

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	Contact Info	Neighbourhood	Attachment
07/25/2022	12:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I oppose as building is too big and let's face it, it's extremely ugly. Why is modular construction being used' No renovations on r changes can ever be made to it, it will sit as it is for 60+ years.	Fraser Lehman		s. 22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/25/2022	13:02	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	I am a retired RCMP sergeant and a resident of Kitsilano who has lived in an apartment building 2 blocks from the location of Sanford Apartments since 2014. I previously resided at Granville & 6th Avenue. I am opposed the rezoning based on my experience living near Sanford Apartments. When Sanford Apartments opened, I noticed an immediate change in the neighbourhood. There was an influx of people into the area who appear to be homeless, mentally ill, and/or drug users. This continues to date. There is constantly an encampment beneath the Granville Street Bridge off-ramp that was never present before. Presumably these individuals don't live at Sanford, as if they did, there would be no reason to camp under the off-ramp. There is now significantly more garbage and debris present in the neighbourhood, including partially disassembled bicycles or bicycle parts. I was entering my building one day, and a woman who was obviously high tried to follow me through the door. I stopped her and demanded she show an entry fob, which she did not have. She cursed me out after I insisted that she leave. I took photos of the woman and called the police, but no officer attended because "no crime was committed". Another time, I approached a man in his 20's who was trying to rig a parking meter so that the money would become lodged in the slot and could be retrieved by shaking the meter. When I confronted him, he pulled out a can of bear spray and threatened to use it on me. There are many more emergency vehicles present in the neighbourhood now. I can see Sanford Apartments from my window, and there are often police cars and ambulances outside. I read an article recently that said that former provincial Judge Gove has spoken against the 7th/Arbutus project, in part because the presence of such housing draws other people from the homeless community to the site, resulting in many more individuals being present in the area at any given time than actually live in the project. While I don't know if the people I see in the streets around Sanford live there or not, like the woman who tried to force her way into my building, and the man rigging the parking meter, my personal experience does seem to accord with Judge Gove's observations, so I thought I should write in to provide my observations. Please vote NO to the rezoning. I sincerely believe that this is the wrong type of housing to place immediately across the street from an elementary school and kiddie park, and right beside the Arbutus Greenway, which is relied upon by local seniors who do not have cars. An influx of street people to the 7th and Arbutus area to hang out at and near a project that allows open drug use is going to pose a real danger to kids and seniors. I would fully support a social housing project at this site that had a different set of tenants who would not raise the same type of concerns for the neighbourhood. Thank you.	Lawrence Chung			Kitsilano	No web attachments.
07/25/2022	13:30	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Dear Mayor and Councillors, I write to invite you to, please, not support the BC Housing application for supportive housing next to the new Arbutus station and St Augustine school. Or, at the very least, amend the proposal heavily so that both its scale and final destination are modified.I have been carefully listening to the feedback on the rezoning of 2086-2098 West 7th Avenue . It is apparent, by now, that the vast majority of the feedback is not only negative but clearly argued and compelling. Almost none of the hundreds of people who oppose this proposal are not against affordable housing for that location. They object to this project for two reasons: (i) the sheer scale of the development; even half the size would be out of context for that lot; (ii) the fact that the proposal focuses on supportive housing, which is a particular type targeted to hard to house individuals with serious mental health and addiction issues. Supportive housing is needed, but it should be done in a way that does not inflict damage on other vulnerable populations. The proposed development would sit did-by-side with a childcare/elementary school, a dry recovery home, and a low-income elderly home. All of these residents have voiced their serious concerns. Many of the speakers have spelled out in detail why a supportive housing development would not be a good fit. Nobody wants to criminalize poverty; it is evident from other developments of this scale (e.g. Margueride Ford) that serious issues are associated to supportive housing, and that location and size do matter. As I said, I have listened to the calls made by advocates and BC Housing in support of this project. Unlike those in opposition, they have not provided concrete and credible arguments to dispel concerns. Most of those supporting the project in its current form simply echo the line that we need housing. We all agree on that, but it should be done in a way that does not pose a direct risk to other vulnerable populations. Using this plot for a different type of social housing would be the right thing to do. Please reject the proposal, or suggest meaningful changes. Tweaking it here and there is not good enough given the challenges that the location poses. Please do the right thing, not the easy thing. Yours sincerely, James Lee	J Lee			Unknown	No web attachments.
07/25/2022	13:36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please see the attached written comments, which end with a positive suggestion. (I appeared in person at the third night of hearings, but was unable to complete my presentation.)	George Kropinski				Arbutus-Ridge

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07/25/2022	13:43	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>1. Funding On repeated occasions throughout this hearing, the suggestion has been made that if Council does not approve this re-zoning, funding could be lost and allocated to different areas in the Province. This is a red-herring. Funding for this project has been specifically set aside for supportive housing located in the City of Vancouver. In May 2020, Council approved, in camera, the draft terms of a Memorandum of Understanding (MOU) between the City, BC Housing and CMHC for the Permanent Supportive Housing Initiative (PMSHI) https://council.vancouver.ca/20200721/documents/RTS13939-Incamerarelease-REFM-AdministrativeReport_Redacted.pdf On July 28, 2020, Vancouver Affordable Housing Association (VAHA) issued a Preliminary Site Approval Recommendation for this site under the Initiative. The Recommendation confirmed that: 'BC Housing, the City of Vancouver and CMHC are entering into a MOU to deliver more than 300 units of supportive housing across the City of Vancouver. BC Housing will fully fund the capital and operating cost of the projects, as well as manage construction. CMHC will contribute to the capital costs and the City will provide the site via a nominal ground lease. The MOU was approved in principal by Council prior to the recommendation that the Arbutus Site was suitable for the proposed building. Any suggestion that funding would be lost if this particular site is not approved for rezoning, is at best inaccurate and at worst misleading. If Council believes it can rationalize approval of this rezoning application on the basis that funding could be lost, it ought to disclose the MOU to the public and explain to voters why it approved an MOU on those terms knowing rezoning would be required. 2. Operating Agreement Closely related to the topic of funding is the issue of the Operating Agreement. This agreement will have the single biggest impact on the success or failure of this building, if it is approved. We have been told that the Operating Agreement is negotiated between BC Housing and the Operator and its terms are not yet known. Because this is City owned land, the truth is Council can and should impact the terms of the Operating Agreement. It can do so by mandating, required provisions in the Housing Agreement and lease to BC Housing to minimize risks. The conditions ought to include, at a minimum: (1) a diversity of unit types (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. (6) measures to minimize traffic risks. If Council does not have sufficient information right now to implement these conditions (such as optimal levels of staffing, a question that BC Housing itself is unable to answer), this rezoning application must be rejected. Clarity is needed before Council can discharge its duty to the public to make this decision.</p>	P Cleary		s. 22(1) Personal and Confidential	South Cambie	No web attachments.
07/25/2022	13:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	See attached letter.	Michael Yaptinchay			Unknown	APPENDIX B
07/25/2022	14:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>Dear Mayor and Council, The rezoning proposal fails to meet many of the requirements under the Broadway Plan. For your reference, please find attached a PDF that outlines how this rezoning is in violation of the Broadway Plan. I would kindly ask that you reject this proposal and instead instruct the proponent to come back with a more suitably-sized proposal for this site. The site is simply too small to support a tower. a) Broadway Plan Section 8.1.1 KNA Policy Summary states that there is a minimum 45.7m (150 ft.) frontage requirement for a tower. The frontage on 2091 W 8th Avenue is a mere 75 ft. and thus does not even fall under a 99 ft. relaxation b) Section 11.1.12 in the Broadway Plan supports residential floor-to-floor heights of 3.0m (10ft.). Thus, a 3.48m floor-to-floor height in this proposal is not supported under the Broadway Plan. c) shadow impacts on the neighbouring school have not been minimized. Even on June 21st, there is significant shadow over the school yard at 9am. Please see the slides for other times. d) Delamont Park would receive new shadow on the spring equinox from around 12:28pm to around 3:18pm. This is violation of the Shadow limits section, as proposed new development should not create new shadow impact on parks ... from the spring to fall equinox between 10AM and 4PM. In addition to the non-compliance with the Broadway Plan, the proposal also has very little in terms of setback when you look at the base RM-4 zoning. The building setback on Arbutus is much too little for a building of this size. Thank you for your consideration. Sincerely yours, Stephen Bohus, BLA</p>	Stephen Bohus			Grandview-Woodland	APPENDIX C
07/25/2022	14:08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	<p>I would identify two project goals that are in conflict with each other. It is indicated that residents require sense of privacy and security and therefore the idea that the building design should have minimal/ no glazing at street level, but in the amendments of referral report city staff recommends more glazing elements at street level to improve public realm interface and CPTED principles. THESE TWO PROJECT REQUIREMENTS ARE IN DIRECT CONFLICT TO EACH OTHER, AS ONLY ONE REQUIREMENT CAN BE ACHIEVED, BUT NOT BOTH. See: Application booklet page 12: 'Dignity and Privacy. To ensure residents who have experienced homelessness feel safe and comfortable in both their homes, and in the accompanying critical support spaces, clear vision glazing has been virtually eliminated at street level. To allow the residents and staff important views of nature and daylight on the main floor level, a private inner courtyard has been created. Particularly along the busy arterial Arbutus St, and along the popular Arbutus Greenway, windows are either frosted or raised up to clerestory level. https://rezoning.vancouver.ca/applications/2086-2098-w-7th-ave-and-2091-w-8th-ave/application-booklet.pdf This above is in direct conflict to Amendments cited under Referral Report Appendix B section 1.3 : 1.3 Design development to substantively enhance the public realm interface and the podium expression to improve overall neighbourhood fit through the following: (a) Providing for direct visual connections and the opportunity for future direct physical connection at grade between interior programming and the Arbutus Greenway; Note to Applicant: This may be achieved by providing full height sliding glass doors, operable glazed overhead doors or similar fronting onto the Greenway. (b) Providing a revised and enhanced building expression and pedestrian experience along 7th Avenue, with particular attention given to the corner of 7th Avenue and Arbutus Street. Note to Applicant: This could be achieved by pulling the building mass away from the corner to provide high quality layered landscape and other amenities to increase pedestrian comfort and may also include an enhanced architectural corner expression. The development permit application should include design development to locate appropriate active uses at this location with maximum glazing to increase passive surveillance (and other CPTED considerations), as well as fine-grained material and color application to add pedestrian interest. https://council.vancouver.ca/20220517/documents/r/3.pdf</p>	Yoshi San			Kitsilano	No web attachments.
07/25/2022	14:17	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please see attached letter.	Dr Julian M Somers			Unknown	APPENDIX D

