

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/29/2022	16:37	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	Dear Mayor and Council, Uncharacteristically, I will keep my comments very brief: This development proposal, for supportive housing next to the future Arbutus Skytrain Station, should not even have to be going through a public hearing. Every single major investment in transit infrastructure should include mandated social and supportive housing. The vast majority of the objections to this development are either being made in bad faith and/or with a lack of respect for the basic human right of housing. Please vote in support of this proposal.	Derrick O'Keefe		*s.22(1) Personal and Confidential*	Fairview	No web attachments.
06/29/2022	17:20	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	I love this proposal and would welcome it in my back yard or anywhere in the city. In this time of overlapping crises we need leadership and compassion more than ever. It makes me sad to think how much time and money is being spent debating something so basic and necessary. Please do not delay any further. Thank you.	Lise Townsend			Renfrew-Collingwood	No web attachments.
06/29/2022	20:05	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and	Support	It houses more people.	Ezra Lopez			Unknown	No web attachments.
06/29/2022	20:41	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	To all of those in opposition and making the decision regarding this proposal, I urge you to remember that ALL neighborhoods should be participating in supporting our communities and working toward solving the housing crisis in Vancouver - you are not exempt. I am a speech-language pathologist who works with at-risk children and families daily. Many of these families and social workers are working hard to stay together, access resources, attend school, and receive therapy. Housing is FUNDAMENTAL to these next steps of healing. If you have participated in land acknowledgements, pride, LGBTQ+ rights, racial justice, or disability acts, and you OPPOSE this proposal, reconsider your values and what you stand for. You CANNOT say that you support any of these communities and OPPOSE something like this.	Emily Jurgens			Kensington-Cedar Cottage	No web attachments.
06/29/2022	20:46	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	I am a resident of Vancouver and a professor at the University of British Columbia who supports the building of these homes. I wish to advocate for 100% affordable housing at 2086-2098 West 7th Avenue. I have watched the hearing online and I have felt ashamed to hear terrible, fear-mongering, stigmatizing rhetoric from those who oppose this opportunity for supportive housing. I have also witnessed the thoughtful responses by those who believe housing is a human right, that housing for all should be a pillar of our shared city on unceded land, and that providing affordable housing at this site is a step in the right direction. I appeal to all members of the Council to approve this project and to enable 100% affordable housing. There is a dire need for safe and supportive housing and anything less feels, to me, like blood on our hands and a great dereliction of duty. That we have enabled a spectacle around the right to be in a safe and supportive home, and the that there is any debate over this makes me doubt the humanity of my fellow Vancouverites. I hope that all of the City of Vancouver Councillors will vote for dignity and basic human rights and thus support this project.	Christina Laffin			Unknown	No web attachments.
06/29/2022	20:47	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	I grew up in Kits and I have managed to stay in this neighborhood as an adult ' something that was only possible because my family managed to secure a spot in a housing coop only a few blocks from the home where I grew up, and a few blocks away from the proposed project site. As I have been lucky to find non-profit housing in this neighborhood, I feel called to speak up in support of this project. I support this project because it will provide safe, supportive managed housing that is desperately needed on what is currently a city-owned vacant lot, where no existing residents would be displaced. That the project is planned as a Passive Haus project, located right next to the new transit station, and on the Arbutus Greenway is even better: it puts this project in alignment with the city's stated goals when it declared a climate emergency. Approving this project is also in line with many councillors stated commitments - commitments I paid close attention to last election season and will be scrutinizing again as we approach another election: namely, to meaningfully address and reduce homelessness in our city and expand affordable housing options in all areas of the city. With these facts in mind, I am confused as to why this rezoning is up for contentious debate ' it seems to me that this a project that is clearly in the public interest and is supported and funded by all three levels of elected government acting clearly in furtherance of the commitments they were elected to enact. The funding that has been painstakingly assembled for this project makes it kind of a unicorn ' this is desperately needed funding for the kind of homes for which there is deepest need - that is available long-term both to build this building and support ongoing operations. I'm sure it has taken years of work from all the agencies and governments involved in getting the project to this point ' to have that fall apart because of antiquated zoning would be shameful. Supportive housing belongs in every community, across the city, especially where city land is available for new build projects, because every community includes people that may need support, whether now or in the future.. I love that this project will be right down the street from me, not being squeezed in on industrial land, or some far flung corner of the city. Those who are given the opportunity to be housed here will get to build community with the diverse neighbors that already call Kits home. This project is a great way that city council can take a concrete step towards challenging the inequities that have for too long been exacerbated in our city and city planning processes. The fears and anxieties of housed people cannot be considered a valid argument against meeting the needs of this city's residents, especially those who are most vulnerable in the face of three compounding and deadly ongoing crises: the lack of affordable housing, the COV D pandemic and the drug toxicity crisis	Kathryn Sheps		Kitsilano	APPENDIX A	

