will not vote ever again for any Councillor who supports this flawed housing project next to an elementary school. Not in Kits, not elsewhere. Send this project back to BC Housing. Build something else, for example much needed housing for essential workers in that location would be ideal!	J. Lee			Unknown	No web attachments.
07/23/2022	12:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Strongly oppose	Taylor Hornbeck			Unknown	No web attachments.
07/23/2022	15:48	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I was speaker #6 on June 28th, on behalf of the Kitsilano Coalition. In response to Councillor Fry expressing following my speech that he was somehow unaware that the referral report provides that a "minimum of 50%" of units in the project will be for shelter-rate occupants, I challenged City staff and BC Housing to confirm that 50% of units for shelter rate was the ceiling, not the floor. Obviously, the use of the word "minimum" permits up to 100% of the units to rent at the shelter rate. More than 3 weeks have passed, and no one from the City has clarified the language in the referral report. I am compelled to conclude that BC Housing and City staff wish to maintain the ambiguity created by the words "minimum of 50%" as a means of allowing BC Housing to retain the discretion to rent up to 100% of the units at shelter rate. I am rather taken aback that the clarification I sought, which is fundamental to the tenant composition of the project, seems to be of no interest to Councillors, as it was not included in the attached July 21 2022 memo from City staff to Mayor and Council. How can Councillors make an informed decision on the rezoning without confirmation of the tenant mix of the building? One would have expected Councillor Fry to seek this clarification after our exchange on June 28th, given his professed ignorance of the language in the referral report. I am sure that City staff did not expect the public to read the referral report more carefully than Councillors did. No doubt it was believed that the public would simply accept that the tenant mix would be the 50/50 split Councillor Fry continues to assert in his comments made during the hearing. I find it disturbing that City staff have not resolved the ambiguity in the referral report. The failure to do so is perceived by the Coalition and its supporters as a deliberate bait-and-switch with the neighbourhood that is designed to undermine citizens' objections to the project. I take this opportunity to remind civil servants that we pay your salary and this fact should result in our concerns receiving a much higher degree of respect than they have been accorded to date. When a citizen poses a clear question that is of central importance in the context of this particular public hearing, the least City staff can do is to provide the clarification sought, regardless of whether Councillors take it upon themselves to expressly seek the clarification.	Karen Finnan			Kitsilano	APPENDIX D
07/23/2022	19:44	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Don't be pressured to accept this flawed proposal due to political interference from David Eby. He is unable to provide any fair representation to the Kitsilano side directly affected by this rezoning. This proposal needs to be rejected and sent back to staff, just like the townhomes in Shaughnessy beside Vancouver Hospice. Also, it needs a different planner assigned to it.	Bing Wen Lai			Kitsilano	No web attachments.
07/23/2022	19:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	In the Nov 10, 2021 UDP meeting, panelist Margo didn't like the matchy matchy 3 story brick building on 7th. The architect wanted it to match the school. Margo thought it was tacky. So do I. Why wasn't this changed? Chee Chan thinks that brick building makes a transition to Delamont Park. It does not. It's still a big block with no setbacks and landscaping. UDP panelist Jessie asked why this building was cut in half in height and just made into a lower rise block. Derek Robertson said that this design would shade Delamont Park. We already know that Delamont Park is going to be shaded anyway according to Stephen Bohus' shadow studies, so why not have a lower level block instead? I have no trust in the city planners' shadow studies after they put in that discriminatory and disgusting solar access policy line against independent schools in the Broadway Plan. What an all-time low way to shaft children.	Enyu Jing			Kerrisdale	No web attachments.
07/23/2022	19:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	A temporary modular building recently caught fire on Union Street. It has considerable water damage. At least it was 3 stories tall and easy to evacuate. How do firefighters access the units if there is a big fire. The windows are blocked up screens attached to the facade. Are people supposed to try to get to the rooftop?	Wei Guo Liang			Kitsilano	No web attachments.

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PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

07/23/2022	19:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I read that CPTED article that someone submitted by July 21st. Do you realize that there is no business of any kind around this bus loop that is operational around the clock' What if you or your child or one of the residents in this building were waiting for the bus and a stranger attacked them' Do you want someone attacked at night like this woman's daughter' https://bc.ctvnews.ca/what-kind-of-low-life-does-that-vancouver-woman-outraged-after-daughter-beaten-by-2-strangers-1.5985278 There is absolutely nowhere they could run to get help. Doesn't the city think of these things when they zone buildings' There really needs to be all hours commercial business at the bottom of this building. It would make the area safer.	Haitoo Cheung		Kitsilano	No web attachments.
07/23/2022	20:00	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building should not be harm reduction model by school, women's shelter, old peoples home and subway station. This is a bad idea. We want to keep the neighborhood safe for everyone to use.	Yumei Fan		Arbutus-Ridge	No web attachments.
07/23/2022	20:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this large building being placed by the greenway and children's park. People won't want to bring their children to the park if people with behavior problems are sitting in the park. How can you think this is appropriate'	Bikram Dhaliwal		Kitsilano	No web attachments.
07/23/2022	20:10	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This place is perfect for Women's Transition Housing. We already have women in recovery that need housing. There are lots of moms that want to help moms. Let moms help moms. Say NO to this rezoning as written.	Lourdes Sampaguita		Kitsilano	No web attachments.
07/23/2022	20:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This type of building belongs closer to a hospital where there is more help available. It could be put over the VGH subway station. This place is good for Women's Transition Housing. BC Housing has the wrong idea but is too stubborn to admit it. Please reject this rezoning as written.	Danilo Ilocano		Fairview	No web attachments.
07/23/2022	20:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning as written. Thank you.	Amanpreet Dhillon		Mount Pleasant	No web attachments.
07/23/2022	20:24	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Why is there one main entrance for everyone on West 7th that goes through the dining room of the supportive housing residents' It's really strange that people that have nothing to do with that program and their guests would access to that private space. It makes it less believable that there is a real 50-50 split between supportive housing and low income housing residents. The back door on West 8th that goes to the utility room and recycling doesn't count as an entrance. By the way, how is that secured so that bus loop traffic doesn't sneak in through a propped open door'	Faye Xu		Arbutus-Ridge	No web attachments.

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PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

07/23/2022	20:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Do you realize that the subway station will have no washrooms, so there will be street feces and needles in the neighbourhood due to that? Do you have want people living in this proposed building to deal with that?	Alejandro Santos		Kitsilano	No web attachments.
07/23/2022	20:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	There are more stranger attacks in Vancouver due to people with mental health issues, mostly due to drugs. Methamphetamine is a favorite drug because it's cheap and feels 10 times better than sex. Guess why so many men are taking it and then become psychotic. Now this group will have easy access to West 8th and Arbutus, full of children, elderly and disabled people to kick over. Don't you think these bad characters will be attracted to this building with a harm reduction focus? Who could miss it? Such a prominent building should not be at this location. It will attract trouble whether it wants to or not. The MPA program should be put in a building that has community services and office space to buffer them from bad characters and a few blocks away from the subway station and bus loop.	Rodrigo Gutierrez		Kitsilano	No web attachments.
07/23/2022	22:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Councillor Wiebe added an amendment to the Vancouver Plan to follow the First Nations' perspectives on health and wellness. https://www.fnha.ca/wellness/wellness-for-first-nations/first-nations-perspective-on-health-and-wellness Centre Circle The Centre Circle represents individual Human Beings. Wellness starts with individuals taking responsibility for our own health and wellness (whether we are First Nations or not). Second Circle The Second Circle illustrates the importance of Mental, Emotional, Spiritual and Physical facets of a healthy, well and balanced life. It is critically important that there is balance between these aspects of wellness and that they are all nurtured together to create a holistic level of well-being in which all four areas are strong and healthy. Third Circle The Third Circle represents the overarching values that support and uphold wellness: Respect, Wisdom, Responsibility and Relationships. Insertion of this proposed building into the West 8th and Arbutus disrupts the health and wellness philosophy of this neighbourhood. This is not a harm reduction neighbourhood. There is a women's abstinence-based recovery house here. There are seniors and young families that don't have the lifestyle choice of that kind of substance use. Introduction of street culture into this neighbourhood affects all of our health. Please do not rezone for this harm reduction building.	Sophie Ng		Arbutus-Ridge	No web attachments.
07/23/2022	22:28	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is wrongly located by a bus loop. I am worried about my own daughter taking the bus from here to UBC in the evening, especially in winter when it's dark. There are no shops around here to bring in normal regular people to keep things safe. I can only imagine what a vulnerable person with a mental condition would feel taking a bus from here or walking in the neighbourhood. There are too many strange people attacking people with machetes and axes downtown and now they will come to Kitsilano by transit. How are you going to stop stranger attacks and make the bus loop safer to use?	Holly Tsui		Kitsilano	No web attachments.
07/23/2022	22:35	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	BC Housing doesn't understand this area because it didn't consult it in good faith. I have no idea who James Forsyth was listening to. The City of Vancouver didn't listen, either. This location is meant for Women's Transition Housing. BC Housing is missing the mark for that type. There is already a women's abstinence based recovery house. Build on what already works in the area. Please do not accept this rezoning as presented.	Mahalia Macabulos		Fairview	No web attachments.
07/23/2022	22:45	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is the wrong size and the wrong building. The bottom of the building needs to have constituency offices for MP Joyce Murray and MLA George Heyman so that their people can provide security for the subway station that they wanted so much.	David Tow		Kitsilano	No web attachments.
07/23/2022	22:53	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning. This building is the wrong size and composition. Why all single units? I read in the staff report that it's cheaper to have one size of module. This is unreasonable. People with mobility impairment need more space. You didn't even consult with the seniors you're trying to demovict from Maple Crest Co-op. They are scared to speak out for fear of not being rehoused. Why don't you build new housing for them instead?	Jack Kwon		Kitsilano	No web attachments.