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07/25/2022	14:19	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Congregate housing is not a healthy option for people with substance abuse and mental health issues. We know this from the downtown east side. Give these folks a chance to integrate into socially functional communities while providing them with the support they need to thrive vs creating ghettos. Give them a chance to experience normal living. Disperse and Designate units for social housing in communities and buildings across the city.	Wendy Johnson		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/25/2022	14:55	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Oppose	Please reject and vote against this rezoning application: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue. This is the wrong project in the wrong location. There is a pre-school, kindergarten and elementary school directly across the street only 25 metres away on the west side. On the north side is a toddler's playground, and the east side is a woman's recovery centre. None of these vulnerable populations are in a position to be exposed to the life issues the homeless will bring with them to this proposed housing. Do you wish to have this failed housing model placed in the wrong location amongst the other vulnerable populations as your legacy and tarnish all what you have already achieved this last term? This was one of the bad decisions made by BC Housing which David Eby referred to when firing its leadership. This proposed project should have been rejected by BC Housing and the City for this site from the start, regardless of the funding tied to it. Please vote against this, please!	Andrew Roznicki			Fairview	No web attachments.

Written Commentary on BC Housing Proposal for 2086-2098 West 7th and 2091 West 8th

I have been a resident of Vancouver for almost 60 years and I strongly object to this proposed building and I will comment on its Density, Form and Appearance, as well as the major Negative Effect it will have on the immediate neighbourhood and particularly on St. Augustine's Elementary School.

- I have been a residential builder and developer for 50 years in Vancouver and other areas. And I have developed all forms of residential buildings (low-rise to high-rise), including non-market housing, social housing and seniors' housing, so I do know a little about what I'm going to present here.
- As a developer, I understand the need for—and I am not opposed to—judicious increases of density in our City. But this proposed building represents far too much of a precedent-setting density increase, in the wrong location, for a flawed building that senselessly overpowers adjacent parks and buildings. And it's 50 feet taller than it needs to be due to modular construction.
- Here's exactly how the proposed Density compares: The biggest and tallest building in Kitsilano is called *Century House*, at the corner of West 2nd and Balsam. It has 13 floors of dwelling units, with a total of 90 units, and a density of 95 dwelling units per acre.
- The proposed building has 13 floors with 129 units. But because it is crammed onto a small site it has a density of 290 du/ac.—that's more than 3 Times the Density of the biggest, tallest building in Kits.
- That should shock people—and the potential for this building to set a precedent for development in Kitsilano is alarming.
- This building been literally crammed onto a small site, on a two-lane residential street, with totally inadequate setbacks.

- The physical form of the building is a wide monolithic structure—devoid of any articulation, visual interest, or architectural merit. Do not make this building form a precedent for others—in either design or density.
- This form of building is certainly not friendly to the immediate neighbourhood, blocking views and, more importantly, blocking precious sunlight to many lower buildings and amenities in the area, to say nothing of the view and sunlight blockage for future buildings.
- But not only is the proposed building very unfriendly to its present and future neighbours, this building design is not friendly for the future residents.

Why is that?

1. For one thing, the design features all narrow interior units. It could have featured 52 corner units (4 on each floor, ideal for families), with additional natural light and ventilation.
2. Another reason for its unfriendliness is the windows—or lack thereof. What were the architects thinking or what were they instructed to do? Larger windows not only let in more natural light but also make small units feel more spacious. What has been designed is not fair to the future residents.
3. Another very unfriendly characteristic of this building—it has been designed to make it difficult for visitors to park, which is ridiculous. At-risk individuals need support to assist them in recovery, but there are only 5 or 6 parking spaces in the proposed building. Where will parking be for important visitors—medical personnel, relatives, close friends—all vital people to assist in recovery?
4. Yet another reason why this building so unfriendly—the exterior of the “tower” is dark and foreboding. There is no earthly reason that buildings for special housing uses need

to look so forbidding—they should be welcoming and attractive, particularly on gloomy days, not prisonlike.

- This building appears to have not been designed for healthy living. Winston Churchill once said, ***We shape our buildings, and afterward they shape us.*** That's a particularly cogent comment, especially about buildings that house people who have mental health and addiction challenges.

The neighbourhood buildings that will be the most adversely affected are those of St. Augustine's Elementary School:

- St. Augustine's School is K-7 plus daycare, with 450 students as young 3-4 years old onsite.
- This school has been serving Vancouver families for over 110 years. [For the record, I did not attend that school, my children did not and my grandkids do not, and I don't even know any parents who have children there.] But I drive past it often and consider it to be low-rise treasure in the neighbourhood—and it's certainly an educational gem in the City, having served thousands of families.
- Other more knowledgeable people than I have spoken about the obvious issues of privacy and interaction by young schoolchildren with many at-risk persons—and that greatly concerns me, too.
- There is no doubt that serious safety concerns will be present for elementary school students within 20 meters, another 1500 students within 3 blocks, a women's recovery house next door, and a toddler park within 20 meters.
- How could this overly dense, poorly designed building housing at-risk individuals, be allowed to happen just steps away from an elementary school? This situation has never occurred before or been allowed by the City—and there is simply no justifiable rationale for this development.

WHAT COULD OR SHOULD BE DONE?

Residents of Kitsilano are generally not NIMBY types—I understand that there are presently over 2,000 social housing units in the community, which are nicely integrated into the existing mix of housing types. But 129 single-occupancy units with 50% to 100% low-barrier housing for people with mental health and addiction issues is not a good fit for this particular site and, among other reasons mentioned herein, goes against BC Housing's own guideline for a maximum of 50 residents per building.

However, if the intended use of the proposed building can be aligned with its proximity to the elementary school, then there is a suitable alternative. Social Housing—defined as government-supported housing for low-income people, including individuals, families (particularly those with young children) and seniors—would be an ideal use, with strong demand.

Why not:

- Follow the guidelines of BC Housing and propose 50 social housing units, in a 5-6 storey building, with proper setbacks allowing increased landscaping and trees. 50 units would still make it a very high-density building in Kits, with 112 dwelling units per acre.
- Forget modular housing, and build it with mass timber construction, so it's less than 60-feet tall. It could well become a showpiece for both the City and Province, and make it easier for future BC Housing proposals. Otherwise, the proposed building will suffer a severely stigmatized future and both the building and the neighbourhood will be adversely affected for years to come.

George Kropinski

s. 22(1) Personal and Confidential"



July 25, 2022



St. Augustine School
Founded 1911

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July 25, 2022

Mayor and Council
City of Vancouver
452 W. 12th Avenue
Vancouver, BC V5Y 1V4

Via email: publichearing@vancouver.ca

**Re: Proposed Rezoning of 2086 and 2098 West 7th Avenue and 2091 West 8th Avenue)
(the “Arbutus Site”)**

St. Augustine School (the “**School**”) writes to formally oppose the rezoning application for the Arbutus Site. The current rezoning application proposes the development of a 13 storey supportive housing building with 129 studio apartments on the City owned Arbutus Site (the “**Proposed Development**”). The School recognizes the need to house the homeless and those at risk of homelessness and does not oppose the development of social housing on the Arbutus Site but the Proposed Development fails to address concerns raised by the School throughout the rezoning process.

The Arbutus Site and the School

The Proposed Development is 18 m from the School on the Arbutus Site. The Arbutus Site is a narrow parcel of land bordered by the Arbutus Greenway (to the East), West 7th Avenue to the North (a bike lane), and West 8th Avenue to the South. Just South of the Proposed Development is the future site of the Broadway Subway bus loop and proposed passenger pick-up and drop-off lane. The sidewalks and roadways adjacent to the School, the Proposed Development and the Arbutus Greenway, are heavily used by children who walk, cycle, and are driven to the School. Crosswalks traverse Arbutus Street at West 7th Avenue and West 8th Avenue. The Proposed Development would introduce a vehicle traffic ramp onto Arbutus Street between the two crosswalks.