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06/29/2022	21 23	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	STRONGLY SUPPORT!!! I have had a comment earlier but updating as speaker who stigmatize have been heard and I have this to say in opposition to them: Might I add that this is not too big of a building as proposed by a failed architect and is not a threat as pointed to by a stigmatizing 'engineer mother' speaker number 20'. You have only to look at fir and 7 th to see how MPA is very successful in providing care and support to people in need, we all belong and there have not been calls of first response to the fir site which is about 90 units adding to traffic concerns brought up I agree much with speaker 23 where we desperately need this structured housing for the vulnerable and Now especially with the subway being put in and multiple high rise buildings being placed in and around Broadway t is nostalgic to think of Vancouver in 1986 before the world discovery after expo and leading to what is now the next Hong Kong but this is our ' new reality ' Vancouver has to build up and homeless due to Gregors inaction will never be resolved as our climate brings the homeless here t is what it is No school children will be in harms way and no the VPD does not require ' consultation ' as the ' little locations guy' pointed to, as these are vulnerable people not criminals!!!, people give your head a shake Vancouver has to grow up not live in the past Anyway please approve the apt MPA handling and managing this site as there is no where for these people to live and yes they are people!!! Not threats, stop the stigma and outright bullying, NOW! I am a mental health advocate neighbour and tax payer and I say please approve this(integration housing does not work) I am the vulnerable , I am a cardiac tech who puts people on treadmills, to see if they are going to die of a heart attack, my job is to stop them in time, i have bipolar, yes mentally ill and I do this in the public, the reason is solely because I was giving housing by MPA who is managing this site...they are very capable and well respected, like I am , i was given a home then education, then a job, yes it didn't work out ultimately because people stigmatize especially in my own cardiac community where they now know I suffer and thusly won't hire me, not only that but where i live which dr summers suggests after becoming a millionaire deciding, that integration works, it doesn't, right now they have 'uncovered" my vulnerability and are working hard to evict me , for the past 10 years, this is a building i have paid rent to for almost two decades without a miss, thanks to MPA and it's supports, safe to say this congregate housing will work, it is not a band aid, nor a shelter, MPA knows it's stuff, please support this plan, as people like me need to work, be HOUSED and THRIVE like all these "kits" people. Thanks Cheryl	Cheryl Stein	mental health advocate (mainly for riverview)	Fairview	No web attachments.
06/29/2022	22 08	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	I am a front line worker serving DTES community and working closely with those who are precariously housed while managing mental health issues. I also volunteer in the mental health field in Kitsilano area. I can attest to the fact that no amount of supports can rehabilitate an individual without them having the security of a home. I have also witnessed, time and again, individuals with serious mental health challenges and addictions recover, thrive and be valuable members of their community. Their recovery must start with secure housing. To address the concerns of others who oppose this project, I can assure you that drug use and crime happens in all sorts of dwellings, and sexualized violence towards women and children is far more likely at the hands of people they know or are related to (husbands, step-fathers, uncles...). To deny people housing based on their mental health status is nothing short of discrimination. Social housing can serve to be an opportunity to teach community members (and their children) humility, empathy and tolerance. I strongly believe that diversifying this community and embracing a variety of folks can enrich everyone's lives.	marina vaysman		I do not live in Vancouver	No web attachments.
06/29/2022	23 36	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	I support this rezoning application to construct more affordable and supportive housing in Vancouver, especially near existing supports (such as the MPA Resource Centre) and transit. I support this project because: housing is a human right (UNGA 1948, Article 25); increased population density will support local businesses on both West 4th and Broadway (Wolff 2008); people housed under the Housing First model have lower rates of recurrent homelessness (Gilmer et al. 2014); and people housed in low-barrier, Housing First facilities cost taxpayers less than those who are homeless (Larimer et al. 2009). The need for more supportive, low-barrier housing in Vancouver is dire and immediate: this project needs to move into construction as soon as possible. Please see my attached letter for rebuttal of some of the common objections to the project, and full references.	Sandra Nelson	none	Grandview-Woodland	APPENDIX B
06/30/2022	07 03	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	As someone who has lived in this area for 8 years, and currently has a 3 year old daughter who plays at the Delamont Park playground almost daily, I'd like to write in support of the rezoning and development in this area. I've spoken to other parents at the park, and a surprising number believe the development will only be for men, which is also something I've seen on flyers posted in the area. If the opposing side has to lie to make their argument even they must believe the opposition can't stand on its own and is rooted entirely in fear and ignorance.	David Van Ee		Kitsilano	No web attachments.
06/30/2022	08 59	PH4 - 3. CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue	Support	There are so many things I could comment on, but I will focus on one main point as I have read concerns and arguments opposing this supportive housing project. Regardless of whether or not these proposed tenants would have access to the appropriate supports as part of this project, they need and deserve housing. And that housing shouldn't always be located in the DTES. Maybe some of those opposing this project could put their energy into advocating for the very supports these marginalized individuals deserve. You can simply say that they don't need housing unless it provides absolutely everything they need. Push for appropriate access to services and equity for all. Homelessness is not something any one should tolerate so may we protect peoples rights to affordable housing more than we are protecting our own cherished "safe" neighbourhoods.	Tara MacDonald		Unknown	No web attachments.