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PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

07/24/2022	00:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is too big for the lot. The high needs for the building will bring more emergency vehicles to an area that already has congestion and poor traffic flow, never ind the addition of the near future bus loop. This harm reduction building will attract drug dealers and others into the area. The area is already vulnerable to becoming seedy and unsafe from development of the subway, bus loop and other high density being forced into in a short time frame. Show that you care about this area and reject this rezoning as stated.	Tingting Gou		Kitsilano	No web attachments.
07/24/2022	00:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Putting vulnerable people with serious mental health problems to live beside a noisy, smelly, busy bus loop sounds like a bad idea. Doesn't the city have better places for people to live'	Xiaoyan Feng		Arbutus-Ridge	No web attachments.
07/24/2022	00:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Wrong model. Wrong size. Wrong place. Wrong operator. Reject and send back to staff for proper neighbourhood consultation.	Akashpreet Ahluwalia		Mount Pleasant	No web attachments.
07/24/2022	00:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose the rezoning as presented. Reject and return to staff.	Marie Fournier		Kitsilano	No web attachments.
07/24/2022	01:03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Don't be bullied by David Eby to push this through. This is not the right model of supportive housing for this area. We are not a harm reduction area, especially beside a subway station with no toilets, and surrounded by children and seniors.	Marc Lucier		Fairview	No web attachments.
07/24/2022	01:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning process and interference by Abundant Housing + KitsforInclusivity for using email generators to circumvent the process.	Antoine Boulanger		Fairview	No web attachments.
07/24/2022	01:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning.	Enoch Lee		Fairview	No web attachments.

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PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

07/24/2022	01:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This city has lost its mind with planning. I oppose this rezoning. I will know who to vote for after this hearing.	Kingsley Tsang		Fairview	No web attachments.
07/24/2022	07:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Judge Gove is right. We have to protect West 8th and Arbutus from deterioration into alien street culture, like what was allowed to happen to downtown Vancouver and the city has done NOTHING to fix. It was appalling to hear the evasive answers from Celine Mauboules about secret city/BC Housing and BC Housing/operator agreements with no consequences for destroying neighbourhoods. The city can't even provide an answer for the long-term problem of the Marguerite Ford building. Why would this new building be treated differently, especially over 80 years when the current management of MPA will be long gone. This building should not be harm reduction focused. It should be abstinence-based and resilient against drug dealers. That is the only way to minimize the damage imposed by this building. It's already too late to stop the damage from placing a subway station/bus loop here. That will already place drug users in Delamont Park and have others casing out the neighbourhood for opportunity. City Councillors, how are you going to mitigate against that damage? Reject and send this back to staff.	Crisanto Chavez		Kitsilano	No web attachments.
07/24/2022	07:15	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Judge Gove speaks to what we all believe. Because this building is right beside the subway station, all kinds of people are going to be attracted to it and create problems. Because this building is RTA, you can't legally restrict guests, other people living in the suites and what kind of activities or drugs they can partake in. Speaker Amanda Boggin from the DTES already spoke about tenant rights. Daily Hive article https://dailyhive.com/vancouver/bc-housing-supportive-housing-arbutus-kitsilano-thomas-gove in a public statement Thursday, retired judge Thomas Gove says this project is the "wrong model, the wrong size, and in the wrong place." "He states that academic findings and data, and real-life examples from his community court show that if you congregate people with serious [mental health and addiction] problems into one building, you are simply importing the culture of the street into their building, and that doesn't help the residents of the neighbourhood." "Gove essentially paints a picture that such a building becomes a hotspot for illicit and unwanted activity. The building will technically house 129 residents 'one person per unit' but he says drug dealers will follow their clients, which means more disruptions at the building and the surrounding area." "The neighbourhood needs to understand that while the building might have 129 units, you can count on the people living there to have others staying with them, which means doubling the occupants coming and going from the building," he wrote." "We see that all the time in the Downtown Eastside, it's just a fact of life for a building like that, and you can expect it at the proposed project in Kitsilano as well."	Joselito Dimacuja		Mount Pleasant	No web attachments.
07/24/2022	08:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Why is eby holding the community and council hostage by forcing this rezoning? A 4-6 storey building could have been built already. 18 storeys is way too tall for a resident neighborhood. This should be low income housing for seniors and families, not for Larwill residents mpa wants to renovate from the dtes as they have already advised they plan to due to the construction of the new art gallery. This should be residence for current Kits residents who need low income housing.	Tim Collingwood		Kitsilano	No web attachments.
07/24/2022	08:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear council, with so many violent incidents resulting from dangerous when untreated mental illnesses happening in Vancouver it is extremely unwise to warehouse 65-129 people of the hardest to home (per David eby) in a residential neighborhood with no supports. The closest wall in the a due to close because of the broadway plan leaving vgh and raven song , both Kms away as the only mental health supports. Please oppose this rezoning.	Lori McGrath		Marpole	No web attachments.
07/24/2022	09:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear council and residents of Kitsilano, Beware!! My disabled sibling has been a longtime resident of Larwill place, managed by MPA. Residents are high needs addicts and struggling with co-occurring disorders, mainly schizophrenia. I am shocked to read in the city memo dated 7/21 item #13 that residents from kits will have priority, how can this be when residents of Larwill in the DTES have already been advised they will be the ones given priority to move there as Larwill will be taken down to make way for the new art gallery? You are being fooled. Mpa and Larwill is a nightmare and a fear visiting there. Drugs are sold in the open and there is a booming market for stolen goods which staff turns a blind eye to. Violence and intimidation is constant and police presence is almost daily. Staff try, mostly when they are new (there will a huge turnover) but after a few months they become burned out and tired of being threatened by residents end up just becoming compliant and turn a blind eye to violence and crime. There are constant visitors there, many who seem to have permanently moved in who are not good people, what's the point in screening residents if they can have outsiders move on with them? I advise you not to let this happen to your quiet small block filled with seniors and children. This would be a huge mistake. Thank you	Kathleen		Downtown	No web attachments.
07/24/2022	11:49	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please Council Members, send this proposal back to BC Housing with two suggestions: 1) reduce the scale of the development, which is extreme and out of proportion in that location next to an elementary school and the new sky train station. 2) change the destination of the building: rather than low barrier for hard-to-house tenants, this would be ideal for subsidized rentals for essential workers and their families (next to transit and easy commute). Please consider reviewing the design to allow for actual offsets and green areas, which are completely absent.	JL		Unknown	No web attachments.