The School educates children in Kindergarten to Grade 7, aged 4 to 13 and the School building includes premises leased to an independent daycare which provides daycare and pre-school services for children aged 2 to 5. The student population of the School, including the daycare, will total approximately 500 children aged 2 to 13 years by the start of September 2022, ranking as one of the largest elementary schools in the City.¹ The School is a hub of activity, with children on campus as early as 7:00 am throughout the school year and until 5:30 pm every day, to accommodate children who participate in a daily after school

¹ https://www.vsb.bc.ca/District/Planning_and_Facilities/Open_Data/Documents/2021-2022/VSB%20Elementary%20Enrolment%20History%202011-2021%20All%20Programs.pdf



club, and on many days until 7:00 pm for children participating in sports teams and other elective school activities.

The School is closely connected to St. Augustine Parish, located on the corner of West 7th and Maple Street, one block east of the School. Nearly every day, students, staff, and teachers walk to the Parish from the School to participate in a wide variety of activities. During the entire 2021/2022 School Year, space in the Parish Centre was used as a classroom. The Proposed Development is situated directly between the School and the Parish and school children will walk by it on a near-daily basis.

Consultation with the School

BC Housing issued its RFP for the project in December 2020 and documents produced in response to Freedom of Information Requests indicate that MPA submitted its response to the RFP in approximately January 2021.² The School was advised of the Proposed Development in February 2021. In MPA's response to RFP, it noted "developing a 12 storey supportive housing site ... across the street from an elementary school would undoubtedly have detractors who will staunchly oppose the site." MPA advised that if selected as operator it would be well positioned to "mitigate any opposition" useful in "countering the usual fear tactics and negative publicity" that were to be expected.³

Before the School was even informed of the Proposed Development, BC Housing, the City, and Vancouver Affordable Housing Agency (VAHA) had finalized a preliminary design, identified the operator, and started on a path of countering opposition rather than meaningful engagement.

After the Project was announced in February 2021, the School was invited to attend a meeting with BC Housing. During this meeting, which staff from the City and VAHA attended, the School was informed of the proposed design and intent of the Proposed Development. The School was not invited to provide feedback or collaborate in any meaningful way with BC Housing, the VAHA or the City.

In October 2021, BC Housing and the VAHA formally submitted the re-zoning application to the City. Thereafter, the School attended three additional meetings with BC Housing, City staff, and the VAHA. While BC Housing, the City and VAHA were able to answer questions about the public hearing *process* they were unable to provide substantive responses

² [Memorandum from Planning, Urban Design & Sustainability to Mayor & Council dated July 21, 2022](#), Response to Question 18(a) and FOI Request: 30-8521 Combined HL Records FINAL_Redacted (1).pdf accessible at:

<https://drive.google.com/file/d/1Q8cJvZq5apOYz9z57M7MN1J2OJUcdJQ1/view?usp=sharing>

³ FOI Request: 30-8521 Combined HL Records FINAL_Redacted (1).pdf accessible at:

<https://drive.google.com/file/d/1Q8cJvZq5apOYz9z57M7MN1J2OJUcdJQ1/view?usp=sharing>



to many questions regarding the Proposed Development. During each of the four meetings, the School was not asked for, or given, any opportunity to provide input into the Proposed Development.

On February 14, 2022, the School wrote to the City of Vancouver raising its concerns and regarding the Proposed Development and asking for further consideration of the School's concerns and engagement. No response to this letter was received.

During its last meeting with the City and VAHA on May 3, 2022, the School was informed that changes had unilaterally been made to the Proposed Development. The totality of the changes were presented on one slide and included adjusting the affordability mix of the Proposed Development and removing eleven units to improve the impact of shading on the School's playground. City staff and the VAHA could provide no details of the impact of the changes. When asked how the change to the affordability mix would impact the design or operation of the Proposed Development, City staff and the VAHA could not provide a clear answer. When asked how the removal of eleven units would improve shading, the response received was that a new design had not yet been prepared. The impact was not fully known. It was significant that the impact of these changes on the School was not yet known yet the changes were introduced as a way to "mitigate the School's concerns". The School requested additional information and another meeting to permit it time to better understand the impact of the proposed changes but this request was denied.

On May 9, 2022, the School again wrote to the City of Vancouver raising its concerns and seeking additional information regarding the Proposed Development. No response to this letter was received.

At all times during its meetings with BC Housing, the City, and the Vancouver Affordable Housing Agency, the School was told that the questions it asked and its concerns were based on "fears" which were unfounded, issues would settle over time, and those issues which did arise would be addressed after the Proposed Development was operational – and could not be addressed during the "consultation" period. This refrain was consistent throughout the entire "consultation" process and is consistent with MPA's proposed method of handling community "opposition".

Proposed Use

The combined proximity of the School, the daycare, and the future Broadway Subway make the Proposed Development unique from other sites and requires a unique approach to create a successful social housing development. The School is able and willing to support a housing model on the Arbutus Site that does not employ a harm reduction model. The model is inconsistent with direct proximity to children as children are not permitted to reside in a



building employing a harm reduction model. The model in direct proximity to a school is also inconsistent with the City's Zoning By-law, section 11.6.2 which prevents a cannabis store from being developed within 300 m of the property line of an elementary school.

The School's concerns regarding the use of a harm reduction program deepen when there have been no details or confirmation provided regarding the actual availability of clinical health services, or even a commitment to a minimal level of staffing, at the Proposed Development. A "wait and see" approach does not acknowledge the proximity of the building to the School nor does it acknowledge that over the length of a 60 year lease operators may come and go and levels of funding and support may vary.

Housing for families with children, housing for the elderly, abstinence-based housing, and recovery-based housing are possibilities for the Arbutus Site. The Penticton Supportive Housing Report issued in April 2022 confirms there is a need for tiered levels of supportive housing in the Province.⁴ In a meeting with the School on February 1, 2022, BC Housing acknowledged a community need to provide supportive housing for residents dedicated solely to individuals who do not use substances or are in recovery from substance use consistent with the finding in BC Housing's *February 2020 Larwill Place Report (98 Units)*.⁵

The Proposed Development includes no requirement that it be designated as housing for those with no history of a "relevant offence" or "specified offence" as those terms are defined under the [Criminal Records Review Act](#), R.S.B.C. 1996, c. 86. The School notes that the British Columbia [Human Rights Code](#), R.S.B.C. 1996, c. 210 addresses protected rights in tenancy premises at section 10 and criminal conviction is not listed as a protected right.

The Proposed Development does not take into consideration the uniqueness of the Arbutus Site and the School asks that Mayor and Council reject the current rezoning application and direct the VAHA to engage in meaningful consultation with the School regarding the proposed use of the Arbutus Site.

Traffic Mitigation

The School has been actively engaged with the City for several years to mitigate ongoing traffic issues in the neighbourhood. With respect, the School strongly disagrees with the statement in the July 21, 2022 [Memorandum from Planning, Urban Design & Sustainability](#)

⁴ <https://www.bchousing.org/research-centre/library/transition-homelessness/penticton-supportive-housing-review-summary-report>

⁵ *February 2020 Larwill Place Modular Supportive Housing Resident Outcomes Results at Six Months after Opening Report*, BC Housing Research Centre, page 10.



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to Mayor & Council (the “Memorandum”) that “local roadway operations and safety have improved over time as a result of ongoing transportation improvements in the area.” This statement is not consistent with the experience of the School and we welcome further discussion on the School’s daily experience with local roadway operations. This statement also ignores the forthcoming completion of the bus loop on the corner of Arbutus Street and West 8th Avenue which will result in diesel buses entering the bus loop via Arbutus Street, directly north of the Proposed Development, to deposit riders at the terminus Broadway Subway station every three minutes during rush hour periods - coinciding with the School’s pick up and drop off times.

The rezoning application for the Proposed Development does not include sufficient traffic mitigation measures to address and improve traffic safety along Arbutus Street, West 7th Avenue and West 8th Avenue. A complete traffic study is required to fully understand the challenges in the area arising from both the Proposed Development and the Broadway Subway. As this has not yet been carried out, the rezoning application must be rejected on this basis alone.

Shading

Shading caused by the Proposed Development on the School’s playground is significant and is contrary to the Broadway Plan requirement that “new buildings should minimize shadowing impacts on independent school yards, particularly during school hours.”⁶

Updated comparative shadow studies provided in the Referral Report depicting the impact of removing eleven units from the Proposed Development to improve the shadowing impact on the School’s playground shows minimal improvement from the original design. The fact remains that between September to October and February to June nearly the entirety of the School’s playground is shadowed by the Proposed Development every morning. While November, December and January have less shadowing – approximately one half of the area of the playground is shadowed every morning - those months also have fewer daylight hours. With up to 500 children using the playground each morning, the impact of shadowing and reduced sunlight on the School’s children is significant and the School opposes the rezoning application on this basis.

Measures to Ensure the Success of the Proposed Development

While the School supports the development of social housing on the Arbutus Site, the proposed housing must address, rather than ignore, the challenges of the Arbutus Site and the concerns raised by the School. The consultation process for the Proposed Development was

⁶ <https://council.vancouver.ca/20220518/documents/pspc20220518min.pdf> at p. 13



St. Augustine School
Founded 1911

EMAIL Office@staugustineschool.ca TEL 604.731.8024
2154 West 7th Avenue Vancouver BC V6K 0E3

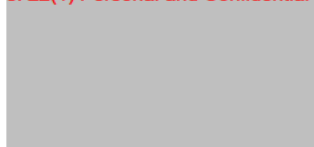
flawed and disingenuous from the outset. This has resulted in a lack of trust and true understanding of concerns. Enforceable commitments are needed to ensure the success of any social housing project over the length of a 60 year lease. The Housing Agreement to be entered into with the MPA should be used as a tool to provide enforceable commitments. The exact nature of the commitments required remains, however, unclear, as there remains significant uncertainty regarding the operation and use of the Proposed Development.

