

Link to Video: <https://www.kitsilanocoalition.org/social-housing-options>

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Good afternoon, Council,

I am Cheryl Grant, a local resident and I represent the Kitsilano Coalition – a collective ‘voice’ of the immediate neighbourhood who ‘Oppose’ this rezoning.

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First, there was a lack of meaningful consultation with the surrounding neighbourhood and community.

The foundation of successful planning and design is to engage the neighbourhood and understand the community’s needs. There has been a lack of meaningful consultation over the last 18-months. Neighbourhood feedback was ignored by BC housing and during the ‘Shape your City’ feedback period. Over 75% of the community opposed this rezoning during the public feedback process, and that number is mirrored at this Public Hearing.

The neighbourhood's experience with BC Housing reflects the findings of the scathing Ernst and Young report: unit counts drive decision-making, not outcomes for tenants or the communities where projects are built.

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Second, the proposed building is too large for this narrow lot with no laneway - impacting setbacks for pedestrian traffic and green space. The design clears trees on the lot which should be protected in the Urban Forest Strategy. The institutional design is jarring including an oversized commercial 2-storey parking gate on Arbutus.

Planning flaws were allowed by the Urban Design Panel as directed for PMHSI.

Council, if this building was a for-profit tower it would not have been referred to you. The design prioritized modular construction, budget and putting as many people in a repeatable pattern to replicate this design else where. This building was not design for the neighbourhood.

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\$120M of taxpayer-funded research led by SFU’s Dr. Somers shows this congregate housing is inferior to scattered / independent housing. Judge Gove, formerly of the Downtown Community Court agrees and stated the proposed project shouldn’t be built in Kitsilano or anywhere. 84% of homeless and people suffering from mental illness and addiction prefer independent living. The proposed model creates risk for existing vulnerable populations including children, Sancta Maria House and Kitsilano’s homeless population.

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During the Public Hearing, those who oppose are asked what do you want to see here? In response, our volunteers have created an alternative model for this site to show the possibilities when working together: <play video>

The proposed project would be built on the current green space located along Arbutus between 7th and 8th ave. The rezoning before council is for a 13-storey building which will have a significant impact on the surrounding neighborhood.

This rendering, created by volunteers, shows a sample 5-storey building to house 149 residents including singles and families within studios, 1, 2 and 3 bedroom units. Under bylaws approved by council in 2021, this building would not require a rezoning application.

The future bus loop and skytrain terminus will be on the southeast corner of Broadway & Arbutus. St Augustine school is at 8th and Arbutus, located 25m away from the new transit hub, and a mere 17.8m away from the proposed housing project. Delmont Park is located 16m away.

The subway stop and bus loop will significantly increase foot traffic along Arbutus, which needs a wider footpath, roadway and parking for increased car traffic. The addition of speed bumps in the area along 7th and 8th avenues, raised crosswalks and sequenced lights can help offset the impact of larger traffic volumes.

There is also significant pedestrian and bike traffic on 7th avenue. 7th is a busy bike path connecting to the greenway, and has constant foot traffic of the elementary school children moving between school other facilities on 7th Ave, as well as seniors and neighbours.

Access to the proposed housing project should be provided off 8th ave, which unlike 7th ave, does not have the significant pedestrian and bike traffic or the current median strip infrastructure that limits vehicle access.

8th avenue would provide emergency vehicles safe access should residents need assistance.

An underground parkade would allow for use of grade level housing and amenities.

A smaller building will also benefit the wider neighborhood with larger setbacks around the property and allow for a wider sidewalk on Arbutus, without compromising traffic.

For pedestrians and cyclists widened sidewalks and providing improved greenway lighting will improve safety.

Bike calming structures can be erected at 7th and 8th along the greenway.

Lastly a smaller building footprint as shown, would offer an opportunity to maintain a portion of the existing ground level greenspace for the residents of the proposed housing project and the neighborhood, and support a feeling of community.

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The model the Coalition is proposing has the support of the Community. It is an example of how social and supportive housing can be SUCCESSFULLY accomplished by following planning guidelines and listening to the neighbourhood.

It integrates and connects with existing neighbourhood of children, daycare, Delamont Park, and St. Augustine's supports this model.

The Broadway BIA has confirmed with a smaller project, they can support employment programs.

St. Augustine's Church can support an extreme weather facility and community kitchen in the common rooms.

And Sancta Maria House also supports to continue their work supporting at risk women, who may also find a new home at this new housing.