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07/24/2022	12:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear council, I oppose this motion. The building is way too large and takes away well used park area for the neighborhood. Also oppose the location being 18M away from an elementary school. Victoria and Penticten will not allow low barrier housing this close to schools so why does Vancouver? Thank you	Noel withers		Kitsilano	No web attachments.
07/24/2022	12:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	July 21, 2022 Yellow Memorandum https://council.vancouver.ca/20220628/documents/phea3yellowmemo.pdf Questions 3, 4 and 14 about the Reidman Temporary Modular Housing near Sir Wilfred Laurier School: Question 3 stated that 25% of the tenants were homeless individuals sleeping by the Langara Golf Course and were prioritized. City staff does not who the Kitsilano homeless are. Alison Dunnet told Councillor Wiebe that they didn't have that granular information. Only Speaker 111 William McGrath, who had extensive experience with the area homeless, stated that the local population tended towards alcohol use and did not like association with the DTES homeless population that tended towards use of other substances. The answer to Question 13 does not discount the introduction of the DTES population into this building. As stated above, City staff are unaware of differences between the Kitsilano and DTES homeless populations. The Reidman Residence was another contentious project, but with substantial differences: quiet, preserved low density neighbourhood, temporary low rise building proposed and no busy terminal subway station and bus loop bringing up to 3500 people per hour into the area with an "unresolvable transit bottleneck" as stated by Lon LaClaire. By speaking to staff at the Reidman Residence, it was learned that the operator chose independently functioning residents. There were two groups: ones that were of "retirement age" and younger ones, many of whom were working. So, a motivated operator is not required to follow a Vulnerability Assessment Tool (VAT) and perhaps the selected residents weren't that vulnerable that they couldn't have lived in a regular apartment building or a suite meant for those with physical disabilities.	S Paz		Fairview	No web attachments.
07/24/2022	12:39	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	July 21, 2022 Yellow Memorandum https://council.vancouver.ca/20220628/documents/phea3yellowmemo.pdf Re Questions 3, 4, 14: Regarding Community Advisory Committees (CAC's), nobody wants to part of a committee to talk about problems. People want buildings that work and don't create problems. Through the city hearings, we've heard from Mt Pleasant residents that undergo the headache of multiple, non-productive CAC meetings. From the July 14th hearing date, we've heard from a speaker on the pointless Marguerite Ford CAC meetings with no resolution about needles and feces on the street.	S Paz		Fairview	No web attachments.
07/24/2022	12:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	July 21, 2022 Yellow Memorandum https://council.vancouver.ca/20220628/documents/phea3yellowmemo.pdf From the answers to Question 14: "This project will be based on a harm reduction approach, which is supported and encouraged by Vancouver Coastal Health. There would be a private space within the building for residents to ensure safe use in the presence of staff; this room would only be for residents and no outside guests." In looking at the design of this building, everyone who enters this building on West 7th, whether they are supportive housing resident, low income resident, guest or staff, walks past the harm reduction rooms. In 2017, the media was full of articles about the successful Portugal model and rapid access Suboxone clinics at St Paul's Hospital. With the introduction of the NDP government and this city council, it's become a one pillar approach to managing addiction: safe supply. Since Vancouver Coastal Health has promoting "harm reduction" and not "substance use treatment," have our lives improved? We see more people with addiction and more random acts of violence in the city. Mental illness alone is not responsible for all of these random acts of violence. There is no way to destigmatize random acts of violence. https://www.vancouverisawesome.com/local-news/police-mental-health-factor-stranger-assaults-vancouver-bc-5599640 https://www.vancouverisawesome.com/local-news/vancouver-stranger-attack-kitsilano-2022-5579105 Stimulant drugs, like cocaine and increasingly Methamphetamine, can cause psychosis. The man that stabbed the Mexican tourist at the Tim Hortan's downtown was high on Methamphetamine. From the BC Coroner's report on toxic drug deaths between Jan 2011 and Oct 2021, presence of Methamphetamine in toxic drug deaths increased from 14% in 2012 to 45% in 2020 (https://www2.gov.bc.ca/assets/gov/birth-adoption-death-marriage-and-divorce/deaths/coroners-service/statistical/illlicit-drug.pdf - page 6). It is my opinion that most Vancouver residents object to the badly failing one pillar approach and that people in the West 8th and Arbutus area don't want it in their neighbourhood, either.	S Paz		Fairview	No web attachments.
07/24/2022	12:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	July 21, 2022 Yellow Memorandum https://council.vancouver.ca/20220628/documents/phea3yellowmemo.pdf From answer to Question 14: "Similar to any other housing in Vancouver, residents are able to make personal choices regarding their use of alcohol or drugs in their homes." Speaker 15 Tracy spoke about the small, low rise social housing buildings in the neighbourhood and the good relationships inside, including those tenants with substance use and mental health issues. The reason that this worked was because of the small scale nature and no dominance of one particular health issue. This is what Dr. Julian Somers means about when scattering small numbers of people with mental health and addiction issues throughout city buildings; people learn to self-regulate behaviour and interact with others. This still involves active support of an ACT Team.	S Paz		Fairview	No web attachments.
07/24/2022	12:50	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	July 21, 2022 Yellow Memorandum https://council.vancouver.ca/20220628/documents/phea3yellowmemo.pdf Question 18a: (a) What was the process for soliciting and selecting an operator for Arbutus' A. BC Housing executed a competitive RFP process to select an operator, MPA Society, in December 2020 and will enter into a formal contract with MPA Society subject to approval of the rezoning application. In March 2021, during the BC Housing Neighbourhood Dialogues for 36 people, BC Housing stated that no operator had been selected. In August 2021, BC Housing put on their website that MPA was selected as the operator. However, in this answer, we learn that MPA was already selected as the operator in December 2020. This further reinforces the "done deal" sham consultation with the neighbourhood and the lack of governance that BC Housing has when dealing with residents of Vancouver. If BC Housing had wanted to listen to the neighbourhood, they would have made an attempt to contact those existing in the area first. Prior to posting a RFP, BC Housing should have spoken directly to St Augustine Church about what kind of supportive housing project would work in this area and then build on what exists at Sancta Maria House. If asked, the neighbourhood would have stated that it would have wanted mixed affordable housing, second stage housing for women in recovery and no harm reduction focus.	S Paz		Fairview	No web attachments.

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07/24/2022	13:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	July 21, 2022 Yellow Memorandum https://council.vancouver.ca/20220628/documents/phae3yellowmemo.pdf Re: Question 8 Flashing Light at West 7th and Arbutus Council can request a flashing light at this intersection, despite staff's lack of interest in doing so. Engineer and Speaker 20 Christina Doyle well-articulated problems with communicating important traffic safety issues on Arbutus in proximity to the school. The city does not seem to appreciate the narrowness of the streets and that there is a cross street barrier at West 7th and Arbutus due to the bike lane. When the bus loop is operational, the "unresolvable transit bottleneck" will be in effect at Broadway and Arbutus. The bike lane needs to be removed from West 7th so that parents exiting the laneway west of the school can turn left and away from Arbutus and reduce traffic. This area does get traffic accidents. From the ICBC crash report website, the following crash numbers have been documented between 2017 and 2021: https://public.tableau.com/app/profile/icbc/viz/LowerMainlandCrashes/LMDashboard Arbutus St + West Broadway - 172 Arbutus St + West 8th - 21 Arbutus St + West 7th - 9 Arbutus Greenway + West Broadway - 5 Expect more crashes once the bus loop is operational.	S Paz		Fairview	No web attachments.
07/24/2022	13:13	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	July 21, 2022 Yellow Memorandum https://council.vancouver.ca/20220628/documents/phae3yellowmemo.pdf Questions 5, 6 and 7 address supports in a supportive housing building. There is no reason why Mayor and City Councillors cannot set a minimum standard of care services as part of the lease agreement with BC Housing and have enforceable consequences on not providing these services in the lease agreement. Answers to Question 10 show that Mayor and Councillors can impose restrictions on properties leased to BC Housing in order to make them better integrate into the community. Somehow, the Mt Edwards site in Victoria was successfully tenanted despite restrictions. Placing restrictions would demonstrate that Mayor and Councillors actually care about this neighbourhood. Those that oppose restrictions do not care.	S Paz		Fairview	No web attachments.
07/24/2022	13:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	July 21, 2022 Yellow Memorandum https://council.vancouver.ca/20220628/documents/phae3yellowmemo.pdf Question 11: Setbacks. Setbacks on Arbutus are important because children don't appreciate the danger of being at a street edge. They need space for pulling them away from the street. Anyone that has cared for young children would realize this. Staff has no idea how busy that sidewalk will be as the area densifies, so a wider sidewalk is better. What is not discussed in detail is the setback on the Arbutus Greenway. On May 17, 2022, Lon LaCiaire, GM of Engineering stated that the Arbutus Greenway will have street status and setbacks will need to be the same as that for a building by a street. How has this change been incorporated into the building design?	S Paz		Fairview	No web attachments.
07/24/2022	13:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	July 21, 2022 Yellow Memorandum https://council.vancouver.ca/20220628/documents/phae3yellowmemo.pdf Question 16: Tower massing and impact on the school. People in the West 8th and Arbutus area do not believe the shadow studies on the school yard and Delamont Park, especially when city staff inserted discriminatory shadow policy specifically for this independent school under the Broadway Plan. Fortunately, Councillor Dominato, with her belief in equity for all children, amended that line in the Broadway Plan. People in the West 8th and Arbutus area favour the shadow studies performed by Stephen Bohus, who spontaneously came forwards and produced these studies. He had no prior relationship with anyone in this neighbourhood and had no financial gain issues with densification along Broadway. If there had been truly a Kitsilano homeless impact needs assessment, I suspect that the loners sleeping rough and using alcohol don't want to be supported with activities and congregate meals. I suspect that people living out of their RV's and vans at the beach want a place to park their vehicles and not be bothered by other people. Targeting those specific populations in a building does not require activity space at all. However, a restaurant at the bottom level of the building to provide meals on-site or through delivery, could provide a successful meal plan. This type of building would allow variation of massing so as to reduce shadowing on the school yard. There would be opportunity to retain tree canopy.	S Paz		Fairview	No web attachments.
07/24/2022	15:01	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	While the majority of people with mental illnesses are not a danger to anyone, there are a small percentage that are violent, especially when combined with illegal drugs. Housing up to 129 people with serious mental illnesses beside an elementary school, daycare, park, womens recovery centre, multiple seniors low income housing, is not safe. Last week a woman with mental illness stabbed a stranger to death. Just this week, an individual suffering from mental illness: 1-entered traffic and kicked a woman's car hard enough to dent it. 2- struck a mother and toddler, was arrested and released on bail. The Very next day 3-attacked someone outside the kettle friendship centre 4- attacked two guards at vgh 5- punching a young woman in the face multiple times on a transit bus last month. Please rethink the resident mix at this location and follow Victorias lead and do not let people with any criminal Record reside here. 3-	Rose Donaldson		Arbutus-Ridge	APPENDIX E
07/24/2022	19:09	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Way too big and no supports in neighborhood	Owen Chilpancingo		Fairview	No web attachments.