That the School is either a faith-based school or an independent school should not factor into the considerations of this application. Whether a child attends an independent school or public school, the wellbeing of any child should be considered equally. The School would share these concerns of a proposed development across the street from any of the nearby schools.

The School is grateful for the opportunity to voice its opposition to the re-zoning application as currently proposed and would welcome an opportunity to engage with BC Housing, VAHA and the City on a new proposal for social housing on the Arbutus Site.

Regards,

s. 22(1) Personal and Confidential"



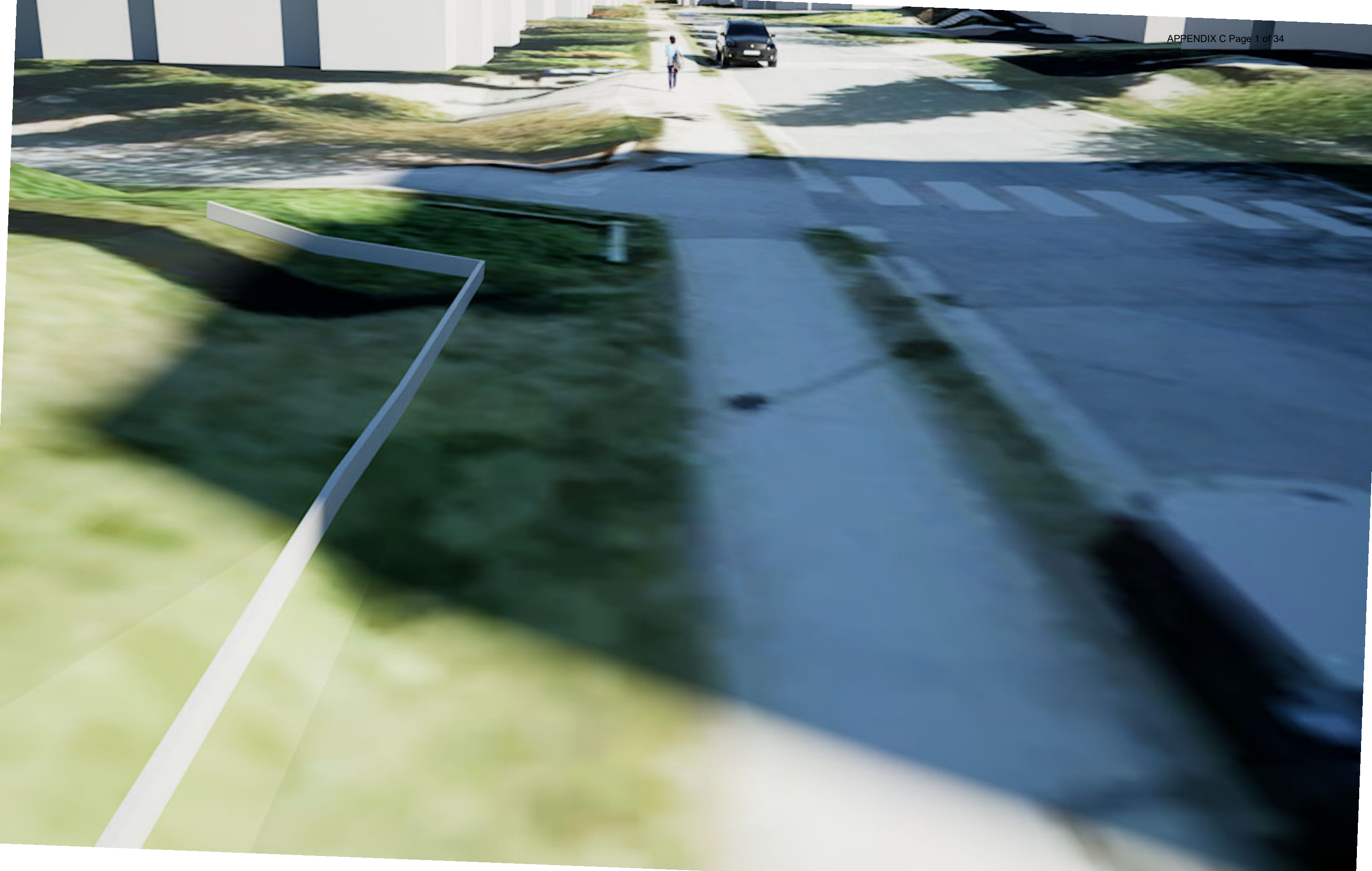
Michael Yaptinchay
Principal

s. 22(1) Personal and Confidential"

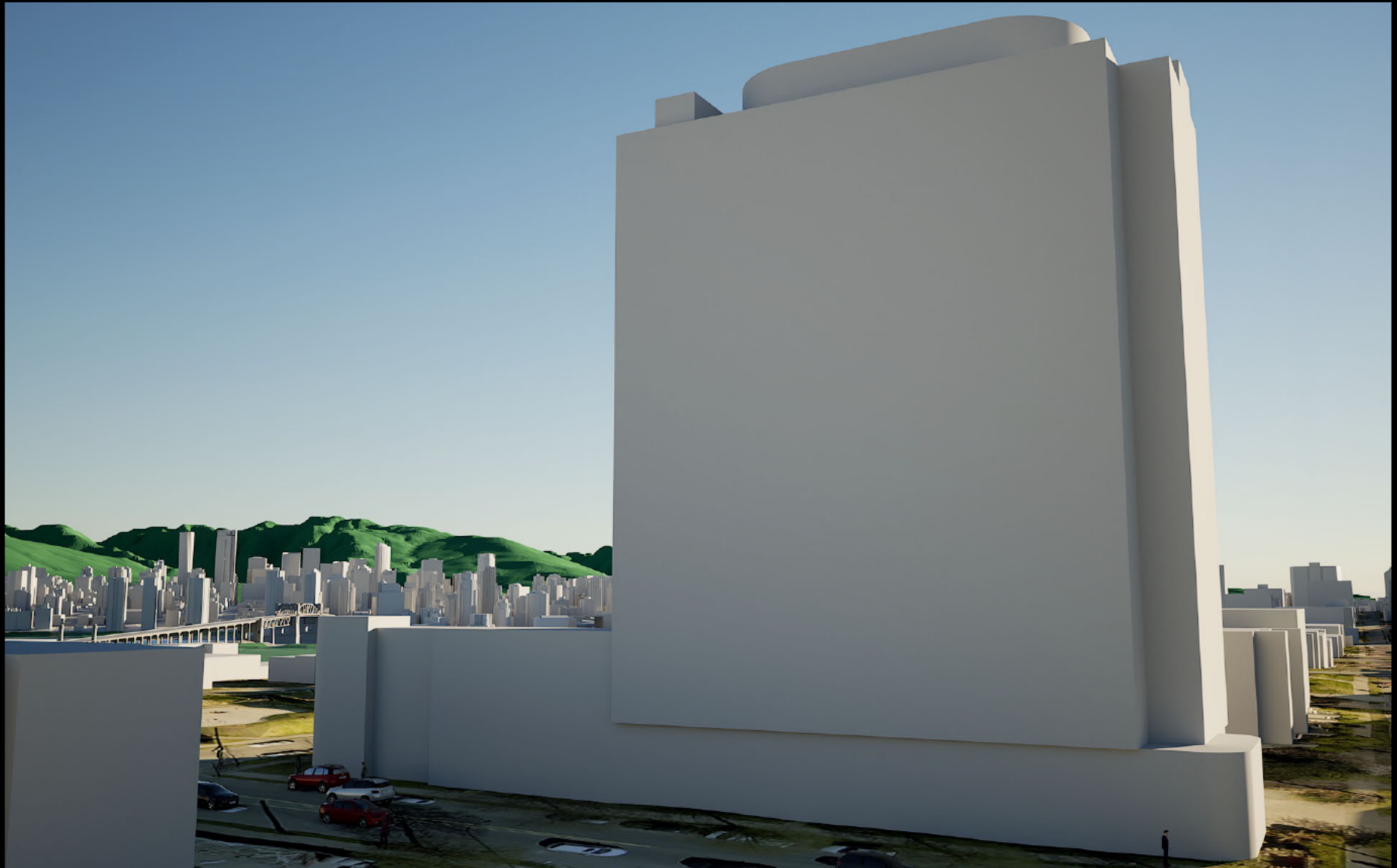


Irene Hensel
Parish Education Committee Chairperson

Cc: Catholic Independent Schools of Vancouver Archdiocese
FISA BC
St. Augustine's Parish



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



Stephen Bohus, BLA
Vancouver resident & renter

Rendering shows a massing model of the proposed tower
in context

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



Context (massing model shown in Google Earth)

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



Massing model (textured) placed into context model originally made to study the Broadway Plan