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06/30/2022	10 22	PH4 - 3. CD-1 Rezoning: 2086- 2098 West 7th Avenue, and 2091 West 8th Avenue	Support Dear Vancouver City Council, I am writing to express my support for the proposed BC Housing Supportive Housing development that would be located at West 8th Avenue and Arbutus Street As you are likely aware, more than 2,000 people across our city are currently experiencing homelessness. The proposed project would add critical supportive and affordable housing stock, adding approximately 140 new units to the community. The City of Vancouver has a mandate to reduce the affordability gap, as articulated through the 'Housing Vancouver' policy. This includes supporting non-profit and non-market affordable housing options. The proposals for 2086 and 2098 West 7th Avenue and 2091 West 8th Avenue help the city meet this commitment. There are many parents, residents, property owners, businesses and workers in the community who are excited about this project. There are already many individuals experiencing homelessness in Kitsilano who need immediate access to safe housing. Finally, the proposed building height and scale is aligned with nearby units in the Fairview/Arbutus area. These neighbourhoods still very much enjoy a human-scale environment. The proposed location would add critical affordable housing stock without displacing any existing residents. ts proximity to the future Broadway Subway Extension and the Arbutus Greenway would provide its residents with direct transportation options. I want to welcome new members into this community. I urge you to approve this project's application for rezoning when it comes across your desk.	Tania La Salle		"s.22(1) Personal and Confidential"	Mount Pleasant	No web attachments.
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My name is Kathryn Sheps I live in Vancouver and I am calling tonight in STRONG support of the proposed supportive housing project at 7th and arbutus.

I grew up in Kits and I have managed to stay in this neighborhood as an adult – something that was only possible because my family managed to secure a spot in a housing coop only a few blocks from the home where I grew up, and a few blocks away from the proposed project site. As I have been lucky to find non-profit housing in this neighborhood, I feel called to speak up in support of this project.

I support this project because it will provide safe, supportive managed housing that is desperately needed on what is currently a city-owned vacant lot, where no existing residents would be displaced. That the project is planned as a Passive Haus project, located right next to the new transit station, and on the Arbutus Greenway is even better: it puts this project in alignment with the city's stated goals when it declared a climate emergency.