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07/24/2022	20:06	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>From the Yellow Staff Report, we know that BC Housing's consultation report was a total sham (hxps://council.vancouver.ca/20220628/documents/peha3yellowmemo.pdf). BC Housing had chosen MPA to be the operator in Dec 2020, well before the March 2021 "Neighbourhood Dialogues" by BC Housing telling us that this 12 and now 13 storey building was coming. This is why BC Housing hired Idea Space to conduct a superficial and scripted process to check some box for a Crown Corporation. BC Housing lied and said that they didn't have an operator selected. They silently announced MPA as the operator on their website in Aug 2021. We are tired of lies put out by BC Housing. We will not accept this building because it is built on lies, with even more lies put out by the City of Vancouver on solar access and shadow studies on the school and Delamont Park. This building is not for any housing emergency. It's been sat on since Feb 2019, waiting for the Broadway Plan to add more density. This project has opened up a lot of eyes on the lack of governance that BC Housing and City of Vancouver delivers these projects. And why do this? Is there some secret joy in lying and tricking residents of Vancouver? This is pathetic. This further supports the Ernst and Young report about the siloed thinking and lack of governance at BC Housing. Please reject this proposal as written. For a refresher on governance, look at the Auditor General of BC website: hxps://www.bcauditor.com/sites/default/files/publications/2008/report13/report/public-sector-governance-guide-principles-good-practice.pdf ACCOUNTABILITY is the process whereby public sector organizations, and the individuals within them, take responsibility for their decisions and actions. They are willing to submit themselves to scrutiny to ensure that the responsibilities conferred pertaining to everything from probity and ethics to the effective and efficient implementation of programs are answered for. Strong LEADERSHIP sets the tone at the top and is absolutely critical if an entire organization is to embrace good governance. Acting with INTEGRITY means being impartial, ethical and not misusing information or resources. An organization with integrity maintains high standards of propriety and probity in the stewardship of public funds. It does this by having an effective control framework in place, abiding by relevant legislation, regulations and policies and instilling high standards of professionalism at all levels within the organization. STEWARDSHIP is the act of looking after something on behalf of others to protect or improve its sustainability. TRANSPARENCY is achieved when an organization's actions are open to scrutiny. It means stakeholders, the public and employees have access to full, accurate and clear information about the organization's decisions. Good governance requires transparency so that all players can have confidence in the decision-making processes</p>	K. Wazavanga	Kitsilano	No web attachments.
07/24/2022	20:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Celine Mauboules, city planner for homelessness, is aware that there are homeless people that want to avoid people using substances. The West 8th and Arbutus are already has an abstinence-based Sancta Maria women's recovery house. This is already an area supportive of this lifestyle. Why can't BC Housing and the City of Vancouver be respectful of this lifestyle choice and build on it? There are already some resources available to help that here. Also, the women of Sancta Maria House need second stage housing, so Women's Transitional Housing can work here. These are quotations from a paper that Celine Mauboules was involved in: Hospital-to-Shelter/ Housing Interventions for Persons Experiencing Homelessness, Int J on Homelessness, 2022, 2(1), pp 136-151 hxps://ojs.lib.uwo.ca/index.php/ijoh/article/view/13455/11668 "A second challenge described by participants was that the sites where the programs were offered also provide shelter/housing to some PWLEs who are actively using substances, which can challenge some participants' recovery. One provider said, 'There's quite a heavy drug-use scene in [ProgramB] building and I think that for some people, it's a hard space [if they want] to use moderately or stay clean' (Provider 04). One program participant described the challenge of maintaining sobriety: The temptation was there, and it was a detrimental influence, but when I saw that it was a little bit too much to bear, I started staying at my mother's place as much as possible. I just didn't want to be downtown anymore. (PWLE 02, Program A) Other program participants similarly acknowledged avoiding interaction with other clients who used drugs and alcohol, 'There were a lot of drug users in there... So, there [are] some pretty rowdy people I stayed away from' (PWLE 01, Program A)."</p>	Maxine Peltier	Fairview	No web attachments.
07/24/2022	20:22	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I read the staff Yellow Memorandum from July 21st. It made me mad. This proves that BC Housing lied and couldn't care less what the neighbourhood thought. BC Housing picked MPA to be the operator in December 2020 and then lied to us in March 2021 that they didn't know what operator they would pick. Then there was Councillor Boyle's motion to have no rezoning for 12 storey social housing in May 2021. Then announcement that MPA operator in August 2021. Then all the shady business with city planners on no solar access protection for St Augustine School under the Broadway Plan and incomplete shadow impact studies on the schoolyard and Delamont Park. This is galling. With all of this lying, there is no way I can support this project. Firing a Board at BC Housing isn't enough to fix the rot in this organization. Please reject this rezoning proposal.</p>	Henry Toh	Kitsilano	No web attachments.
07/24/2022	20:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>The staff Yellow Memorandum from July 21, 2022 shows that BC Housing lied. They picked MPA to be the operator in Dec 2020 and then in Mar 2021 David Eby announces it's a done deal and BC Housing hosts its Neighbourhood Dialogues for 36 people. They didn't even pretend to have a consultation. BC Housing then lied about not having an operator picked out during this Dialogue. I have no idea who James Forsyth thinks he was listening to. That speech before Council on June 28 2022 was full of lies. This is enough reason to reject this proposal outright.</p>	Domenikos Theotokop	Arbutus-Ridge	No web attachments.
07/24/2022	21:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>The building is way too big. Housing is important but there needs to be consideration and respect for the neighborhood. Highest building on block is 4 storeys, this is 14 storeys taller than that. Please oppose rezoning.</p>	Jacob Cantrell	Kitsilano	No web attachments.

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07/24/2022	22:31	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I'm a Vancouver resident and i am opposed to the the rezoning application at W7th/8th Avenue and Arbutus in its current form. There is no denying there is a housing crisis in Vancouver and addressing homelessness should be a top priority for all levels of government. However, the current congregate housing model most commonly used in BC and proposed for this site has shown to be unsuccessful and inferior to other models. Dr. Julian Somers and a team of researchers at SFU have spent 15 years researching homelessness, mental illness, and addictions. This research has been funded by the federal government and includes randomized controlled trials and 100's of peer reviewed publications. The research shows that scattered housing also referred to as recovery oriented housing is strongly preferred by individuals. In fact, 84% of people who experience homelessness, mental illness, and addiction would prefer independent housing over congregate. Research also shows that recovery oriented housing causes a 70% reduction in crime and a 50% reduction in medical emergencies. In contrast, in the words of Dr. Somers, congregating people with mental illness and addictions brings the ' culture of the street' into the building. These group environments are challenging for recovery when individuals are surrounded by people with the same issues in environments with little mental health supports. If the evidence is available, the question is why aren't we using it' Evidence based practice is used to guide decision making in virtually all fields of study, so why wouldn't this be the same for homelessness in BC' When the scientific foundation is there, why are government officials choosing not to use it' Given that the costs of both models have proven to be the same, I'm skeptical that there are other motivations at play besides the best interest of this vulnerable population and the neighbourhoods impacted by these projects. And to top this all off, this proposed 129 unit low barrier supportive housing building is 25 metres from an elementary school, a preschool and a toddler park. There are no other low barrier congregate projects of this size across the street from a school in Vancouver or the lower mainland for that matter Since there are no comparable projects with the same proximity to an elementary school, this rezoning application seems to be an experiment using a housing model that has little, if any, evidence and puts two vulnerable populations at risk: the residents in the building and children I encourage you all to reject this rezoning application and to have the courage to question the housing model used for this site and for all supportive housing projects in the future. References hxxps://www.sfu.ca/content/dam/sfu/carmha/resources/c2abc/C2A-BC-June-2021.	Lisa Bellisomo		Mount Pleasant	No web attachments.
07/25/2022	08:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please read attached document commenting on the July 21st Yellow Memorandum by staff.	M Macoute		Kitsilano	APPENDIX F
07/25/2022	09:57	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose due to massive size. The building is also extremely unattractive, why are we using Gregor Robertson's modular construction when much cheaper and more attractive options are available?	Alexis Delonge		Downtown	No web attachments.
				Comment redacted at the request of the author on February 10, 2026.				
07/25/2022	10:12	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear council, I am a scientist and a researcher. Basically I do experiments for a living. This experiment of building low barrier housing directly across from an elementary school, the closest of any large low barrier building to a school in the entire city is one that I can tell you will fail. This will be a failure and one bad apple can create disastrous consequences. Please follow Victoria's wise lead and only allow homing directly adjacent to a school for individuals who are looking to abstain from drugs, are over 55 and are screened for past violent crimes. Regards	L. Perez		Mount Pleasant	No web attachments.
07/25/2022	10:21	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I strongly oppose this project. Council need to ask themselves whether they think supportive housing of this nature should simply be another inflection point in the cycle of homelessness - this may be housing but as studies show, it is housing where "health and safety vulnerabilities persist"; where "fear and anxiety" can be exacerbated; that is "associated with food insecurity, unsanitary conditions, resulting in physical and emotional health hazards"; that has "clear links...[with] overdose risks"; and in which there is "reduced likelihood of accessing alcohol use disorder treatment" (hxxps://onlinelibrary.wiley.com/doi/abs/10.1111/hsc.13921) - or if their responsibility to the city's residents requires that supportive housing actually be supportive so that it can improve outcomes and help the vulnerable move on from the homelessness cycle. It certainly is my view that we as a city should be doing more for this vulnerable population, and I cannot imagine that reasonable Councilors would disagree. I urge Council to send this proposal back so that meaningful amendments in relation to available supports and realistic tenant numbers can be made.	FH		Kitsilano	No web attachments.