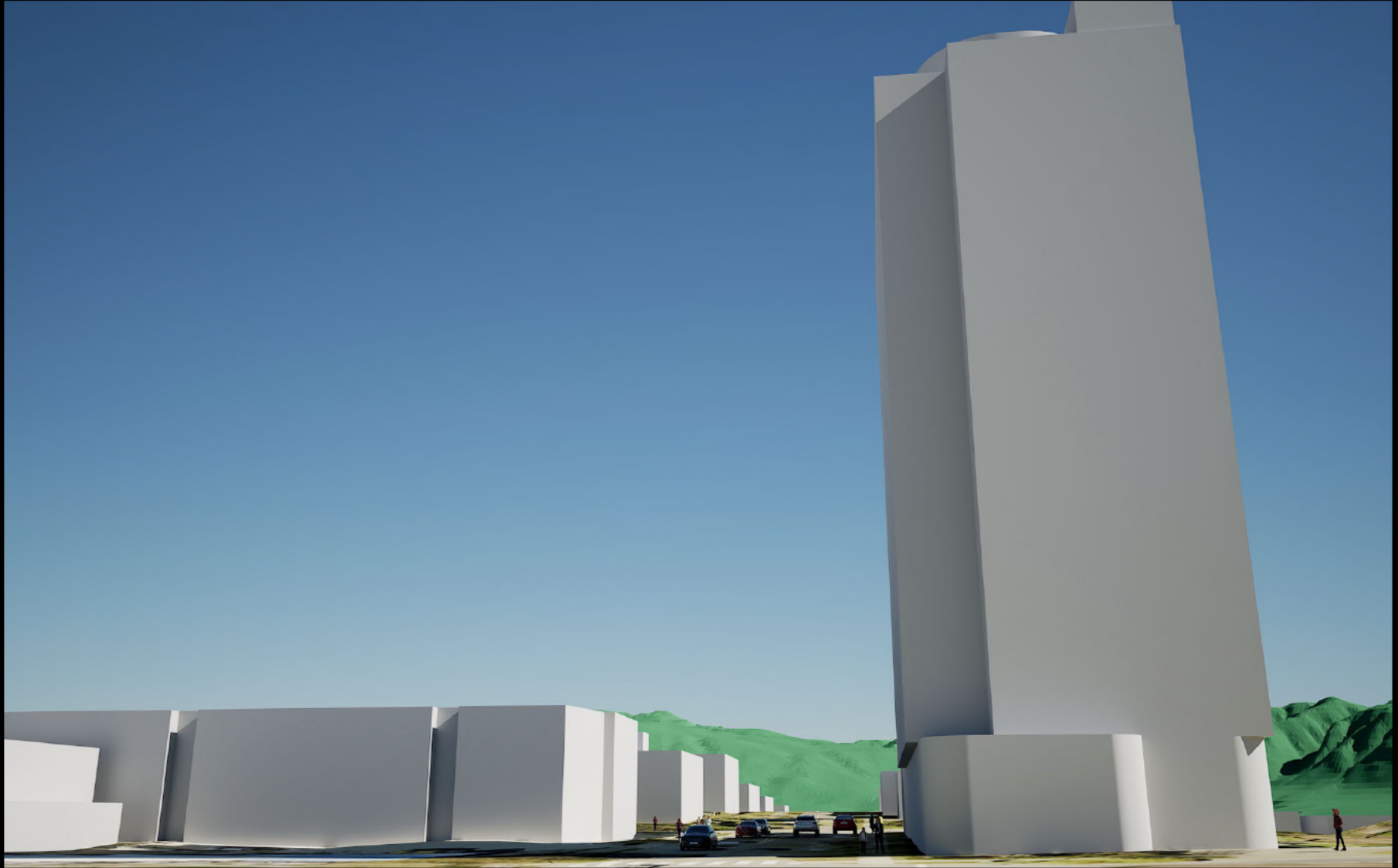
Main and Keefer: 17-storey tower



Storeys vs. dimensional height.

The 17-storey tower at Main and Keefer is shorter than the proposed rezoning.

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

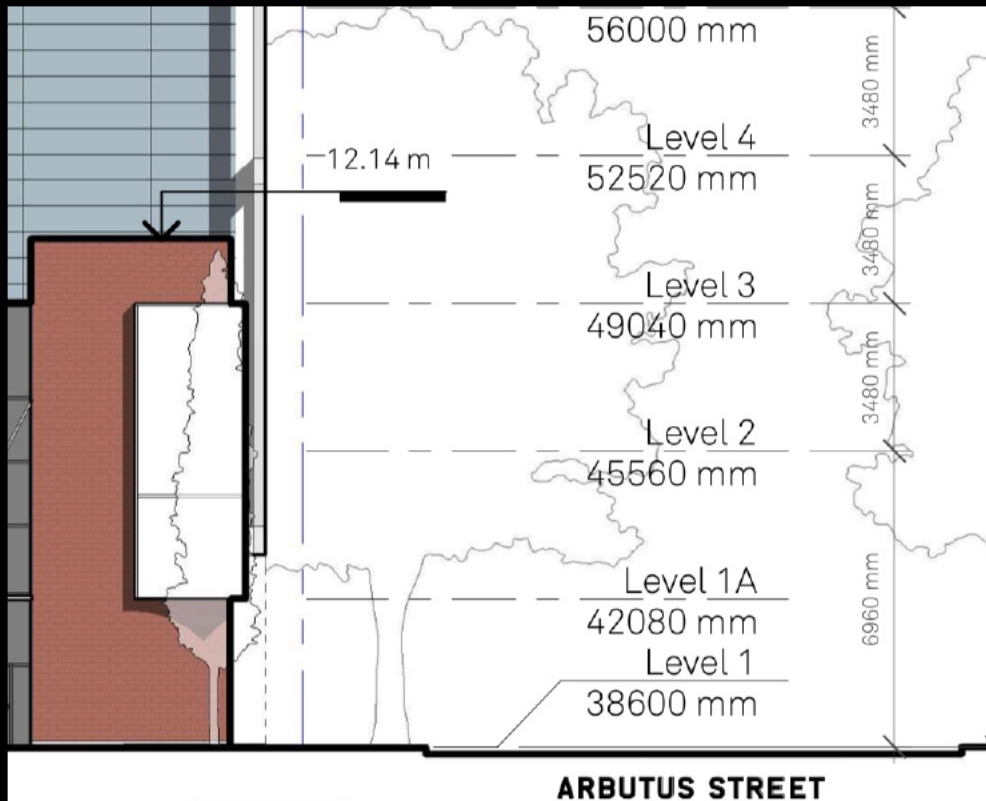


1477 W Broadway tower (left, approved April 2022). Remaining massing model has been built to heights proposed in Broadway Plan.

Broadway Plan maximum floor-to-floor height is exceeded

Building Height

11.1.12 Generally, residential floor-to-floor heights of 3.0 m (10 ft.) are supported, office floor-to-floor heights of 3.65 m (12 ft.) are supported, and industrial floor-to-floor heights of 6.1 m (20 ft.) are supported.



3.48m floor-to-floor height

Broadway Plan: “residential floor-to-floor heights of 3.0 m (10 ft.) are supported”

This tower proposal exceeds maximum, with 3.48m floor-to-floor height

Broadway Plan minimum lot frontage is not met

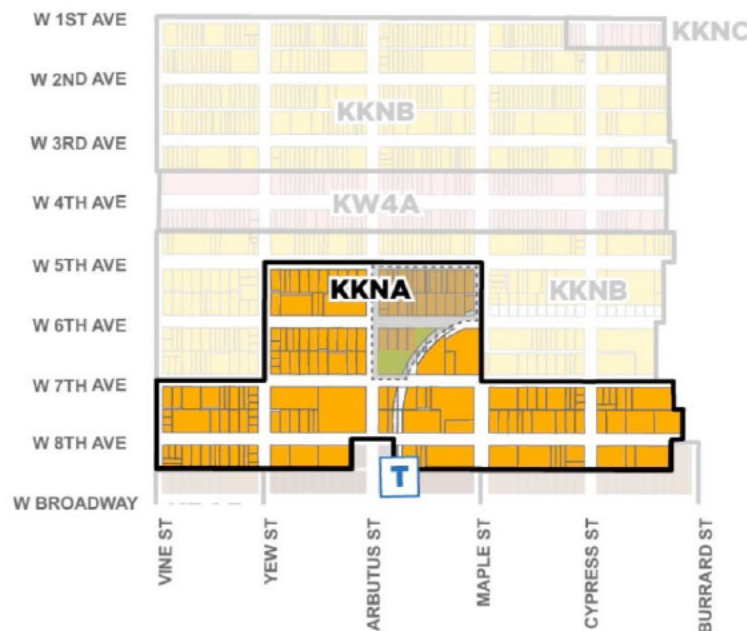
8.1.1 KKNA Policy Summary Table

Policy Area	Kitsilano North - Area A
Min Frontage	45.7 m (150 ft.)

150 ft. (45.7) Min. Frontage
Note: 99 ft. min. frontage is not met either

8.1 Kitsilano North - Area A

KKNA



Intent

Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.



Legend

Delamont area

Building Height

11.1.12 Generally, residential floor-to-floor heights of 3.0 m (10 ft.) are supported, office floor-to-floor heights of 3.65 m (12 ft.) are supported, and industrial floor-to-floor heights of 6.1 m (20 ft.) are supported.