Approving this project is also in line with many councillors stated commitments - commitments I paid close attention to last election season and will be scrutinizing again as we approach another election: namely, to meaningfully address and reduce homelessness in our city and expand affordable housing options in all areas of the city.

With these facts in mind, I am confused as to why this rezoning is up for contentious debate – it seems to me that this a project that is clearly in the public interest and is supported and funded by all three levels of elected government acting clearly in furtherance of the commitments they were elected to enact. The funding that has been painstakingly assembled for this project makes it kind of a unicorn – this is desperately needed funding for the kind of homes for which there is deepest need - that is available long-term both to build this building and support ongoing operations. I'm sure it has taken years of work from all the agencies and governments involved in getting the project to this point – to have that fall apart because of antiquated zoning would be shameful.

Supportive housing belongs in every community, across the city, especially where city land is available for new build projects, because every community includes people that may need support, whether now or in the future.. I love that this project will be right down the street from me, not being squeezed in on industrial land, or some far flung corner of the city. Those who are given the opportunity to be housed here will get to build community with the diverse neighbors that already call Kits home. This project is a great way that city council can take a concrete step towards challenging the inequities that have for too long been exacerbated in our city and city planning processes.

The fears and anxieties of housed people cannot be considered a valid argument against meeting the needs of this city's residents, especially those who are most vulnerable in the face of three compounding and deadly ongoing crises: the lack of affordable housing, the COVID pandemic and the drug toxicity crisis.

There is enough for all of us. If we can only share. Approving this rezoning doesn't take wealth, warmth, privacy or housing away from any existing Kits neighbor. It merely extends the

opportunity to access these things to too few lucky new neighbors. For all of these reasons, and for reasons of basic human dignity – I urge you to approve this project.

Sandra Nelson

"s.22(1) Personal and Confidential"

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Dear Mayor Kennedy and Council,

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

I support this rezoning application to construct more affordable and supportive housing in Vancouver, especially near existing supports (such as the MPA Resource Centre) and transit. I support this project because: housing is a human right (UNGA 1948, Article 25); increased population density will support local businesses on both West 4th and Broadway (Wolff 2008); people housed under the Housing First model have lower rates of recurrent homelessness (Gilmer et al. 2014); and people housed in low-barrier, Housing First facilities cost taxpayers less than those who are homeless (Larimer et al. 2009). The need for more supportive, low-barrier housing in Vancouver is dire and immediate: this project needs to move into construction as soon as possible.

Reviewing the opposing commentary about this development I see some repeating themes, many of which appear poorly researched or incorrect to me. I'll try to refute them here.

- 1) The tower is too big.
 - a. At 12 storeys, the building will be taller than other buildings in the RM-4 zoning surrounding it (10.7 m, or 19.9 m for a multi-unit social housing building with childcare) and the current C-3A zoning along Broadway (maximum building height of 9.2 m), but much smaller than the maximum heights allowed under the Broadway Plan for the KBAA area at Arbutus and Broadway (up to 30 storeys for secured market and below-market rental housing).
 - b. Given the upcoming development around Broadway and Arbutus under the new Broadway Plan, the height of this building strikes me as appropriate.
 - c. The number of units in the building is large (129 units). The MPA Society has experience supporting groups this large, through their Hotel Outreach program for the Hazelwood, Savoy, and Holborn hotels (164 units total) through outreach programs. The Arbutus project would have outreach as well as on-site support staff and a smaller proportion of the highest-need tenants, suggesting that the Arbutus building would meet or exceed the Hotel Outreach program in terms of tenant health outcomes.
- 2) A supportive housing development will be unsafe for the children at the neighbouring school.
 - a. The de Wolff (2008) study included a supportive housing building for people with mental illness adjacent to a junior high school. While the study building was smaller than the current proposal (26 apartments rather than 129), an administrator at the school in the Wolff (2008) study reported that "there have been no issues at any time".