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PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

07/25/2022	10:34	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	It's been a long few weeks for everyone involved at this public hearing. I am sure councilors are aware of the number of folks that called in, either in opposition and or in support as the clerk will be keeping a running list. Your constituents are not just numbers they represent the the majority of public opinion, so if you review where this public hearing is at currently 82% are Opposed and 18% are in support. That speaks volumes. Listen to the neighborhoods and concerned citizens.	Cristina Doyle		Unknown	No web attachments.
07/25/2022	10:40	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Councilors, there are no current supportive housing success stories in Vancouver of this size. Marguerite Ford is not a success and trying to draw comparison to other buildings in this City is NOT right. There is no comparison as they are all smaller and in no way near the proximity to children. Where else are school children 17.8m away? Where else is a Women's recovery home right next door? Where else is a toddler park 16m away? Don't let others tell you there are "similar" situations when you know this is NOT the case. Putting a failed housing model near children is not only wrong, but completely unacceptable. You will be the ones responsible when it fails. As I will say it again, you have NO examples of this size of housing in area such as Arbutus near children that is working.	Cristina Doyle		Unknown	No web attachments.
07/25/2022	10:42	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This project is not the right fit for the proposed residents of the building or the neighborhood. Even if support services and other programs were available, residents of the tower would not be required to sign up for care or help. No one wants a project that would facilitate drug use within the building. BC Housing acknowledges it would never place families with children in a project like this, but they think nothing of having this development less than 20 metres from an elementary school, a daycare, and a toddler park. LISTEN to what the neighbors are saying.	Cristina Doyle		Kitsilano	No web attachments.
07/25/2022	10:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building is way too big and overpowering for a residential neighborhood right across from an elementary school.	Evan Baxter		Fairview	No web attachments.
07/25/2022	10:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	With everything that has been presented to council over the last few weeks how would any well informed Councilors be able to vote in favor of this proposal? It would mean a complete dismissal for the over 82% of neighbors who have called in, in OPPOSITION. You are elected officials whose job it is to listen to its constituents. The numbers do not lie, it's not a grey area situation, the clear answer is right in front of you. You have to reject this proposal.	Cristina Doyle		Kitsilano	No web attachments.
07/25/2022	10:52	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	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/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 my husband and I the 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. I can assure you the police officers and mental health workers are not lying when they have reached out to you and BC housing on numerous occasions to express their concerns and share fact-based statistics. You will be causing harm.	Cristina Doyle		Kitsilano	No web attachments.
07/25/2022	10:56	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This building needs to be smaller in scale with mixed residents within. This could look like 50 individuals with 5% hard to house, low income families, seniors, women in recovery and maybe people with mobility issues. Make it a community within the building. By doing this those outside will be better suited to help those in need and make integration back into the community possible. We are here to help, we just need those elected to listen.	Cristina Doyle		Kitsilano	No web attachments.

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PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue - OPPOSED

07/25/2022	10:58	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	This neighborhood has been designed for children and families. This building should be smaller in size with diverse tenancy inclusive of families, inclusive of single parents, inclusive of those with companions and a safe home where supports are provided to help them get what they need to integrate back into the community. That sort of project is a better fit for 7th and Arbutus and would certainly help with the urgent need. I ask you to seriously listen to all of us neighbors. BC Housing and the City of Vancouver need to go back to the drawing board and work with the neighborhood to find a project that actually works.	Cristina Doyle		Kitsilano	No web attachments.
07/25/2022	11:07	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear City Clerk, I was speaker 22 for the Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue Public Hearing. I spoke on June 29th. I mentioned that the Vancouver Police Department (VPD) was not consulted regarding this proposal, Councilor Colleen Hardwick asked me to verify this. Please see this highlight from the following email from Inspector Dawn Richards, the District Commander overseeing all police operations and crime control in the Kitsilano area dated March 31, 2021. Inspector Dawn Richards wrote: "It is important for you to know the VPD had not been consulted nor were we a part of any decision making process with the City/BC Housing prior to the public release of this project." Please see the following email: RICHARDS, Dawn Mar 31, 2021, 4:12 PM to me Mr Finnan Thank you for including Chief Constable Palmer and the Vancouver Police Department (VPD) in your email regarding your concerns. It is extremely important our citizens feel safe in their community. I am the District Commander of police operations and crime control in the Kitsilano area and have received many concerns regarding this proposal. Many in the community, including yourself, have asked the police to reconsider this location for this project. It is important for you to know the VPD had not been consulted nor were we a part of any decision making process with the City/BC Housing prior to the public release of this project. At this stage of the proposal, your concerns are appropriately directed to BC Housing and the Mayor and Council who have selected this location for modular housing. The City of Vancouver (COV) has approved a number of modular housing units, many of which are currently in operation throughout the city. As with previous modular housing developments, the VPD will work closely with the community in order to provide public safety. We will participate in Community Advisory Committee (CAC) meetings which are usually initiated early on. During those meetings we provide crime data, information regarding safety programs and answer questions and concerns relating to community safety. Once in operation, the VPD community policing team have organized meetings between concerned community members, management at the modular housing units, BC housing, City representatives, Coastal Health and other stakeholders to address concerns and work towards solutions. We have also implemented public safety programs and strategies to address crime and safety issues. We will do what we can to support the community through this but unfortunately the community not the police hold the power to change this proposal. Feel free to contact me if you have any further questions or concerns. We will continue to work closely with the community in any way possible to enhance public safety. Regards Dawn Richards INSPECTOR DAWN RICHARDS DISTRICT 4 COMMAND OPERATIONS DIVISION VANCOUVER POLICE DEPARTMENT] Beyond the Call	Sean Patrick Finnan		Kitsilano	No web attachments.
07/25/2022	11:11	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	The proposed building is far too high a concentration of the very demographic that terrorized me when I lived in Gastown. I moved to Kitsilano just over a year ago to escape the misery of living amongst people who openly wished me harm nearly every time I left my home. I was previously a completely healthy person, yet after experiencing life in Gastown throughout its quick decline in 2020, I became a 30 year old woman on hormone replacement therapy as a result of being constantly on edge, and pharmaceutically medicated for anxiety and depression. The conditions outside my home in Gastown pushed my mental health to lows I never knew existed. Every time I left my house, I was watching over my shoulder, terrified of the people who surrounded me. In reality, 8/10 times I was out just minding my business, I received some form of verbal assault from people on the street, ranging from minor insults to full out death threats. On more than one occasion I avoided being physically assaulted by being so highly aware of my surroundings. On too many occasions, I saw people walking around with visible weapons. This is what happens when you concentrate a large number of individuals with drug addictions and/or mental illnesses that not only seem to hold contempt for innocent strangers, but seem to not face any repercussions for their violent and antisocial behaviour. When there are such a large number of these mentally unwell individuals around, there is an air of invincibility and the acts are incredibly brazen and dangerous. I became so scared to leave my home that at one point I simply did not leave for three weeks. I ordered my groceries in and worked from home. Although I was holed up inside, I could still hear the screams at all hours of the day and the heart startling bear bangers exploding. It was truly a miserable quality of life and I don't wish it on anybody. The solution is not to create another DTES in what is currently a pleasant and safe feeling neighbourhood. This building will not solve any problems, it will simply import existing problems to a new location and make life worse for everyone else around.	Bianca Hawk		Kitsilano	No web attachments.
07/25/2022	11:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose due to size and proximity roan elementary school.	Sarah samms		Marpole	No web attachments.
07/25/2022	11:38	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose due to size and proximity roan elementary school.	Sarah samms		Marpole	No web attachments.
07/25/2022	11:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose this rezoning due to the height, why are we going through this rezoning when a project up to 6 floors could already have been built and people currently homes? So Eby can check a box by jamming as many people as possible into a warehouse on a tiny plot of land? This building is not appropriate for a residential neighborhood with zero supports.	Hope Bridges		Mount Pleasant	No web attachments.

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REAL ESTATE

DEVELOPMENT

TRANSPORTATI

NEWS

DEVELOPMENT

POLITICS

TRANSPORTATION

CITY HALL

URBANIZED

BC government fires warning shot to City of Port Moody's consideration of reducing future density around SkyTrain station



Kenneth Chan | Jul 21 2022, 6:08 pm



Conceptual artistic rendering of Moody Centre Transit-Oriented Development in Port Moody (Moody Centre TOD)



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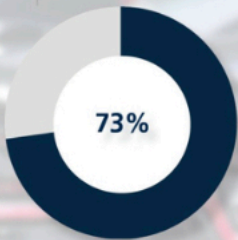
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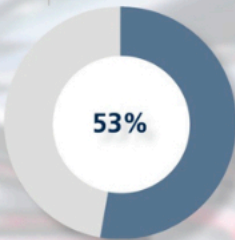
VANCOUVER STRANGER ASSAULT DATA

APPENDIX B Page 1 of 1

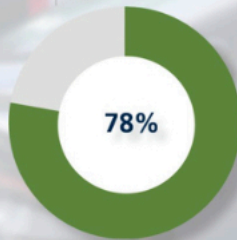
Mental health was a contributing factor in **73 per cent** of cases.



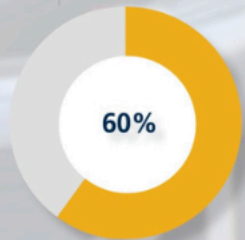
53 per cent of cases involved a suspect who had been previously apprehended under the Mental Health Act.



78 per cent of suspects were charged in a previous criminal incident.



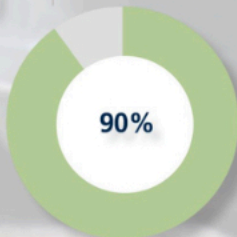
60 per cent of suspects had been previously charged with violent crimes.



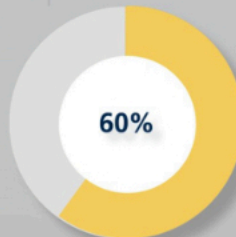
The 40 suspects had **3,892** prior police interactions across the region. More than half were with VPD.



90 per cent of suspects were men.