Broadway Plan: “residential floor-to-floor heights of 3.0 m (10 ft.) are supported”

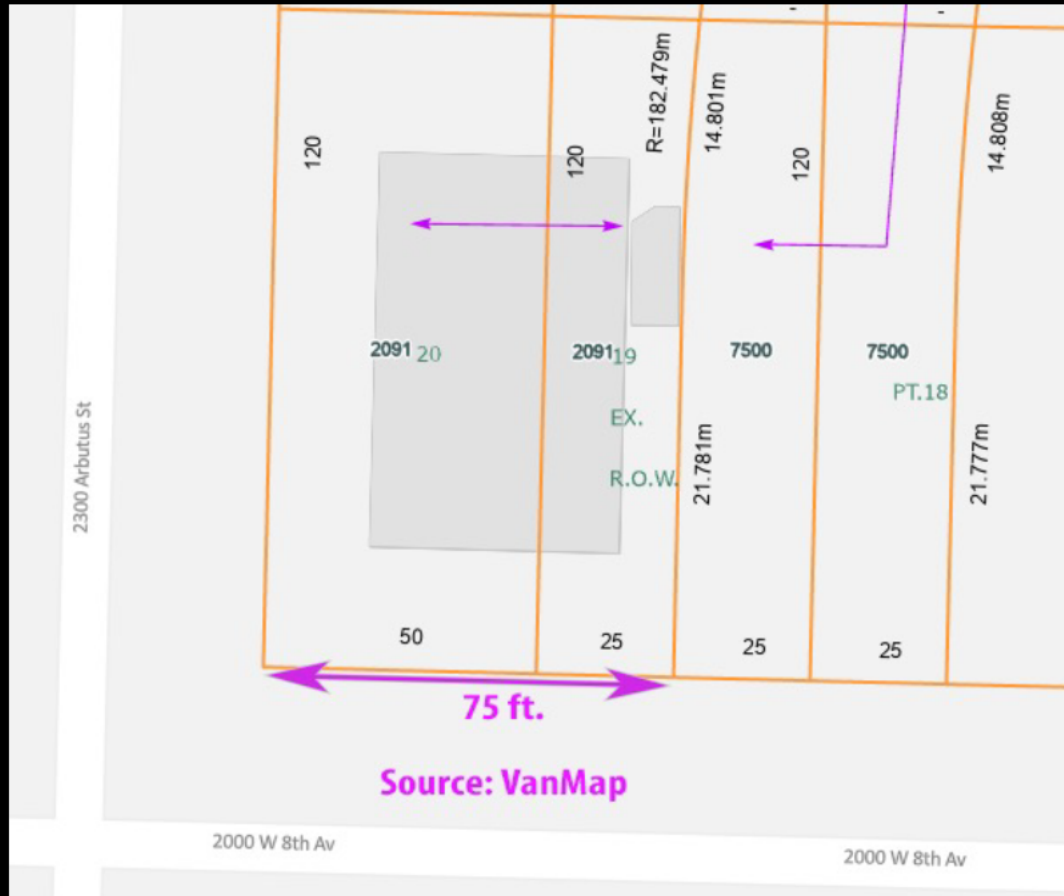
This tower proposal exceeds maximum, with 3.48m floor-to-floor height

Broadway Plan minimum lot frontage is not met

8.1.1 KKNA Policy Summary Table

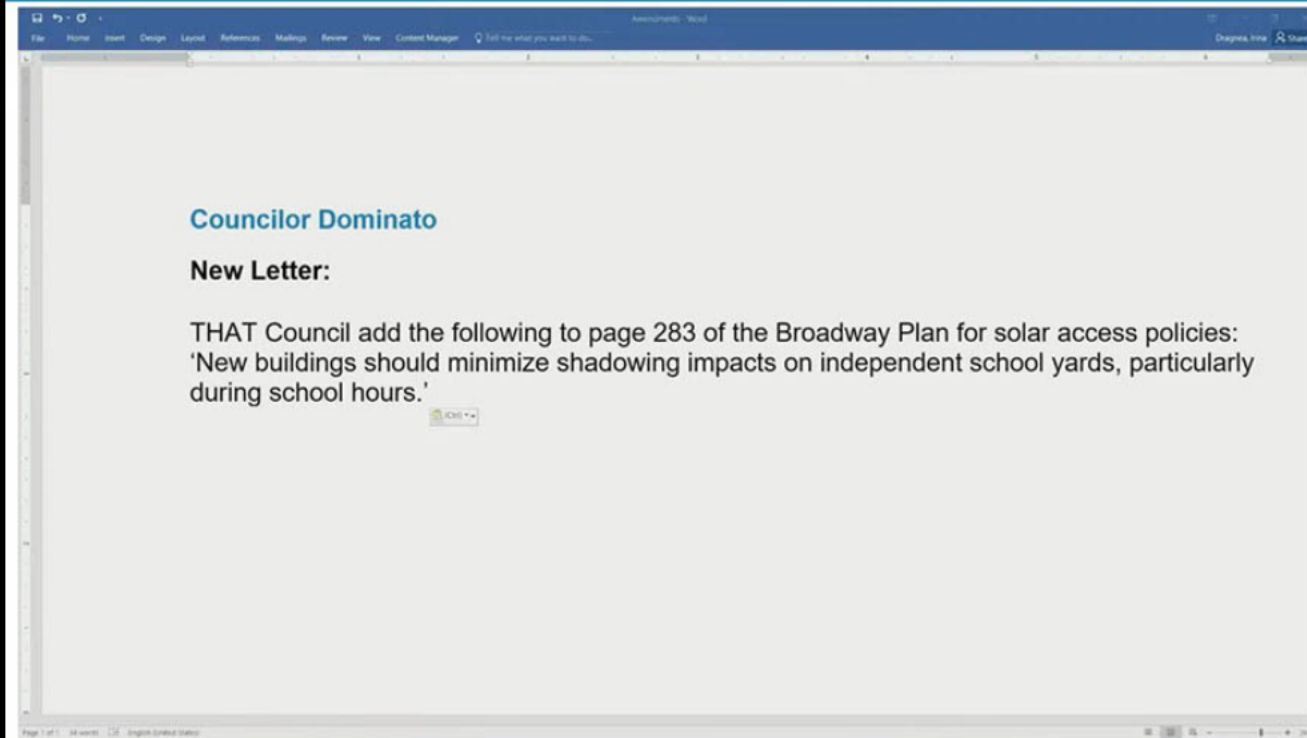
Policy Area	Kitsilano North - Area A
Min Frontage	45.7 m (150 ft.)

150 ft. (45.7) Min. Frontage
Note: a 99 ft. minimum frontage
is not met either



Frontage at 2091 West 8th Avenue is approximately 75 ft.

Broadway Plan amendment: Solar access



Amendment to solar access policies (independent school yards)

Broadway Plan amendment: Solar access

Councilor Dominato

New Letter:

THAT Council add the following to page 283 of the Broadway Plan for solar access policies: 'New buildings should minimize shadowing impacts on independent school yards, particularly during school hours.'



1. Broadway Plan

Name	In Favour	In Opposition	Declared Conflict	Abstain	Ineligible	Absent
Councillor Carr (Chair)						
Mayor Stewart						
Councillor De Genova						
Councillor Fry						
Councillor Swanson						
Councillor Hardwick						
Councillor Wiebe						
Councillor Boyle						
Councillor Dominato						
Councillor Bligh						
Councillor Kirby-Yung						
VOTE No. 08490	TOTAL	08	01	00	02	00

Support from Council for amendment to solar access policies

Broadway Plan amendment: Solar access



Schoolyard at June 21, 9am (summer solstice)

Solar access to schoolyard



Schoolyard at June 21, 9am (summer solstice)

Solar access to schoolyard



Schoolyard at June 21, 9am (summer solstice)

Solar access to schoolyard



Schoolyard at June 21, 9am (summer solstice) with a 6-storey building.
Note: substantial setback relaxation from usual RM-4 zoning specification.

Solar access to schoolyard



Schoolyard at June 21, 9am (summer solstice)

Broadway Plan amendment: Solar access



Schoolyard at May 21, 9am.

Broadway Plan amendment: Solar access



Schoolyard at May 21, 9am (summer solstice) with a 6-storey building.
Note: substantial setback relaxation from usual RM-4 zoning specification.

Broadway Plan amendment: Solar access



Schoolyard at May 21, 9am.

Broadway Plan amendment: Solar access

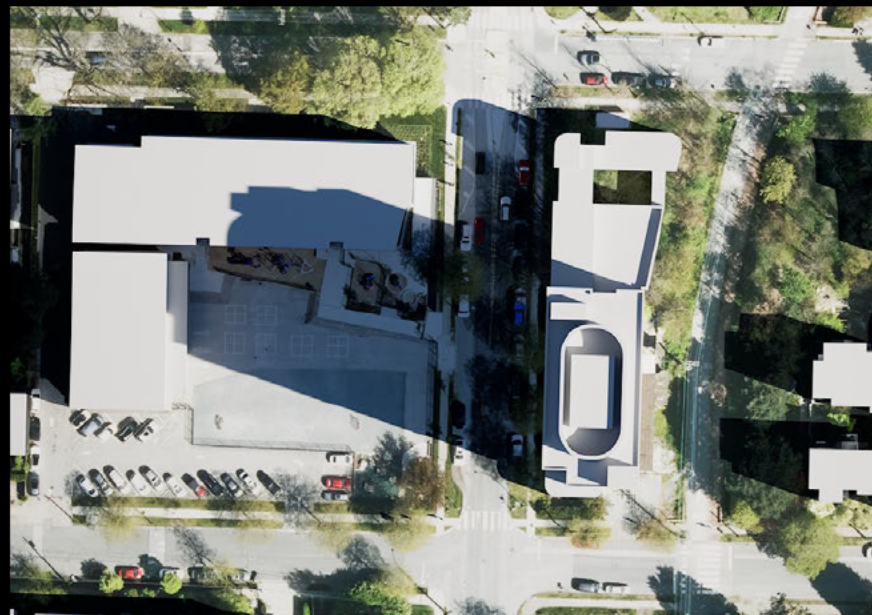


Schoolyard at March 20, 8:30am (spring equinox)