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Council you have engaged neighbourhood, please oppose, to build stronger housing and community for the next 60 years to come.



Kitsilano Coalition

Opposed

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

Public Hearing: Vancouver City Council

Lack of Meaningful Consultation

- 18 months of community feedback ignored by BC Housing, its PR firm and Shape Your City feedback process
- EY Report aligns with community's experience with BC Housing

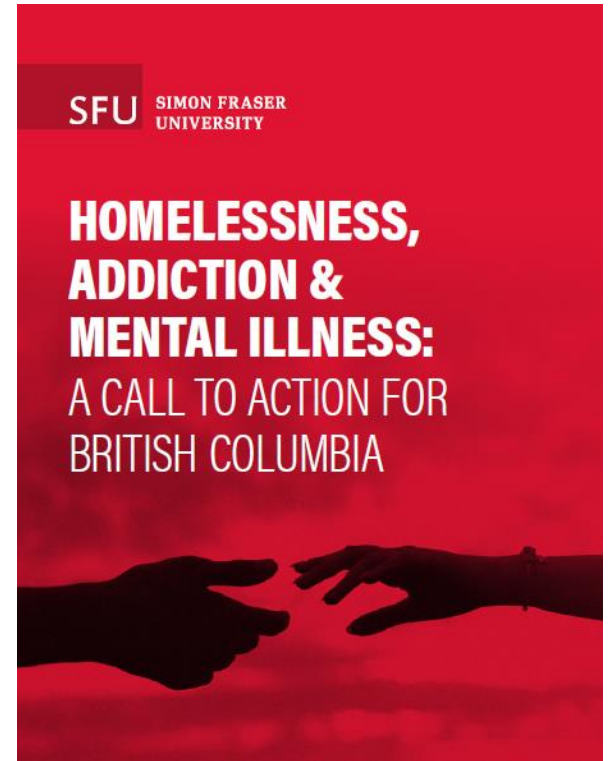
Building Form/Urban Planning Deficiencies

- Too large for lot; inadequate setbacks
- Shadowing of school and playground
- Limited green space
- Failure to appreciate current and future car, bicycle and foot traffic dynamics



Failed Model

- Proven by \$120M Canadian study and international research
- Judge Gove's ground-level experience validates model is wrong
- 84% of prospective tenants prefer independent living
- Existing vulnerable groups: children, Sancta Maria Houses & local homeless population



Alternate concept



<https://www.kitsilanoalition.org/social-housing-options>

Community Support for the Right Model

- Integrated housing for individuals, young adults, seniors, couples, families and people with disabilities to house 149 people. Approved for rezoning under 2021 Amended bylaws.

Support of Model:

- St. Augustine's School
- Sancta Maria House
- St. Augustine's Church
- Broadway BIA
- Dr. Somers & Team: Support for the small percentage of hard to house residents and training non-profit



Kitsilano Coalition

OPPOSE

kitsilanocoalition.org



SITE

Kitsilano Neighbourhood House

Delamont Park Toddler Playground

Reach for the Stars Montessori

Seniors Resource Centre (Kits House) & Linden Tree House (30/10)

Kit-Sun Co-op \$ / Shelter Portion

St Augustine School

Future Skytrain Terminus & Bus Loop

Existing 7 Storey Mixed Use & Residential

Future Tower

Rapid Bus Service

Arbutus St. 2 lanes

Arbutus Greenway

CEFA Daycare

Phoenix Court Co-Op \$

Community Kollé!

St. John's School

Existing 8 Storey Mixed Use & Residential

Vancouver Resources Society & Zaiak Foundation

Tumbletown

BCL

Existing 7 Storey Mixed Use & Residential

Montessori Daycare

West Broadway 6 lanes

Fraser Academy

Arbutus Housing Coop

Blair Court

Madrona School

Personance Rehab

Lord Tennyson Elementary School

W 10th Ave

Lord Tennyson Elementary School

Kitsilano Community Garden

Kitsilano Childcare Society

Arbutus Coffee

Delamont Park

Royal Canadian Legion

The Thingery

Sancta Maria House

7th Ave Off-Broadway Bike Route

St Augustine Parish

Maple Creek Housing Co-Op

Urban Plaza

Future Skytrain Extension

Arbutus St. 4 lanes

Arbutus Greenway

10th & Maple

W 10th Ave

W 10th Ave

Kitsilano Community Garden

City Farmer

Maple Community Garden

Arbutus Greenway

Proposed Future Streetcar