60 per cent of suspects aged 20 to 39.



*BASED ON ANALYSIS OF 44 CASES, INVOLVING 40 DIFFERENT SUSPECTS BETWEEN MARCH AND JUNE 2022

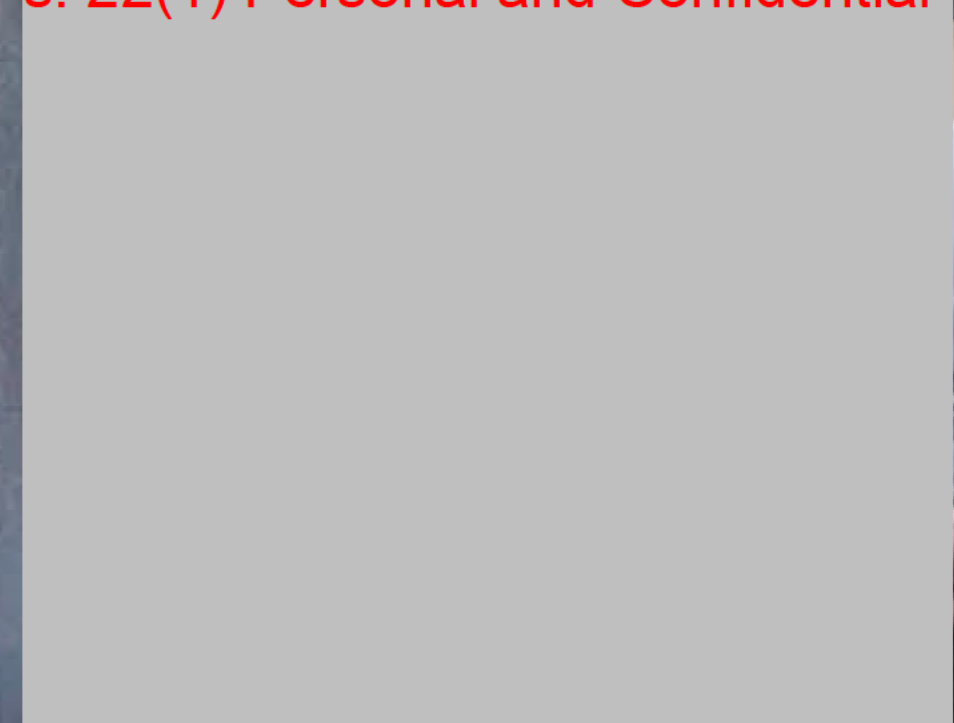




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BD Insulin Syringes
1 mL

Sharps Biohazard
Biohazard



Planning, Urban Design & Sustainability,
Arts, Culture & Community Services
General Managers' Offices

MEMORANDUM

July 21, 2022

TO: Mayor & Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Katrina Leckovic, City Clerk
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Jeff Greenberg, Assistant Director, Legal Services
Grant Murraray, Assistant Director, Legal Services

FROM: Theresa O'Donnell, General Manager, Planning Urban Design and Sustainability
Sandra Singh, General Manager, Arts, Culture and Community Services

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

RTS #: 14936

PURPOSE

This memo responds to questions from Mayor and Council received up to July 4, 2022 during the Public Hearing for the above noted rezoning application. Section 1 lists questions and staff responses and Section 2 describes legal tools regarding tenancing.

1 QUESTIONS AND RESPONSES

1. What is the amount of floor space dedicated to support services?

A: The on-site support services will occur in a number of locations in the building outside of individual units. There is approximately 10,000 sq. ft. proposed for support services and programs such as multipurpose rooms for programs, offices and consultation rooms for private conversations, and a communal dining room, laundry rooms and commercial kitchen for meal service and food security training.

2. Please clarify: will Council approve the operating agreement – and will that include review of the tenancing agreement?

A: The operator agreement is an agreement between BC Housing and the operator; Council does not approve it and is not a party. As the landlord, the non-profit operator would enter into individual agreements directly with residents.

3. Experience of Reiderman Temp Modular Housing adjacent to Sir Wilfrid Laurier off Cambie and 57th was that about 25% of tenants were from the area (e.g., sleeping by Langara golf course). Is it expected that tenancy will include housing people already in the neighbourhood?

A: Yes, people from the local community would be prioritized into this housing, as is best practice.

4. Can Council require that a community advisory committee (CAC) be included in the housing agreement like with Sir Wilfrid Laurier?

A: Council can require that the project has a CAC as part of the Housing Agreement. However, the usual and recommended practice is that CACs be required as a condition of the Development Permit (DP). Staff recommend this because changes to Housing Agreements must be made by by-law, which detracts from the flexibility that may be needed if changes to the CAC are needed, and the details of the CAC are generally not confirmed prior to rezoning enactment, but occur prior to DP issuance.

5. Some speakers said building will be low barrier with no supports. Will there be supports?

A: Yes, there would be 24/7 staff support on site, who would support tenants to access medical and mental health care, health and wellness services, life skills training, laundry and meals and other services as needed.

6. One speaker said there will be only 2 staff 24-7. True or not?

A: The staff level for this site has not been determined. At some other buildings, 2 staff 24/7 is the **minimum** number of staff, and throughout the day this number grows with additional staff attending the building to provide programs and services onsite.

7. Marguerite Ford Apartments (MFA) were cited a lot. Are there differences between that project and the one being planned? What is record of MPA as an operator? What, typically, are the requirement to keep the area around the building clean? What, typically, are measures to deal with any possible drug dealing around a building?

A: MFA has notably been a challenging supportive housing building since opening in 2013. There have been a number of lessons learned by BC Housing, the operator and the City on ensuring supportive housing buildings are designed, operated and managed well. Subsequently, these lessons have been applied to over 20 other purpose-built supportive housing sites which are well integrated into the community.

MPA is a respected housing and service provider operating in Kitsilano for over 50 years. At West 7th Avenue and Fir Street in Kitsilano, they currently operate a purpose-built supportive housing building with over 50 units, as well as a resource

centre for people with mental health issues. MPA will have dedicated staff ensuring the area around the building is clean and ensuring any criminal behaviour is reported and dealt with through the regular channels.

A CAC, comprised of community members including adjacent neighbours, businesses and church/school representatives, is also intended to be established to proactively respond to any issues or opportunities related to the building.

8. Can we require a flashing pedestrian controlled traffic light at 7th and Arbutus?

A: Yes, Council can require a flashing pedestrian controlled traffic light at 7th and Arbutus. Note, social housing developments typically have minimal parking provided on site. This development is no different, and future residents are not anticipated to own cars. As such, the site will generate very few vehicle trips and will have little impact on the existing transportation network. Any issues with traffic in the area would not be increased with this development.

Engineering staff have also reviewed the operations and safety of the transportation network in the vicinity of the school and the new development on various occasions, in the context of the Broadway Subway Project, and as part of the rezoning application review. Results of the reviews identified that the local roadway operations and safety have improved over time as a result of ongoing transportation improvements in the area. For these reasons, staff have not included a rezoning condition requiring this project to provide and fund a flashing, pedestrian-controlled traffic light at 7th and Arbutus.

9. Some speakers said the results of At Home/Chez Soi study, as well as literature on the Housing First model, conclude that supportive housing shouldn't exceed certain concentrations. True? If so, what are the suggested numbers?

A: Recommending maximum numbers was not the focus of At Home/Chez Soi. At Home/Chez Soi was a \$110 million federally funded research demonstration project on mental health and homelessness that took place over four years, across five cities (Vancouver, Winnipeg, Toronto, Montreal and Moncton) - in Vancouver the focus was also on people experiencing problematic substance use. In Vancouver, people were randomly assigned to congregate housing (former Bosman Hotel), scattered-site model (rent supplement in the private market rental), and some were not provided with any housing or supports. The research showed that treating housing as a human right by providing individuals with immediate access to housing with no housing readiness requirements (e.g. sobriety) and offering consumer choice and self-determination underlie the most successful approaches to ending homelessness and are the foundation of the City's supportive housing strategy.

10. One speaker noted several other BC municipalities have signed agreements with BC Housing for social housing with clear requirements. Can staff provide information verifying the information conveyed:

A: In Vancouver, there are no Council-adopted land-use policies or restrictions on the locations of housing for very low-income individuals, or those needing supports. In fact, Council's housing policies support delivering social and supportive housing throughout the City in any area zoned for residential uses.

(a) That Victoria Council required that tenants of a project have no history of violence.

A: Staff have verified that in 2017 Victoria Council included a number of limitations to tenant eligibility for the site at 1002 Vancouver Street, known as Mount Edwards and operated by the Cool Aid Society, through a covenant registered on title as a Housing Agreement. The narrow tenant eligibility requirements challenged BC Housing to best serve the homeless population of Victoria.

(b) THAT Penticton required social housing be a minimum of 150 m away from schools.

A: In May 2021 the City of Penticton adopted a set of guidelines, not a by-law, for location selection of shelters and supportive housing. It included restrictions such as 150 m from schools, specific beaches and parks, and not fronting specific highways. The guidelines also limited shelters (except for women/children fleeing violence) to a maximum of 12 people.

(c) THAT Nanaimo required maximum 40-50 residents per site, then reduced that number in a second memorandum.

A: The City of Nanaimo has no policies in place capping the number of supportive housing units in a building. The 2019 MOU also does not limit the number of units per building. A November 2021 motion by Councillor Hemmens directs staff to negotiate an MOU that “explores opportunities to cap permanent supportive units at 35 residents”. This MOU remains under negotiations with BC Housing and has not been ratified.