Broadway Plan amendment: Solar access



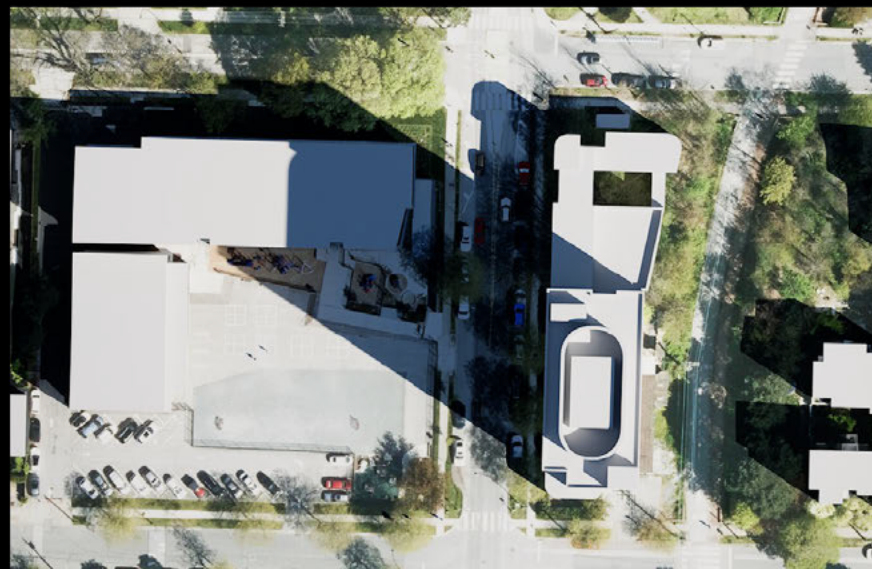
May 21, 9:00 am



April 21, 9:45 am



May 21, 10:00 am

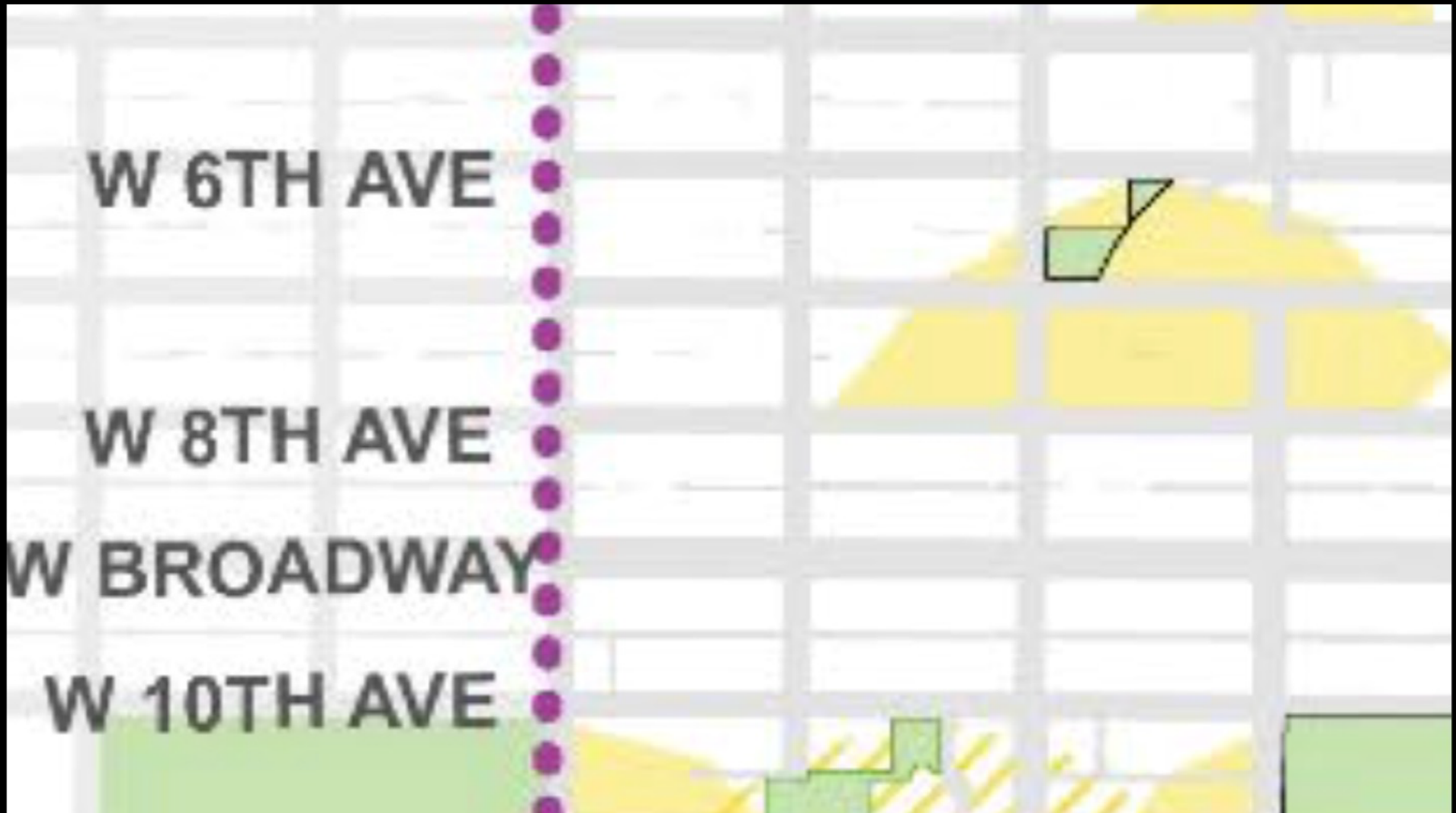


April 5, 10:15 am

Delamont Park Solar Access

Shadow limits

Proposed new development should not create new shadow impact on parks and public school yards from the spring to fall equinoxes between 10AM and 4PM.



Delamont Park in Broadway Plan is designated to receive solar protection

Shadow on Delamont Park



Shade enters the park on spring equinox (March 20th, 2:15pm), illustration shows the property line (low solid grey wall with orange outline)

Shadow on Delamont Park



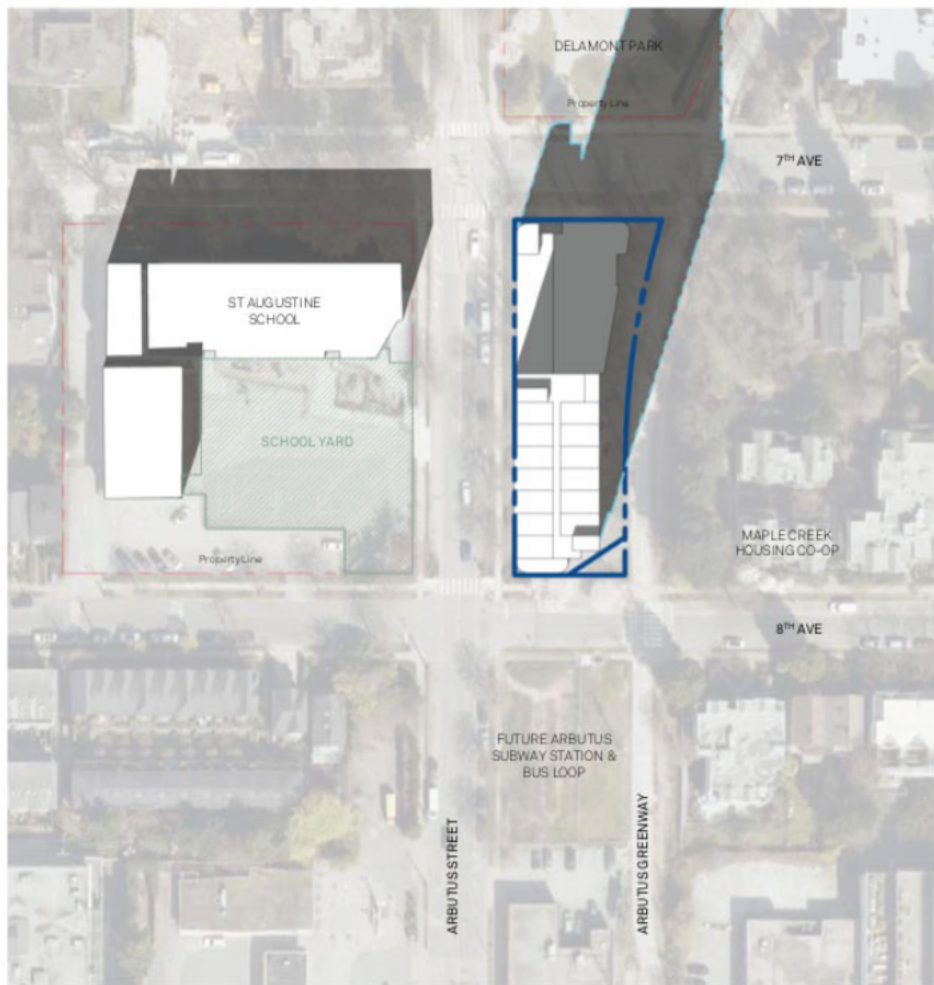
Shade enters the park on March 21st, 3:00pm, illustration shows the property line (low solid grey wall)