- 3) Many commenters compared the proposed project to a single-room occupancy hotel, or single-room-only supportive housing (they typically used the SRO acronym without defining it).
 - a. The proposal is not the same as the single-room occupancy hotels that Vancouver residents have read so much about. It includes support for each resident (BC Housing 2021), and would be run by an established and experienced non-profit organization (MPA Society), not a neglectful landlord.
- 4) Several commenters discussed shadow impacts being detrimental to children.
 - a. With climate change impacts such as hotter summers, more shade will benefit children playing at the toddler park and in the school playground in the hot afternoons. I certainly seek shade in the summers.
 - b. In the wintertime the lunchtime sunshine will come from the south; the Arbutus building to the west will have no effect.
- 5) Several commenters stated that the proposal would generate 1,400 new 911 calls each year, 10 for each resident (these letters typically quoted the former 140-resident proposal).
 - a. These commenters did not provide any reference for this number that I have found—one mentioned extrapolating from another project but did not provide a source.
 - b. 911 calls do not necessarily impact neighbours. Galster et al. (1999) and de Wolff (2008) found that reported crime rates in surrounding neighbourhoods were not impacted by supportive housing developments. de Wolff (2008) reported that supportive housing residents had strategies to prevent crime within their buildings and discourage crime in their neighbourhoods, such as participation in neighbourhood watch-like activities.
 - c. Galster et al. (1999) did find a positive correlation between the number of beds in a supportive housing facility and the number of disorderly conduct reports within 150 m of the facility but did not establish a causal relationship or comment on impacts to the neighbours.
 - d. Pathways to Housing in Calgary found that residents of supportive housing had 30% fewer interactions with police, 41% decrease in EMS use, and 38% decrease in emergency room visits (Fortune 2014). These results indicate a decline in 911 calls.
 - e. This repeated comment may stem from unsupported assumptions and “presage” type objections to initiatives to reduce homelessness rather than informed commentary (Wynne-Edwards 2003).
- 6) Several commenters stated that “the model” has been shown to be ineffective and requested a redesign.
 - a. The “model”, while not defined is presumably a combination of the Housing First model, the size of the building, and the fact that it is designed for a mix of low-barrier and low-income people.
 - b. The Housing First model is well established as effective for improving health outcomes for people who can only be housed in a low-barrier situation (Padgett et al 2015; Larimer et al. 2009; Fortune 2014).

I ask you to consider both our human obligations under the Universal Declaration of Human Rights as well as research and evidence on supportive, low-barrier housing when making your decision. 1,000 people repeating the same false statement does not make it true. Unfortunately, many local community members appear to feel that they have the right to choose their neighbours. That is simply not the case. Please make an informed, fact-based decision.

If not here, then where?

Sandra Nelson.

References

- BC Housing. 2021. Frequently Asked Questions. Available from <https://letstalkhousingbc.ca/vancouver-west-8>.
- de Wolff, A. 2008. We are Neighbours: the impact of supportive housing on community, social, economic and attitude changes. Wellesley Institute. Available at <https://www.wellesleyinstitute.com/wp-content/uploads/2011/11/weareneighbours.pdf>.
- Fortune, S. 2014. Pathways to Housing: Housing First Model; Adapted for use in the Canadian Context. Presentation available at https://web.archive.org/web/20140221175538/http://www.saskatoonhealthregion.ca/our_health/documents/HousingFirstModel-SueFortin.pdf
- Gilmer, T.P., Stefancic, A.S., Katz, M.L., Sklar, M., Tsemberis, S., Palinkas, L.A. 2014. Fidelity to the housing first model and effectiveness of permanent supported housing programs in California. *Psychiatric Services*. 65(11): 1311-1317.
- Larimer, M.E., Malone, D.K., Garner, M.D. 2009. Health care and public service use and costs before and after provision of housing for chronically homeless persons with severe alcohol problems. *Journal of the American Medical Association*. 301(13): 1349-1357.
- Padgett, P.K., Henwood, P.F., Tsemberis, S.J. 2016. *Housing First: Ending Homelessness, Transforming Systems, and Changing Lives*. Oxford University Press.
- United Nations General Assembly. 1948. Universal Declaration of Human Rights. Available at <https://www.un.org/en/about-us/universal-declaration-of-human-rights>.