11. Several speakers raised the issue of no setbacks of the building. How rare is this and what could be problems generated by no setback?

A: Condition 1.3(c) in Appendix B requires additional building setbacks on both 7th and 8th Avenues to provide enhanced landscape and an improved pedestrian experience. On Arbutus Street, site constraints, including a narrow site width at the south, have resulted in a narrow setback. Condition 2.4(c) requires the applicant to build a wider sidewalk along Arbutus Street to a minimum of 10ft., which is consistent with high density areas around the City, which is anticipated by the Broadway Plan at this location next to the transit station.

12. Several speakers spoke to potential traffic issues being exacerbated by this project on this narrow 2-lane street with the nearby transit station, forthcoming bus loop, school children’s crossings, emergency vehicles and cyclists. How can these potential problems be mitigated?

A: Please see Q&A #8.

13. Will the tenants all be from the Downtown Eastside, as one speaker said?

A: Priority will be for people in the local neighbourhood around the project site experiencing or at risk of homelessness. Homelessness is a city-wide issue and people experiencing homelessness are in every neighbourhood.

14. One speaker stated that another Vancouver social housing facility (78 unit building across from a school) required no current substance/drug use, and no known history of violence, determined through a “vulnerability assessment tool” used by the operator. Will this tool be used for this project? Can Council request or require similar screens? Please confirm whether a decision has been made that residents will be able to consume alcohol and drugs on site.

A: The Reideman Residence did not require abstinence from current substance or drugs use, nor did it require no-history of violence of their tenants. The tenanting process would include the Vulnerability Assessment Tool (VAT), and referrals would be made through the BC Housing *Coordinated Access and Assessment* table, as is standard practice. VATs are tools to better understand a person’s needs to ensure they can be well supported in their housing. This project will be based on a harm reduction approach, which is supported and encouraged by Vancouver Coastal Health. There would be a private space within the building for residents to ensure safe use in the presence of staff; this room would only be for residents and no outside guests.

Similar to any other housing in Vancouver, residents are able to make personal choices regarding their use of alcohol or drugs in their homes.

15. Can Vancouver City Council make requirements on tenanting as Victoria City Council did for a supportive housing project adjacent to a school there (as asked by one speaker)?

A: Please see Q&A #10.

16. How will the condition of approval 1.2 (a) to revise the tower massing to reduce shadow impact on surrounding properties by reducing the floorplate to a maximum of c. 6,800 sq. ft. positively impact both the school playgrounds as well as Delamont Park?

A: As outlined in the Referral Report, the proposed tower does not cast any shadows on Delamont Park between 10 am and 4 pm between the equinoxes. Further, condition 1.2 (a) in Appendix B of the Referral Report seeks to create a more slender tower, and to reduce shadowing on the independent school ground. This makes the tower form more inline with the expectations of the Broadway Plan and residential towers across the city. A comparative image depicting the improvement in shadow performance can be found on page 5 of Appendix C in the referral report.

17. A number of speakers have referenced and referred to the VAHA housing proposal as “Congregate Housing”. When planning staff report out next, would it be possible for them to address:

(a) Definition of Congregate Housing and whether this project fits this definition?

A: Staff are aware that this term is often used in research and by the public to mean a building in which all units are supportive housing and tenants are therefore living in a congregate setting. This project is a building that would fit this general understanding of congregate housing. In Vancouver, we have both congregate housing, and scattered site housing, funded by BC Housing and implemented by Outreach Teams, including the CoV Homelessness Services Outreach Team.

The Zoning and Development By-law (Z&D By-law) no longer contains the term, Congregate Housing. It is a former term in the Z&D By-law for an institutional use for the care of seniors. This project would not have fit the former definition in the Z&D By-law because this is not an institutional use. The application is for multiple dwelling uses and uses accessory to secured, deeply affordable rental housing.

(b) Confirmation that the definition of Congregate Housing has been removed from the updated Zoning and Development Bylaw.

A: Yes, the term, Congregate Housing was removed in the Z&D Bylaw on April 6, 2004.

18. On Thursday, the Province released the [Ernst & Young] review of BC Housing and a key finding was that BC Housing lacks selection criteria for housing operators (no competitive process), specifically the supportive housing stream and decisions have been undocumented. In light of resident questions on the subject of the housing operations, would it be possible to get the following info:

(a) What was the process for soliciting and selecting an operator for Arbutus?

A: BC Housing executed a competitive RFP process to select an operator, MPA Society, in December 2020 and will enter into a formal contract with MPA Society subject to approval of the rezoning application.

(b) What are the legal implications of the EY findings for the current public hearing, in particular the finding around a lack of rigour and selection/evaluation criteria for supportive housing operators?

A: Staff can confirm that there are no legal implications generated by that study for this public hearing.

2 REGULATORY TOOLS REGARDING BUILDING MANAGEMENT, OPERATIONS AND TENANTING

Staff have been asked to advise Council of the various regulatory tools available to them to influence building management, operations and tenanting. Council has authority to do so through Housing Agreements, lease terms with BC Housing, and the Director of Planning can require conditions for the Development Permit (DP). An Operator Agreement is entered into between BC Housing and the selected housing operator (MPA), and an Operations Management Plan (OMP) is provided by the housing operator (MPA). The City is not however a party to the Operator Agreement and the OMP is provided to the City, but it is not a contract.

Housing Agreements (s.565.2(1) of the Vancouver Charter)

A Housing Agreement (Part 2 of Appendix B of the report) sets out conditions for the use of the land and is registered at the Land Title Office (LTO). It secures minimum affordability levels and covenants to prohibit the stratification and/or separate sale of individual units, or rental for a term of less than one month at a time. It is within Council's authority to secure operational requirements in the Housing Agreement, but this is not the usual practice. Housing Agreements are entered into pursuant to a Council by-law and any change to the conditions of the Housing Agreement would require a subsequent Council by-law enactment, legal administration and LTO registration.

Staff do not recommend including additional types of conditions in the Housing Agreement, in order to enable the operator to be responsive and agile. From time to time, building operations may change to adapt to the varying needs of residents and the community. Should future operational changes be necessary that were not in alignment with the Housing Agreement, the latter would require an amendments to the Housing Agreement pursuant to a Council approved by-law, and this process can be more time-consuming for the City, leasee and operator.

Lease

Should Council approve the rezoning application, the City would enter into a lease with the Provincial Rental Housing Corporation (PRHC). The lease terms would be brought forward to Council for approval. The lease sets out the obligations and responsibilities of each party. This would include conditions for building maintenance, reporting requirements, the term of the lease (typically 60 years), the nominal rent, consequences for breach of contract.

The lease is a legal mechanism where conditions regarding the building operations, management and tenancing may be set.

The Lessee, PRHC, would take on the responsibility to comply with the Housing Agreement through the lease agreement.

Operator Agreement

BC Housing would enter into a legal contractual relationship in the form of an operator agreement with MPA and that agreement would generally require the operator to be responsible for and comply with the Housing Agreement. The City is not party to the operator agreement.

Development Permit

Two standard conditions of the issuance of a Development Permit are for the applicant to provide an Operational Management Plan (OMP) and to establish and convene a Community Advisory Committee (CAC).

Operations Management Plan (OMP): This is a document developed by the operator (in this case MPA Society) that describes their organization's mandate, identifies project partners, description of support services and programs, safety and security plan, organizational policies and protocols, and 24/7 contact information to the building and senior management.

MPA is responsible for the development and implementation of the OMP, and BCH is accountable as the funder. While issues could arise in buildings, the City, BC Housing and non-profit housing providers have a dedicated and proven track record of responding to and mitigating issues that may arise.

The City receives the OMP for comment and review as a condition of the development permit.

Community Advisory Committee (CAC): The purpose of the CAC is to bring project partners together with a broad cross-section of the community to foster positive relationships, facilitate information sharing and dialogues, identify and mitigate any issues and opportunities related to the building.

FINAL REMARKS

If Council requires further information, please feel free to contact us directly.



Theresa O'Donnell
General Manager
Planning, Urban Design and Sustainability
theresa.o'donnell@vancouver.ca



Sandra Singh,
General Manager
Arts, Culture, and Community Services
sandra.singh@vancouver.ca

When shown video of the suspect in that incident, Higo said he definitely looks familiar and she believes he is the same person she witnessed walking in traffic.

Kelly remains in custody after he was arrested July 21 and the Crown has applied to revoke his bail.

Kelly's lawyer said her client has "mental health difficulties."

July 21, 2022 Yellow Memorandum

<https://council.vancouver.ca/20220628/documents/pha3yellowmemo.pdf>

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

What does the Yellow Memorandum tell us?

During the March 2021 Zoom Neighbourhood Dialogues for 36 people, BC Housing lied when they said that no operator had been yet selected. Dominic Flanagan, formerly of BC Housing, stated that an operator would be announced later. We found out that the operator was MPA when it was added to the Let's Talk Housing website in August 2021.

Answer to **Question 18.a** of the Yellow Memorandum states that MPA was selected as the operator in Dec 2020.

In front of Council, James Forsyth was lying about "listening, really listening" to the neighbourhood. However, David Eby wasn't lying that this project was a "done deal."

With 1) the advance selection of MPA, 2) no actual consultation with the neighbourhood, and 3) planner Alison Dunnet clearly not knowing who the local homeless are, this operator selection was not catered to the neighbourhood in any way.