Delamont Park Solar Access



October 21, 1:30pm

Delamont Park Solar Access



October 21 - 2:00 PM

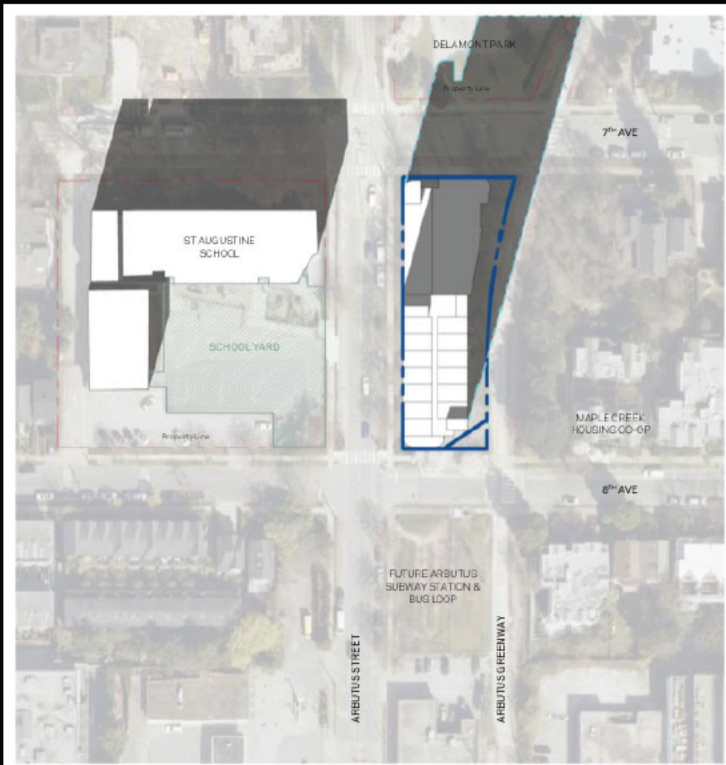


October 21, 2pm

Compare with applicant's shadow diagram with shadow cropped off at the top (left)

Delamont Park Solar Access

Applicant's shadow diagram is cropped (at the north end)



November 21 - 2:00 PM



November 21, 2pm compare shadow from applicant (lower left) to generated shadow diagram (to the right, November 21, 2pm daylight savings time)

Delamont Park Solar Access

Applicant's shadow diagram is cropped (at the north end)

Below: November 21, 2pm
(applicant submission)



November 21 - 2:00 PM

Below: November 21, 1pm under DST



November 21, 2pm compare shadow from applicant (lower left) to generated shadow diagram (to the right, 1pm daylight savings time)

Solar access to schoolyard



Schoolyard at June 21, 9am (summer solstice)

Solar access to schoolyard



s. 22(1) Personal and

Schoolyard at June 21, 9am (summer solstice)

Delamont Park Solar Access



October 21, 2pm

Broadway Plan amendment: Solar access



Schoolyard at June 21, 9:15am (summer solstice).

Broadway Plan amendment: Solar access



Schoolyard at June 21, 9:15am (summer solstice) with a 6-storey building.
Note: substantial setback relaxation from usual RM-4 zoning specification.

West 7th Avenue Solar Access / Greenway



March 21, 4:00pm

Dr. Julian M Somers Inc.
CONSULTING & CLINICAL PSYCHOLOGIST

July 25th 2022

Submitted by email: (speaker.request@vancouver.ca)

Dear Mayor Stewart and Vancouver City Councillors,

I am clinical psychologist and Direct SFU's Centre for Applied Research in Mental Health and Addiction, which conducts interdisciplinary scientific research on mental illness and addiction, with emphasis on effective interventions and policies.

I have been working in the field of addiction and mental health for over 35 years. I served as the Primary Investigator for the At Home/Chez Soi in Vancouver, which began in 2008. I have also led numerous related studies investigating harm reduction and recovery, including Community Court, Drug Treatment Court, cognitive behavioural therapy, harm reduction therapies, the BC Homelessness Integration Project, BC/Yukon Shared Mental Healthcare Initiative, and various pharmacotherapies.

One of our recent reports integrates results from BC and elsewhere is titled *Homelessness, Addiction & Mental Illness: A Call to Action for British Columbia* (C2A) <https://www.sfu.ca/carmha/publications/c2abc.html>. The C2A was developed with a large group of Not For Profit societies and was presented along with a detailed budget to Ministers Eby and Malcolmson in July 2021.

High quality international research confirms that the most effective and equitable responses to long-term homelessness involve the use of scattered recovery oriented housing with specialized supports. In randomized trials in Vancouver this approach reduced crime by 71%, reduced medical emergencies by 50%, and showed that recovery is possible. Congregate housing, as proposed for the 7th/8th & Arbutus site, did not produce similar benefits in our randomized trials. The peer reviewed references for these conclusions are provided in the C2A.

I have recently seen in the public domain comments by two individuals who were part of our Vancouver project and that emphasize their support for the effectiveness of congregate housing. Unfortunately these individuals did not contact me in advance of their statements. Had they done so I am confident that misunderstanding could have been avoided. Most apartment buildings demonstrate that congregate living is effective, particularly for people with varied levels of life challenges including mental illness or addiction. That does not mean that congregate housing is effective for people with the most complex needs, including those who have been homeless for many years.

Dr. Julian M Somers Inc.

CONSULTING & CLINICAL PSYCHOLOGIST

One of the studies we published (Somers et al., 2017) presents results from a series of questionnaires. These questionnaires were administered to people who were randomly assigned to receive: 1. their choice of scattered housing with intensive supports; 2. congregate housing with supports; or 3. usual care. Remarkably, 24 months after randomization the questionnaire responses by each group improved markedly and in similar amounts! The same trend was seen in all five Canadian study sites. The areas assessed by these questionnaires were all defined as secondary objectives of our study. The fact that people randomized to “usual care” (and who remained homeless) improved as much as people who received intensive supports with market housing strongly suggests that the results are misleading. On some questionnaires people in “usual care” appeared to improve the most!

We described the questionnaire results as “hypothesis generating”, meaning that they should be taken as preliminary. Potential explanations for the comparable levels of improvement between groups on questionnaires are: 1. An experimental inclusion benefit, whereby participation in a trial is itself an intervention; 2. Biased responding associated with a belief that questionnaire responses may affect prospects for future or continued support; 3. Regression to the mean, whereby people who are recruited in times of crisis tend to exhibit improvement subsequently associated with the passage of time.

The primary outcome in the 2017 study was “housing stability” measured by calculating the amount of time that people slept in their residence. Both scattered and congregate groups experienced comparable housing stability, but this single measure is not related to their overall wellness or impacts on their communities. For example, the Marguerite Ford apartments have been referred to by previous speakers and may provide residents with relatively high levels of housing stability, even as medical emergencies and police calls remain extremely high.

One 10-item questionnaire reported in the 2017 study addressed “Community Integration”. Items include “I know most of the people who live near me” and “Attended a movie or concert?”. As mentioned, all groups of participants reported improvement on this scale. Further, compared to the responses of those in the usual care group, those in the congregate group were significantly higher while those in the scattered site condition were not.

The pattern of findings from questionnaires contrasts markedly with the results obtained directly from sources of administrative data documenting crime, medical emergencies, and continuity of medical care (e.g., use of prescribed medications). Given the strength and consistency of outcomes from objective administrative data and their alignment with the successful impact of recovery-oriented housing in the US, France, Portugal, Finland, and other jurisdictions, it is not advisable to focus attention on peculiar results based on brief, subjective and self-reported questionnaires.

Additional public comments were provided by the CEO of Coast Mental Health, Darrell Burnham. I have enjoyed a long collaborative relationship with Darrell and with Coast, and hold both him and the organization in very high esteem. We worked together closely on the C2A.

Dr. Julian M Somers Inc.

CONSULTING & CLINICAL PSYCHOLOGIST

Darrell wrote correctly that congregate housing is effective for many people, particularly those with relatively less complex needs. However he incorrectly suggested that the people randomized to the congregate arm of our study were “outliers”, and were unlike those who received scattered supported housing. It is crucial to keep in mind that we implemented TWO randomized trials in Vancouver, one for people with less complex needs, and another involving people with the most complex needs. Coast provided support to people with less complex needs and who received their choice of scattered market accommodations. Darrell wrote that he witnessed profound changes in the lives of these clients, including steps toward recovery. Our trial for people with the most complex needs included scattered housing, congregate housing (the Bosman) and usual care. This is the trial that identified marked reductions in crime and medical emergencies in scattered but not congregate housing. Those differences are NOT due to differences in the people themselves but to the context in which they were living.

There is consensus internationally that the most effective and equitable way to promote social reintegration among those who have the most complex needs involves providing choices of affordable housing. International research also shows that 84% of those struggling with homelessness and mental illness prefer independent housing. The outlier in this context is British Columbia’s insistence on clustering people with severe and complex needs together.

I appreciate that scientific research is often presented in discrete technical publications and that knowledge accrues incrementally over time. The goal of the C2A was to integrate a large body of up to date evidence with the support of knowledgeable service organizations in BC, and present a plan to implement evidence-based actions for those citizens with the most complex needs, along with a plan to monitor and measure effectiveness. We have received no response from the Province.

Thank you for the opportunity to address a few of the points publicly raised related to our research.

I also look forward to my opportunity to address Council.

Respectfully,

s. 22(1) Personal and Confidential"

Cc: Mr Darrell Burnham s. 22(1) Personal and Confidential")
Dr Anita Palepu s. 22(1) Personal and Confidential"