Only Speaker 111 William McGrath, who had extensive experience with the area homeless, stated that the local population tended towards alcohol use and did not like association with the DTES homeless population that tended towards use of injected substances.

If BC Housing had wanted to listen to the neighbourhood, they would have made an attempt to contact those existing in the area first. Prior to posting a RFP, BC Housing should have spoken directly to St Augustine Church about what kind of supportive housing project would work in this area and then build on what exists at Sancta Maria House.

If asked, the neighbourhood would have stated that it would have wanted mixed affordable housing, second stage housing for women in recovery and no harm reduction focus.

The answer to **Question 13** does not discount the introduction of the DTES population into this building. As stated already, City staff is unaware of differences between the Kitsilano and DTES homeless populations.

Questions 3, 4 and 14 involve the Reideman Temporary Modular Housing near Sir Wilfred Laurier School:

Question 3 stated that 25% of the tenants were homeless individuals sleeping by the Langara Golf Course and were prioritized for housing. This means that 75% came from elsewhere.

The Reiderman Residence was another contentious project, but with substantial differences: quiet, preserved low density neighbourhood, temporary low rise building proposed and no busy terminal subway station and bus loop bringing up to 3500 people per hour into the area with an "unresolvable transit bottleneck" as stated by Lon LaClaire, GM of Engineering.

By speaking to staff at the Reiderman Residence, it was learned that the operator intentionally chose independently functioning residents. There were two groups: ones that were of "retirement age" and younger ones, many of whom were working.

So in contrast to what Heidi Hartman of BC Housing said on June 28th, not all supportive housing residents require 24/7 care.

So, it appears that operators can have latitude and can use the Vulnerability Assessment Tool (VAT) or certain composition ratios in different ways.

Perhaps residents that weren't that vulnerable could have lived in a regular apartment building or a seniors' assisted living building. Regardless, Reiderman Residence is lauded as a BC Housing success story.

On Day 2 of the hearing, Councillor Fry had mentioned something pertaining to the school on the land lease for the Reiderman Residence. This information needs to be better explained in public.

Regarding Community Advisory Committees (CAC's), nobody wants to part of a committee to talk about problems. People want buildings that work and don't create problems. Through the city hearings, we've heard from Mt Pleasant residents that undergo the headache of non-productive CAC meetings for multiple buildings on a monthly basis. From the July 14th hearing date, we've heard from a speaker on the pointless Marguerite Ford CAC meetings with no resolution on needles and feces on the street.

From the answers to **Question 14:**

"This project will be based on a harm reduction approach, which is supported and encouraged by Vancouver Coastal Health. There would be a private space within the building for residents to ensure safe use in the presence of staff; this room would only be for residents and no outside guests."

In looking at the design of this building, everyone who enters the main entrance on West 7th, whether they are supportive housing resident, low income resident, guest or staff, walks past the harm reduction rooms.

In 2017, the media was full of articles about the successful Portugal model and rapid access Suboxone clinics at St Paul's Hospital.

Societal losses in health and productivity due to substances had been discussed:

<https://csuch.ca/publications/CSUCH-Canadian-Substance-Use-Costs-Harms-Report-2020-en.pdf>

Already there had been activism for substance use as a lifestyle choice:

https://www.drugpolicy.ca/wp-content/uploads/2013/01/CDPC2013_en.pdf

With the introduction of this NDP government and this city council, it's become a one pillar approach to managing addiction: harm reduction and safe supply.

Since Vancouver Coastal Health has been promoting "harm reduction" and not "substance use treatment," have our lives improved?

http://www.bccdc.ca/resource-gallery/Documents/Educational%20Materials/Epid/Other/BCCDC_HarmReduction_PositionStatement.pdf

We see more people with addiction and more random acts of violence in the city. Is this harm reduction?

Mental illness alone is not responsible for all of these random acts of violence. There is no way to destigmatize random acts of violence.

<https://www.vancouverisawesome.com/local-news/police-mental-health-factor-stranger-assaults-vancouver-bc-5599640>

<https://www.vancouverisawesome.com/local-news/vancouver-stranger-attack-kitsilano-2022-5579105>

Stimulant drugs, like cocaine and increasingly Methamphetamine, can cause psychosis. The man that stabbed the Mexican tourist at the Tim Horton's downtown was high on Methamphetamine.

<https://twitter.com/MelissaDeGenova/status/1486500104152354820>

From the BC Coroner's report on toxic drug deaths between Jan 2011 and Oct 2021, presence of Methamphetamine in toxic drug deaths increased from 14% in 2012 to 45% in 2020.

<https://www2.gov.bc.ca/assets/gov/birth-adoption-death-marriage-and-divorce/deaths/coroners-service/statistical/illicit-drug.pdf>

"The prevalence of crystal meth use in 2018 and 2019 was significantly greater than that reported in the previous iteration of the harm reduction client survey. In 2015, aside from cannabis, crystal meth use was on par with heroin for the most commonly used drugs, with 47% percent of participants reporting use. Thus, crystal meth use has increased significantly and surpassed illegal opioids, including heroin and fentanyl, to be the most prevalent drug used in 2019."

<https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0252090>

It is my opinion that most Vancouver residents object to the badly failing one pillar approach and that people in the West 8th and Arbutus area don't want it in their neighbourhood, either.

It is enough that the subway and bus loop will give a new population of substance users access to this area filled with children, seniors and people with disabilities; never mind the attention brought to a building with a harm reduction focus directly accessible from the bus loop.

"Similar to any other housing in Vancouver, residents are able to make personal choices regarding their use of alcohol or drugs in their homes."

Speaker 15 Tracy spoke about the small, low rise social housing buildings in the neighbourhood and the good relationships inside, including those tenants with substance use and mental health issues. The reason that this worked was because of the small scale nature and no dominance of one particular health issue. This is what Dr. Julian Somers means about when scattering small numbers of people with mental health and addiction issues throughout city buildings; people learn to self-regulate behaviour and interact with others. This still involves active support of an ACT Team.

Re: **Question 8** Flashing Light at West 7th and Arbutus

Council can request a flashing light at this intersection, despite staff's lack of interest in doing so. Engineer and Speaker 20 Christina Doyle well-articulated problems with communicating to the city important traffic safety issues on Arbutus in proximity to the school. The city does not seem to appreciate the narrowness of the streets and that there is a cross street barrier at West 7th and Arbutus due to the bike lane.

When the bus loop is operational, the "unresolvable transit bottleneck" will be in effect at Broadway and Arbutus.

The bike lane needs to be removed from West 7th so that parents exiting the laneway west of the school can turn left and away from Arbutus and reduce traffic.

This area does get traffic accidents. From the ICBC crash report website, the following crash numbers have been documented between 2017 and 2021:

<https://public.tableau.com/app/profile/icbc/viz/LowerMainlandCrashes/LMDashboard>

Arbutus St + West Broadway - 172

Arbutus St + West 8th - 21

Arbutus St + West 7th - 9

Arbutus Greenway + West Broadway - 5

Expect more crashes once the bus loop is operational.

Questions 5, 6 and 7 address supports in a supportive housing building. There is no reason why Mayor and City Councillors cannot set a minimum standard of care services as part of the lease agreement with BC Housing and have enforceable consequences on not providing these services in the lease agreement. A minimum standard of care can't be determined in a post-hearing debate.

Answers to **Question 10** show that Mayor and Councillors can impose restrictions, such as abstinence to substances and no history of violence, on properties leased to BC Housing in order to make them better integrate into the community. The Mount Edwards site in Victoria was successfully tenanted despite restrictions.

Placing restrictions would demonstrate that Mayor and Councillors actually care about this neighbourhood. Those that oppose restrictions do not care.

Question 11: Setbacks.

Setbacks on Arbutus are important because children don't appreciate the danger of being at a street edge. They need space for being pulled away from the street. Anyone that has cared for young children would realize this. Staff has no idea how busy that sidewalk will be as the area densifies, so a wider sidewalk is better.

What is not discussed in detail is the setback on the Arbutus Greenway. On May 17, 2022, Lon LaClaire, GM of Engineering stated that the Arbutus Greenway will have street status and setbacks will need to be the same as that for a building fronting a street. How has this change been incorporated into the building design?

Question 16: Tower massing and impact on the school.

People in the West 8th and Arbutus area do not believe the shadow studies on the school yard and Delamont Park, especially when city staff inserted discriminatory shadow policy specifically for the St Augustine independent school under the Broadway Plan. Fortunately, Councillor Dominato, with her belief in equity for all children, amended that line in the Broadway Plan.

People in the West 8th and Arbutus area favour the shadow studies performed by Stephen Bohus, who spontaneously came forwards and produced these studies. He had no prior relationship with anyone in this neighbourhood and had no financial gain issues with densification along Broadway.

If there had been truly a Kitsilano homeless impact needs assessment, I suspect that the loners sleeping rough and using alcohol don't want to be supported with activities and congregate meals. I suspect that people living out of their RV's and vans at the beach want a place to park their vehicles and not be bothered by other people. Targeting those specific populations in a building does not require activity space at all. However, a restaurant at the bottom level of the building to provide meals on-site or through delivery, could provide choice for a meal plan. This

type of building would allow variation of massing so as to reduce shadowing on the school yard. There would be opportunity to retain tree canopy.

The arrival of the Yellow Memorandum, just prior to the expected last day of the public hearing, does not give the Mayor and Councillors must time to reflect on the options.

The best course of action is to reject and return to staff.